



# CITY OF NORCO

HORSETOWN USA

September 16, 2025

To: Xylem  
ATTN: Pete Olson Jr  
From: Dana Roa, City Clerk  
On behalf of: Sam Nelson, Public Works Director

Subject: Water Valve Hydrant Assessment Services

Enclosed you will find two (2) original copies of the City Council approved-signed agreement for the project noted above. Please sign each and once all pages have been completed, **keep one (1) copy for your records.**

Once fully executed, **mail one (1) copy back to the City of Norco, City Clerk's Office:**

**City of Norco  
City Clerk's Office  
Attn: Dana Roa  
2870 Clark Avenue  
Norco, CA 92860**

If you have any questions or concerns, you can reach out to Sam Nelson, Public Works Director, at (951) 270 – 5677 or [SNelson@ci.norco.ca.us](mailto:SNelson@ci.norco.ca.us) .

Sincerely,  
Dana Roa, CMC  
City Clerk  
(951) 270-5617  
[droa@ci.norco.ca.us](mailto:droa@ci.norco.ca.us)

**CITY COUNCIL**

GREG NEWTON  
Mayor


ROBIN GRUNDMEYER  
Mayor Pro Tem

KEVIN BASH  
Council Member

GREGORY BOWEN  
Council Member

FIA SULLIVAN  
Council Member

 2870 Clark Avenue, Norco, CA 92860

 (951) 270-5623

 [info@ci.norco.ca.us](mailto:info@ci.norco.ca.us)

 [www.norco.ca.us](http://www.norco.ca.us)

 [@cityofnorco](https://www.instagram.com/cityofnorco)

**CITY OF NORCO**  
**WATER VALVE AND HYDRANT ASSESSMENT SERVICES**  
**AGREEMENT**

**1. Parties and Date.**

This Agreement is made and entered into this **6<sup>th</sup> day of August, 2025** by and between the **City of Norco**, a municipal corporation of the State of California, located at 2870 Clark Avenue, Norco, California 92860, County of Riverside, State of California, (hereinafter referred to as "City") and **Xylem Dewatering Solutions, Inc. dba Wachs Water Services**, a corporation with its principal place of business at 8920 State Route 108, Suite D, Columbia, MD 21045 (hereinafter referred to as "Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

**2. Recitals.**

**2.1 Contractor.**

Contractor desires to perform and assume responsibility for the provision of certain maintenance services required by the City on the terms and conditions set forth in this Agreement. Contractor represents that it is experienced in providing valve and hydrant maintenance services to public clients, that it and its employees or subcontractors have all necessary licenses and permits to perform the Services in the State of California, and that is familiar with the plans of the City.

**2.2 Project.**

Contractor desires to engage Contractor to render such services for the Water System Distribution Valve and Hydrant Assessment, Testing and Information Management Program ("Project") as set forth in this Agreement.

**3. Terms.**

**3.1 Scope of Services and Term.**

3.1.1 General Scope of Services. Contractor promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately complete the tasks described and set forth in Exhibit A (Wachs Water Services proposal), attached hereto and incorporated herein as though set forth in full ("Services"). All Services shall be subject to, and performed in accordance with this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. This AGREEMENT shall commence on August 6, 2025, and shall remain and continue in effect through June 30, 2028 unless terminated pursuant to the provisions of this AGREEMENT. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

### **3.2 Responsibilities of Contractor.**

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Contractor or under its supervision. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Contractor on an independent contractor basis and not as an employee. Contractor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services. Contractor shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services incorporated herein by reference. Contractor represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Contractor's conformance with the Schedule, City shall respond to Contractor's submittals in a timely manner. Upon request of City, Contractor shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.3 Conformance to Applicable Requirements. All work prepared by Contractor shall be subject to the approval of City.

3.2.4 City's Representative. The City hereby designates the Director of Public Works, or his designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Agreement. Contractor shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.2.5 Contractor's Representative. Contractor hereby designates Vincenzo G. Violi, – President, or his designee, to act as its representative for the performance of this Agreement ("Contractor's Representative"). Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Agreement. The Contractor's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.6 Coordination of Services. Contractor agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.7 Standard of Care; Performance of Employees. Contractor shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the Services. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience

to perform the Services assigned to them. Finally, Contractor represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Contractor shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Contractor's failure to comply with the standard of care provided for herein. Any employee of the Contractor or its sub-contractors who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Contractor and shall not be re-employed to perform any of the Services or to work on the Project.

#### 3.2.7.1 Period of Performance and Liquidated Damages.

Contractor shall perform and complete all services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Contractor shall perform the Services in strict accordance with any completion schedule identified by the City for each on-call service requested by the City, or which may be provided separately in writing to the Contractor. Contractor agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such completion schedule agreed to by the City and Contractor and developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage. Pursuant to Government Code Section 53069.85, Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sum of \$250.00 per day for each day of delay beyond the specified start time or beyond any completion schedule established pursuant to this Agreement.

3.2.8 Laws and Regulations. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Contractor shall be solely responsible for all costs arising therefrom. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.9 Insurance. Throughout the life of this Contract, Contractor shall pay for and maintain in full force and effect all policies of insurance required hereunder with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated not less than "A- VII" in Best's Insurance Rating Guide, or (ii) as may be authorized in writing by City Manager or his/her designee at any time and in his/her sole discretion. The following policies of insurance are required:

(i) COMMERCIAL GENERAL LIABILITY insurance which shall be at least as broad as the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01 and include insurance for "bodily injury," "property damage" and "personal and advertising injury" with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, and contractual liability (including, without limitation, indemnity obligations under the Contract) with limits of liability of not less than the following:

\$5,000,000 per occurrence for bodily injury and property damage  
\$1,000,000 per occurrence for personal and advertising injury  
\$10,000,000 aggregate for products and completed operations  
\$10,000,000 general aggregate

(ii) COMMERCIAL AUTOMOBILE LIABILITY insurance which shall be at least as broad as the most current version of Insurance Service Office (ISO) Business Auto Coverage Form CA 00 01, and include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1 - Any Auto) with limits of liability of not less than \$5,000,000 per accident for bodily injury and property damage.

(iii) WORKERS' COMPENSATION insurance as required under the California Labor Code.

(iv) EMPLOYERS' LIABILITY insurance with limits of liability of not less than \$1,000,000 each accident, \$1,000,000 disease policy limit and \$1,000,000 disease each employee.

(v) BUILDERS RISK (Course of Construction) insurance in an amount equal to the completed value of the project with no coinsurance penalty provisions. **(Only required if the project includes new construction of a building; or renovation of, or addition to, an existing building.)**

(vi) CONTRACTORS POLLUTION LIABILITY **(Unless waived in writing by the City Manager or his/her designee in his/her sole discretion, Contractors Pollution Liability is required for all environmental and water remediation work and for all work transporting fuel. Unless waived in writing by the City Manager or his/her designee in his/her sole discretion, Contractors Pollution Liability is also required for demolition, renovation, HVAC, plumbing or electrical (including, without limitation, lighting) work on any structure built prior to the year 1990.)** insurance with limits of liability of not less than the following:

\$5,000,000 per occurrence or claim  
\$10,000,000 general or policy aggregate

In the event Contractor purchases an Umbrella or Excess insurance policy(ies) to meet

the minimum limits of insurance set forth above, this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies).

Should this Contract involves any lead based, mold or asbestos environmental hazard, either the Automobile Liability insurance policy or the Contractors Pollution Liability insurance policy shall be endorsed to include Transportation Pollution Liability insurance covering materials to be transported by Contractor pursuant to the Contract.

In the event this Contract involves any lead-based environmental hazard (e.g., lead based paint), the Contractors Pollution Liability insurance policy shall be endorsed to include coverage for lead based environmental hazards. In the event this Contract involves any asbestos environmental hazard (e.g., asbestos remediation), the Contractors Pollution Liability insurance policy shall be endorsed to include coverage for asbestos environmental hazards. In the event this Contract involves any mold environmental hazard (e.g., mold remediation), the Contractors Pollution Liability insurance policy shall be endorsed to include coverage for mold environmental hazards and "microbial matter including mold" within the definition of "Pollution" under the policy.

Contractor shall be responsible for payment of any deductibles contained in any insurance policies required hereunder and Contractor shall also be responsible for payment of any self-insured retentions. Any deductibles or self-insured retentions must be declared to, and approved by, the City Manager or his/her designee in his/her sole discretion. At the option of the City Manager or his/her designee, either (i) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its officers, officials, employees and agents; or (ii) Contractor shall provide a financial guarantee, satisfactory to the City Manager or his/her designee in his/her sole discretion, guaranteeing payment of losses and related investigations, claim administration and defense expenses. At no time shall City be responsible for the payment of any deductibles or self-insured retentions.

All policies of insurance required hereunder shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after 30 calendar day written notice has been given to City. Upon issuance by the insurer, broker, or agent of a notice of cancellation, non-renewal, or reduction in coverage or in limits, Contractor shall furnish City with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed for City, Contractor shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than 15 calendar days prior to the expiration date of the expiring policy.

The General Liability and Automobile Liability insurance policies shall be written on an occurrence form. The Contractors Pollution Liability insurance policy shall be written on either an occurrence form, or a claims-made form. The General Liability (including ongoing operations and products/completed operations), Automobile Liability and Contractors Pollution Liability insurance policies shall name City, its officers, officials, employees and agents as an additional insured. All such policies of insurance shall be endorsed so Contractor's insurance shall be primary and no contribution shall be required of City, its officers, officials, employees and agents. The Builders Risk (Course

of Construction) insurance policy shall be endorsed to name the City as a loss payee. Any Workers' Compensation insurance policy shall contain a waiver of subrogation as to City, its officers, officials, employees and agents. The coverage(s) shall contain no special limitations on the scope of protection afforded to City, its officers, officials, employees and agents. Should Contractor maintain insurance with broader coverage and/or limits of liability greater than those shown above, City requires and shall be entitled to the broader coverage and/or the higher limits of liability maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to City.

**Claims-Made Policies** - If any coverage required is written on a claims-made coverage form:

- (i) The retroactive date must be shown, and must be before the effective date of the Contract or the commencement of work by Contractor.
- (ii) Insurance must be maintained and evidence of insurance must be provided for at least 5 years after completion of the work or termination of the Contract, whichever first occurs.
- (iii) If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Contract, or work commencement date, Contractor must purchase extended reporting period coverage for a minimum of 5 years after completion of the work or termination of the Contract, whichever first occurs.
- (iv) A copy of the claims reporting requirements must be submitted to City for review.
- (v) These requirements shall survive expiration or termination of the Contract.

Contractor shall furnish City with all certificate(s) and applicable endorsements effecting coverage required hereunder. **All certificates and applicable endorsements are to be received and approved by the City's Risk Manager or his/her designee in his/her sole discretion prior to City's execution of the Contract and before work commences.** Upon request of City, Contractor shall immediately furnish City with a complete copy of any insurance policy required under this Contract, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of this Contract.

If at any time during the life of the Contract or any extension, Contractor or any of its subcontractors fail to maintain any required insurance in full force and effect, all work under this Contract shall be discontinued immediately, and all payments due or that become due to Contractor shall be withheld until notice is received by City that the required insurance has been restored to full force and effect and that the premiums therefore have been paid for a period satisfactory to City. Any failure to maintain the

required insurance shall be sufficient cause for City to terminate this Contract. No action taken by City hereunder shall in any way relieve Contractor of its responsibilities under this Contract.

The fact that insurance is obtained by Contractor shall not be deemed to release or diminish the liability of Contractor, including, without limitation, liability under the indemnity provisions of this Contract. The duty to indemnify City shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Contractor. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of Contractor, its principals, officers, agents, employees, persons under the supervision of Contractor, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

In the event of a partial or total destruction by the perils insured against of any or all of the work and/or materials herein provided for at any time prior to the final completion of the Contract and the final acceptance by the City of the work or materials to be performed or supplied thereunder, the Contractor shall promptly reconstruct, repair, replace, or restore all work or materials so destroyed or injured at his/her sole cost and expense. Nothing herein provided for shall in any way excuse the Contractor or his/her insurance company from the obligation of furnishing all the required materials and completing the work in full compliance with the terms of the Contract.

3.2.10 Safety. Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. In constructing the Project, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and lifesaving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

### 3.2.11 Bonds.

3.2.11.1 Performance Bond. Contractor shall execute and provide to City concurrently with this Agreement a Performance Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

3.2.11.2 Payment Bond. Contractor shall execute and provide to City concurrently with this Agreement a Payment Bond in the amount of the total, not-to-

exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by City.

3.2.11.3 Bond Provisions. Should, in City's sole opinion, any bond become insufficient or any surety be found to be unsatisfactory, Contractor shall renew or replace the affected bond within 10 days of receiving notice from City. In the event the surety or Contractor intends to reduce or cancel any required bond, at least thirty (30) days prior written notice shall be given to the City, and Contractor shall post acceptable replacement bonds at least ten (10) days prior to expiration of the original bonds. No further payments shall be deemed due or will be made under this Agreement until any replacement bonds required by this section are accepted by the City. To the extent, if any, that the total compensation is increased in accordance with the Agreement, the Contractor shall, upon request of the City, cause the amount of the bonds to be increased accordingly and shall promptly deliver satisfactory evidence of such increase to the City. To the extent available, the bonds shall further provide that no change or alteration of the Agreement (including, without limitation, an increase in the total compensation, as referred to above), extensions of time, or modifications of the time, terms, or conditions of payment to the Contractor, will release the surety. If the Contractor fails to furnish any required bond, the City may terminate this Agreement for cause.

3.2.11.4 Surety Qualifications. Only bonds executed by an admitted surety insurer, as defined in Code of Civil Procedure Section 995.120, shall be accepted. The surety must be a California admitted surety with a current A.M. Best's rating no less than A:VIII and satisfactory to the City. If a California admitted surety insurer issuing bonds does not meet these requirements, the insurer will be considered qualified if it is in conformance with Section 995.660 of the California Code of Civil Procedure, and proof of such is provided to the City.

### 3.3 Fees and Payments.

3.3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit B attached hereto and incorporated herein by reference. The Services shall be performed on an "as needed" basis, and the City shall issue a purchase order for said "as needed" services. Extra work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement. The total contract shall be in the "not to exceed" amount of \$150,000 annually for the term of the contract.

3.3.2 Payment of Compensation. Contractor shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Contractor. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all approved charges thereon.

3.3.3 Reimbursement for Expenses. Contractor shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

3.3.5 Prevailing Wages. Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. City shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the project site. Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

### **3.4 Accounting Records.**

3.4.1 Maintenance and Inspection. Contractor shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Contractor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

### **3.5 General Provisions.**

#### **3.5.1 Termination of Agreement.**

3.5.1.1 Grounds for Termination. City may, by written notice to Contractor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Contractor shall be compensated only for those services

which have been adequately rendered to City, and Contractor shall be entitled to no further compensation. Contractor may not terminate this Agreement except for cause.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Contractor to provide all finished or unfinished Documents and Data and other information of any kind prepared by Contractor in connection with the performance of Services under this Agreement. Contractor shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the follow address, or at such other address as the respective parties may provide in writing for this purpose:

**Contractor:**

**Xylem Dewatering Solutions dba Wachs Water Services  
8920 State Route 108, Suite D  
Columbia, MD 21045  
Attention: Vincenzo G. Violi**

**City:**

**City of Norco  
2870 Clark Avenue  
Norco, CA 92860  
Attention: Director of Public Works**

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the US Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.4 Attorney's Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.5.5 Indemnification. To the furthest extent allowed by law including California Civil Code section 2782, Contractor shall indemnify, hold harmless and

defend CITY and each of its officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, Contractor or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of performance of this Contract. Contractor's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, agents or volunteers are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused by the active or sole negligence, or the willful misconduct, of City or any of its officers, officials, employees, agents or volunteers.

If Contractor should subcontract all or any portion of the work to be performed under this Contract, Contractor shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of this Contract

3.5.6 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

3.5.7 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County.

3.5.8 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.5.9 City's Right to Employ Other Contractors. City reserves right to employ other contractors in connection with this Project.

3.5.10 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.5.11 Assignment or Transfer. Contractor shall not assign, hypothecate or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.5.12 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Contractor include all

personnel, employees, agents, and subcontractors of Contractor, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content or intent of this Agreement.

3.5.13 Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.5.14 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

3.5.15 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.5.16 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5.17 Prohibited Interests. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Contractor further agrees to file, or shall cause its employees or subcontractors to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.5.18 Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Contractor shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.5.19 Labor Certification. By its signature hereunder, Contractor certifies that it is aware of the provisions of Section 3700 of the California Labor Code which

require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.5.20 Authority to Enter Agreement. Contractor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.5.21 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

### **3.6 Subcontracting.**

3.6.1 Prior Approval Required. Contractor shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

**Name of Contractor:** Xylem Dewatering Solutions, Inc. dba Wachs Water Services

\*By:



\_\_\_\_\_  
Signature

Kenneth Albaugh, Sr. Director of Sales and Services

**NOTE: SIGNATURES OF CORPORATE OFFICIALS MUST BE NOTARIZED.  
Attach Certificate of Notary Acknowledgement**

**OWNER:** CITY OF NORCO, a municipal corporation

\*By:



\_\_\_\_\_  
Greg Newton, Mayor

ATTEST:



\_\_\_\_\_  
Dana Roa, CMC, City Clerk

APPROVED AS TO FORM:



\_\_\_\_\_  
Colin Burns, City Attorney

**CITY OF NORCO**  
**WATER VALVE AND HYDRANT ASSESSMENT SERVICES**  
**AGREEMENT**

**1. Parties and Date.**

This Agreement is made and entered into this **6<sup>th</sup> day of August, 2025** by and between the **City of Norco**, a municipal corporation of the State of California, located at 2870 Clark Avenue, Norco, California 92860, County of Riverside, State of California, (hereinafter referred to as "City") and **Xylem Dewatering Solutions, Inc. dba Wachs Water Services**, a corporation with its principal place of business at 8920 State Route 108, Suite D, Columbia, MD 21045 (hereinafter referred to as "Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

**2. Recitals.**

**2.1 Contractor.**

Contractor desires to perform and assume responsibility for the provision of certain maintenance services required by the City on the terms and conditions set forth in this Agreement. Contractor represents that it is experienced in providing valve and hydrant maintenance services to public clients, that it and its employees or subcontractors have all necessary licenses and permits to perform the Services in the State of California, and that is familiar with the plans of the City.

**2.2 Project.**

Contractor desires to engage Contractor to render such services for the Water System Distribution Valve and Hydrant Assessment, Testing and Information Management Program ("Project") as set forth in this Agreement.

**3. Terms.**

**3.1 Scope of Services and Term.**

3.1.1 General Scope of Services. Contractor promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately complete the tasks described and set forth in Exhibit A (Wachs Water Services proposal), attached hereto and incorporated herein as though set forth in full ("Services"). All Services shall be subject to, and performed in accordance with this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. This AGREEMENT shall commence on August 6, 2025, and shall remain and continue in effect through June 30, 2028 unless terminated pursuant to the provisions of this AGREEMENT. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

### **3.2 Responsibilities of Contractor.**

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Contractor or under its supervision. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Contractor on an independent contractor basis and not as an employee. Contractor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services. Contractor shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services incorporated herein by reference. Contractor represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Contractor's conformance with the Schedule, City shall respond to Contractor's submittals in a timely manner. Upon request of City, Contractor shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.3 Conformance to Applicable Requirements. All work prepared by Contractor shall be subject to the approval of City.

3.2.4 City's Representative. The City hereby designates the Director of Public Works, or his designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Agreement. Contractor shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.2.5 Contractor's Representative. Contractor hereby designates Vincenzo G. Violi, – President, or his designee, to act as its representative for the performance of this Agreement ("Contractor's Representative"). Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Agreement. The Contractor's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.6 Coordination of Services. Contractor agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.7 Standard of Care; Performance of Employees. Contractor shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the Services. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience

to perform the Services assigned to them. Finally, Contractor represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Contractor shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Contractor's failure to comply with the standard of care provided for herein. Any employee of the Contractor or its sub-contractors who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Contractor and shall not be re-employed to perform any of the Services or to work on the Project.

#### 3.2.7.1 Period of Performance and Liquidated Damages.

Contractor shall perform and complete all services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Contractor shall perform the Services in strict accordance with any completion schedule identified by the City for each on-call service requested by the City, or which may be provided separately in writing to the Contractor. Contractor agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such completion schedule agreed to by the City and Contractor and developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage. Pursuant to Government Code Section 53069.85, Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sum of \$250.00 per day for each day of delay beyond the specified start time or beyond any completion schedule established pursuant to this Agreement.

3.2.8 Laws and Regulations. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Contractor shall be solely responsible for all costs arising therefrom. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.9 Insurance. Throughout the life of this Contract, Contractor shall pay for and maintain in full force and effect all policies of insurance required hereunder with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated not less than "A- VII" in Best's Insurance Rating Guide, or (ii) as may be authorized in writing by City Manager or his/her designee at any time and in his/her sole discretion. The following policies of insurance are required:

(i) COMMERCIAL GENERAL LIABILITY insurance which shall be at least as broad as the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01 and include insurance for "bodily injury," "property damage" and "personal and advertising injury" with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, and contractual liability (including, without limitation, indemnity obligations under the Contract) with limits of liability of not less than the following:

\$5,000,000 per occurrence for bodily injury and property damage  
\$1,000,000 per occurrence for personal and advertising injury  
\$10,000,000 aggregate for products and completed operations  
\$10,000,000 general aggregate

(ii) COMMERCIAL AUTOMOBILE LIABILITY insurance which shall be at least as broad as the most current version of Insurance Service Office (ISO) Business Auto Coverage Form CA 00 01, and include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1 - Any Auto) with limits of liability of not less than \$5,000,000 per accident for bodily injury and property damage.

(iii) WORKERS' COMPENSATION insurance as required under the California Labor Code.

(iv) EMPLOYERS' LIABILITY insurance with limits of liability of not less than \$1,000,000 each accident, \$1,000,000 disease policy limit and \$1,000,000 disease each employee.

(v) BUILDERS RISK (Course of Construction) insurance in an amount equal to the completed value of the project with no coinsurance penalty provisions. **(Only required if the project includes new construction of a building; or renovation of, or addition to, an existing building.)**

(vi) CONTRACTORS POLLUTION LIABILITY **(Unless waived in writing by the City Manager or his/her designee in his/her sole discretion, Contractors Pollution Liability is required for all environmental and water remediation work and for all work transporting fuel. Unless waived in writing by the City Manager or his/her designee in his/her sole discretion, Contractors Pollution Liability is also required for demolition, renovation, HVAC, plumbing or electrical (including, without limitation, lighting) work on any structure built prior to the year 1990.)** insurance with limits of liability of not less than the following:

\$5,000,000 per occurrence or claim  
\$10,000,000 general or policy aggregate

In the event Contractor purchases an Umbrella or Excess insurance policy(ies) to meet

the minimum limits of insurance set forth above, this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies).

Should this Contract involves any lead based, mold or asbestos environmental hazard, either the Automobile Liability insurance policy or the Contractors Pollution Liability insurance policy shall be endorsed to include Transportation Pollution Liability insurance covering materials to be transported by Contractor pursuant to the Contract.

In the event this Contract involves any lead-based environmental hazard (e.g., lead based paint), the Contractors Pollution Liability insurance policy shall be endorsed to include coverage for lead based environmental hazards. In the event this Contract involves any asbestos environmental hazard (e.g., asbestos remediation), the Contractors Pollution Liability insurance policy shall be endorsed to include coverage for asbestos environmental hazards. In the event this Contract involves any mold environmental hazard (e.g., mold remediation), the Contractors Pollution Liability insurance policy shall be endorsed to include coverage for mold environmental hazards and "microbial matter including mold" within the definition of "Pollution" under the policy.

Contractor shall be responsible for payment of any deductibles contained in any insurance policies required hereunder and Contractor shall also be responsible for payment of any self-insured retentions. Any deductibles or self-insured retentions must be declared to, and approved by, the City Manager or his/her designee in his/her sole discretion. At the option of the City Manager or his/her designee, either (i) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its officers, officials, employees and agents; or (ii) Contractor shall provide a financial guarantee, satisfactory to the City Manager or his/her designee in his/her sole discretion, guaranteeing payment of losses and related investigations, claim administration and defense expenses. At no time shall City be responsible for the payment of any deductibles or self-insured retentions.

All policies of insurance required hereunder shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after 30 calendar day written notice has been given to City. Upon issuance by the insurer, broker, or agent of a notice of cancellation, non-renewal, or reduction in coverage or in limits, Contractor shall furnish City with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed for City, Contractor shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than 15 calendar days prior to the expiration date of the expiring policy.

The General Liability and Automobile Liability insurance policies shall be written on an occurrence form. The Contractors Pollution Liability insurance policy shall be written on either an occurrence form, or a claims-made form. The General Liability (including ongoing operations and products/completed operations), Automobile Liability and Contractors Pollution Liability insurance policies shall name City, its officers, officials, employees and agents as an additional insured. All such policies of insurance shall be endorsed so Contractor's insurance shall be primary and no contribution shall be required of City, its officers, officials, employees and agents. The Builders Risk (Course

of Construction) insurance policy shall be endorsed to name the City as a loss payee. Any Workers' Compensation insurance policy shall contain a waiver of subrogation as to City, its officers, officials, employees and agents. The coverage(s) shall contain no special limitations on the scope of protection afforded to City, its officers, officials, employees and agents. Should Contractor maintain insurance with broader coverage and/or limits of liability greater than those shown above, City requires and shall be entitled to the broader coverage and/or the higher limits of liability maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to City.

**Claims-Made Policies** - If any coverage required is written on a claims-made coverage form:

- (i) The retroactive date must be shown, and must be before the effective date of the Contract or the commencement of work by Contractor.
- (ii) Insurance must be maintained and evidence of insurance must be provided for at least 5 years after completion of the work or termination of the Contract, whichever first occurs.
- (iii) If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Contract, or work commencement date, Contractor must purchase extended reporting period coverage for a minimum of 5 years after completion of the work or termination of the Contract, whichever first occurs.
- (iv) A copy of the claims reporting requirements must be submitted to City for review.
- (v) These requirements shall survive expiration or termination of the Contract.

Contractor shall furnish City with all certificate(s) and applicable endorsements effecting coverage required hereunder. **All certificates and applicable endorsements are to be received and approved by the City's Risk Manager or his/her designee in his/her sole discretion prior to City's execution of the Contract and before work commences.** Upon request of City, Contractor shall immediately furnish City with a complete copy of any insurance policy required under this Contract, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of this Contract.

If at any time during the life of the Contract or any extension, Contractor or any of its subcontractors fail to maintain any required insurance in full force and effect, all work under this Contract shall be discontinued immediately, and all payments due or that become due to Contractor shall be withheld until notice is received by City that the required insurance has been restored to full force and effect and that the premiums therefore have been paid for a period satisfactory to City. Any failure to maintain the

required insurance shall be sufficient cause for City to terminate this Contract. No action taken by City hereunder shall in any way relieve Contractor of its responsibilities under this Contract.

The fact that insurance is obtained by Contractor shall not be deemed to release or diminish the liability of Contractor, including, without limitation, liability under the indemnity provisions of this Contract. The duty to indemnify City shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Contractor. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of Contractor, its principals, officers, agents, employees, persons under the supervision of Contractor, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

In the event of a partial or total destruction by the perils insured against of any or all of the work and/or materials herein provided for at any time prior to the final completion of the Contract and the final acceptance by the City of the work or materials to be performed or supplied thereunder, the Contractor shall promptly reconstruct, repair, replace, or restore all work or materials so destroyed or injured at his/her sole cost and expense. Nothing herein provided for shall in any way excuse the Contractor or his/her insurance company from the obligation of furnishing all the required materials and completing the work in full compliance with the terms of the Contract.

3.2.10 Safety. Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. In constructing the Project, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and lifesaving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

### 3.2.11 Bonds.

3.2.11.1 Performance Bond. Contractor shall execute and provide to City concurrently with this Agreement a Performance Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

3.2.11.2 Payment Bond. Contractor shall execute and provide to City concurrently with this Agreement a Payment Bond in the amount of the total, not-to-

exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by City.

3.2.11.3 Bond Provisions. Should, in City's sole opinion, any bond become insufficient or any surety be found to be unsatisfactory, Contractor shall renew or replace the affected bond within 10 days of receiving notice from City. In the event the surety or Contractor intends to reduce or cancel any required bond, at least thirty (30) days prior written notice shall be given to the City, and Contractor shall post acceptable replacement bonds at least ten (10) days prior to expiration of the original bonds. No further payments shall be deemed due or will be made under this Agreement until any replacement bonds required by this section are accepted by the City. To the extent, if any, that the total compensation is increased in accordance with the Agreement, the Contractor shall, upon request of the City, cause the amount of the bonds to be increased accordingly and shall promptly deliver satisfactory evidence of such increase to the City. To the extent available, the bonds shall further provide that no change or alteration of the Agreement (including, without limitation, an increase in the total compensation, as referred to above), extensions of time, or modifications of the time, terms, or conditions of payment to the Contractor, will release the surety. If the Contractor fails to furnish any required bond, the City may terminate this Agreement for cause.

3.2.11.4 Surety Qualifications. Only bonds executed by an admitted surety insurer, as defined in Code of Civil Procedure Section 995.120, shall be accepted. The surety must be a California admitted surety with a current A.M. Best's rating no less than A:VIII and satisfactory to the City. If a California admitted surety insurer issuing bonds does not meet these requirements, the insurer will be considered qualified if it is in conformance with Section 995.660 of the California Code of Civil Procedure, and proof of such is provided to the City.

### 3.3 Fees and Payments.

3.3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit B attached hereto and incorporated herein by reference. The Services shall be performed on an "as needed" basis, and the City shall issue a purchase order for said "as needed" services. Extra work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement. The total contract shall be in the "not to exceed" amount of \$150,000 annually for the term of the contract.

3.3.2 Payment of Compensation. Contractor shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Contractor. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all approved charges thereon.

3.3.3 Reimbursement for Expenses. Contractor shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

3.3.5 Prevailing Wages. Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. City shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the project site. Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

### **3.4 Accounting Records.**

3.4.1 Maintenance and Inspection. Contractor shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Contractor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

### **3.5 General Provisions.**

#### 3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Contractor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Contractor shall be compensated only for those services

which have been adequately rendered to City, and Contractor shall be entitled to no further compensation. Contractor may not terminate this Agreement except for cause.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Contractor to provide all finished or unfinished Documents and Data and other information of any kind prepared by Contractor in connection with the performance of Services under this Agreement. Contractor shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the follow address, or at such other address as the respective parties may provide in writing for this purpose:

**Contractor:**

**Xylem Dewatering Solutions dba Wachs Water Services  
8920 State Route 108, Suite D  
Columbia, MD 21045  
Attention: Vincenzo G. Violi**

**City:**

**City of Norco  
2870 Clark Avenue  
Norco, CA 92860  
Attention: Director of Public Works**

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the US Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.4 Attorney's Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.5.5 Indemnification. To the furthest extent allowed by law including California Civil Code section 2782, Contractor shall indemnify, hold harmless and

defend CITY and each of its officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, Contractor or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of performance of this Contract. Contractor's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, agents or volunteers are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused by the active or sole negligence, or the willful misconduct, of City or any of its officers, officials, employees, agents or volunteers.

If Contractor should subcontract all or any portion of the work to be performed under this Contract, Contractor shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of this Contract

3.5.6 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

3.5.7 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County.

3.5.8 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.5.9 City's Right to Employ Other Contractors. City reserves right to employ other contractors in connection with this Project.

3.5.10 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.5.11 Assignment or Transfer. Contractor shall not assign, hypothecate or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.5.12 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Contractor include all

personnel, employees, agents, and subcontractors of Contractor, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content or intent of this Agreement.

3.5.13 Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.5.14 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

3.5.15 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.5.16 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5.17 Prohibited Interests. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Contractor further agrees to file, or shall cause its employees or subcontractors to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.5.18 Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Contractor shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.5.19 Labor Certification. By its signature hereunder, Contractor certifies that it is aware of the provisions of Section 3700 of the California Labor Code which

require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.5.20 Authority to Enter Agreement. Contractor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.5.21 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

### **3.6 Subcontracting.**

3.6.1 Prior Approval Required. Contractor shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

**Name of Contractor:** Xylem Dewatering Solutions, Inc. dba Wachs Water Services

\*By:



\_\_\_\_\_  
Signature

\_\_\_\_\_t

Kenneth Albaugh, Sr. Director of Sales and Services

**NOTE: SIGNATURES OF CORPORATE OFFICIALS MUST BE NOTARIZED.  
Attach Certificate of Notary Acknowledgement**

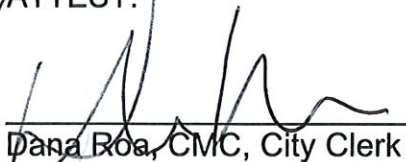
**OWNER:** CITY OF NORCO, a municipal corporation

\*By:



\_\_\_\_\_  
Greg Newton, Mayor

ATTEST:



\_\_\_\_\_  
Dana Roa, CMC, City Clerk

APPROVED AS TO FORM:



\_\_\_\_\_  
Colin Burns, City Attorney

EXHIBIT A  
Scope of Services  
(see attachments)

**PRICE FORM**

REQUEST FOR PROPOSALS: Water Valve and Hydrant Assessment Services

CONTRACTOR'S NAME/ADDRESS: Xylem Dewatering Solutions Inc., dba Wachs Water Services

8920 State Route 108 Suite D

Columbia, MD 21045

NAME/TELEPHONE NO. OF  
AUTHORIZED REPRESENTATIVE Pete Olson, Jr - Production Manager

**ANNUAL PURCHASE ORDER**

The Initial Purchase Order Period shall be effective on or about July 1, 2025 through June 30, 2028 plus one two-year option renewal period. Prices shall remain effective and in force for the entire Initial Purchase Order Period.

The City retains the right to exercise the optional two-year renewals at its sole discretion. The two-year option renewal period, if exercised, shall be effective July 1, 2028 through June 30, 2029. Actual option two-year pricing shall be negotiated with the successful Contractor prior to exercising of any given optional two-years. Option years shall become effective only upon issuance by the City of a duly authorized Purchase Order.

Please provide detailed Firm Fixed Price cost information in the spaces provided below, and any other incidental or additional costs required to complete the Technical Specification requirements.

<u>Item</u>	<u>Description</u>	<u>U/M*</u>	<u>Qty.</u>	<u>Cost / Unit</u>	<u>Sub-Total</u>
1	Perform Water Valve Assessment, Testing and Survey including GPS	each	1	\$ 63.20	\$ 85,320.00
2	Raise Valve Boxes to Grade in Dirt, Grass, Sand or Gravel Areas (<=12")	each	1	\$ 102.00	\$ 204.00
3	Raise Valve Boxes to Grade in Asphalt Paved Areas (<=12")	each	1	\$ 200.00	\$ 200.00
4	Mobilization	each	1	\$ 500.00	\$ 500.00
5	Perform Fire Hydrant Assessment, Testing and Survey including GPS	each	1	\$ 66.05	\$ 44,914.00
6	Perform Large Water Valve Assessment, Testing and Survey including GPS: Valves (>=16")	each	1	\$ 244.00	\$ 4,148.00
7	Perform Reclaimed System Water Valve Assessment, Testing and Survey including GPS	each	1	\$ 63.20	\$ 695.20
8	Perform GPS and Documentation of non-operated appurtenances	each	1	\$ 13.60	\$ 136.00
9	Hourly Crew Rate	each	1	\$ 249.00	\$ 249.00

Total Price, written in numbers: \$ 136,366.20

Total Price, written in words: One Hundred Thirty-Six Thousand, Three Hundred Sixty-

Six Dollars and Twenty Cents.

\*U/M = Unit of Measure

Amount Written in Words. Where there is a discrepancy between words and figures, WORDS WILL GOVERN. Where there is a discrepancy between item unit price and extended total, UNIT PRICE WILL GOVERN.

Please check your calculations before submitting your proposal; the City will not be responsible for Contractor miscalculations.

In the event that contractor intends to proposal zero dollar value for any item shown in the PriceForm, contractor shall enter "zero" or "0" in the space provided for price or cost. With the exception of "Reason(s) for No Proposal", all spaces in the Price Form shall be filled in by contractors. City reserves the right to reject as non-responsive any or all proposals containing blank spaces.

Contractor shall complete the following required information:

**Contractor's Acknowledgement of His Understanding of the Terms and Conditions.** Signature

below verifies that Contractor has read, understands, and agrees to the conditions contained herein and on all of the attachments and agenda.

Are there any other additional or incidental costs which will be required by your firm in order to meet the requirements of the Technical Specifications? Yes /  No. (circle one). If you answered "Yes", please provide detail of said additional costs: \_\_\_\_\_

---

---

Please indicate any exceptions to or deviations from the RFP/Q Requirements here.

N/A

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Have you included in your proposal all informational items and forms as requested? Yes /  No (circle one). If you answered "No", please explain: \_\_\_\_\_

---

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Have you been or are you on any federal list of debarred or suspended Contractors?

Yes /  No (circle one)

This offer shall remain firm for 60 calendar days from RFP/Q close

date. Terms and conditions as set forth in this RFP/Q apply to this

solicitation.

Cash discount allowable N/A % \_\_\_\_\_ days; unless otherwise stated, payment terms are: Net thirty (30) days.

In signing this proposal, Contractor warrants that all certifications and documents requested herein are attached and properly completed and signed.

From time to time, the City may issue one or more addenda to this RFP/Q. Below, please indicate all Addenda to this RFP/Q received by your firm, and the date said Addenda was/were received. It is the contractor's responsibility to ensure that all addendums are received. Failure to acknowledge receipt of addenda may cause the City to reject the proposal as non-responsive.

Verification of Addenda Received

Addenda No: \_\_\_\_\_ Received on: \_\_\_\_\_  
Addenda No: \_\_\_\_\_ Received on: \_\_\_\_\_  
Addenda No: \_\_\_\_\_ Received on: \_\_\_\_\_

AUTHORIZED SIGNATURE:

Sarah Smith

PRINT SIGNER'S NAME AND TITLE:

Sarah Smith

Services District Manager

DATE SIGNED:

7/14/2025

COMPANY NAME & ADDRESS:

Xylem Dewatering Solutions Inc., dba Wachs Water Services

8920 State Route 108 Suite D

Columbia, MD 21045

PHONE: 443-766-7873

FAX: 443-766-7877

EMAIL: pete.olsonjr@xylem.com

**IF NOT SUBMITTING A PROPOSAL, PLEASE STATE REASON(S) BELOW:**

EXHIBIT B  
Proposal of Services  
(see attachments)



# Annual On-Call Valve & Hydrant Assessment Services

Fiscal Years 2025-26 through 2027-28

**07/14/2025**

Prepared for:

**City of Norco  
Public Works Department  
2870 Clark Avenue  
Norco, CA 92860**





July 16, 2025

Attn: Sam Nelson  
City of The City  
Public Works Department  
2870 Clark Avenue  
Norco, CA 92860

**RE: Response to Water Valve and Hydrant Assessment Services FY 2025-26 through 2027-28**

Dear Mr. Nelson,

Xylem Dewatering Solutions Inc., dba Wachs Water Services (a Xylem brand), is pleased to submit our proposal for the City of Norco. We believe we are a strong candidate for the Water Valve & Hydrant Assessment for your city. We understand the significance of this project.

The City of Norco desires to initiate a Water Valve and Hydrant Assessment Services Agreement which serves three primary purposes. First, to evaluate and improve the operability of valves in the water distribution system through hands on field activities, second, to document, integrate and analyze locational, operational and physical information of valves in the water distribution system through professional services activities and third to define and refine the scope and value of an ongoing system wide program through consulting activities.

As you will see with our references that we have provided, we are extremely familiar with valve and hydrant condition assessment programs. Most notably, we are very familiar with the City of Norco's water system, as Wachs Water Services has been providing our services for the city since 2014 by completing assessments and repairs to the city's system wide inventory of valves and hydrants.

As a company we have verifiably assessed and exercised more than a million and a half valves, performed leak detection surveys on over 20,000 miles of main and have over 300,000 hydrant inspections to date. We have developed a thorough understanding of what is required at each asset to perform all the work listed under this solicitation. There will be no surprises for our staff or our management.

Wachs Water Services managers and technicians are provided with the best training, certification, and licensing program in the industry. With numerous trained and experienced technicians, a wide array of equipment and established detailed work processes, Wachs Water Services has more capacity to do this work than any other service provider who specializes in this type of work.

In this proposal you will find we have provided detailed project descriptions of nearly identical scope for your consideration. Our proposal shows that our project and staff experience, our experience working on distribution systems across North America, along with nearly two decades of performing these services successfully in more than 400 utilities, distinctively qualifies the Wachs Water Services team as the most experienced and the right choice to deliver them to the city of Norco.

Wachs Water Services is a brand of Xylem Inc., a 22,000-employee company headquartered in Washington D.C. with locations all over the U.S. Our annual revenue for 2024 was \$8.6 billion.

We hope that you find our qualifications and experience the ideal fit for this important partnership. We assure you that we will not only deliver comprehensive results, data, and information but also successfully complete these services that exceed your satisfaction.

Please note, this proposal shall remain valid for a period of 60 days from the date of submittal. Wachs Water Services acknowledges the receipt of Addendum #1 and Q and A Set 1.

The Wachs Water Services team appreciates the opportunity to submit our proposal, and we are looking forward to the opportunity to continue to work with your staff on this important project.

Best regards,

*Pete Olson, Jr*

Pete Olson, Jr., Sr. Analyst, Project Management

8200 Austin Ave, Morton Grove, IL 60053

M: 847.691.3008

[pete.olsonjr@xylem.com](mailto:pete.olsonjr@xylem.com)

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## Work Plan/Work Organization

### Valve Assessment Management

A valve evaluation and repair program will proactively increase the efficiency and control of your water distribution system -- reducing the cost and consequences of system failures (breaks and leaks). This program will save both operating costs and capital investment for the City of Norco while increasing customer convenience and water quality.

Wachs Water Services will develop, plan, and execute a program that will deliver measurable, immediate, and sustainable results the city is needing to be surveyed. The valve evaluation and repair program to be executed will leverage the processes developed by Wachs Water Services during previous small valve programs which have delivered clear and measurable dollar savings and risk reduction for our customers. Wachs has performed more valve inspections than any company in the United States specializing in this type of work.

The success of this project rests squarely on the company's experience. Wachs Water Services' extensive work in this field ensures that our team will carry out each task completely, on time, and on budget, and at the expected level of quality. Knowledge is gained through successful experience; Wachs has acquired more knowledge from an operational, engineering, technology, and information services perspective than any other firm engaging in this work.

### Hydrant Management

Wachs Water Services' understanding of hydrant management is based on our extensive knowledge gained through the completion of hundreds of successful hydrant assessment projects. Wachs Water Services has verifiably performed more than 300,000 hydrant related activities. These activities involve the inspection, flow testing, and rehabilitation of hydrants.

The City of Norco is strategically implementing this program to maximize the effectiveness and efficiency of its inventory of water main fire hydrants. Wachs Water Services will deliver for the city the following field services which serve three primary purposes:

- To evaluate and improve the operability of fire hydrants and auxiliary valves in the water distribution system through hands-on field activities
- To document, integrate, and analyze location, operational, and physical information of hydrants and auxiliary valves in the water distribution system through professional services activities
- To define and refine the scope and value of an ongoing system wide program through consulting activities
- To collect data on the performance of the water distribution system

The specific objectives of this program are:

- Locate, identify, and access and record location, appearance, accessibility, and functionality data for each hydrant
- Create a deliverable database allowing hydrant data to be known and readily available and re-creatable by City personnel



**CITY OF  
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*Water Valve and Hydrant Assessment Services  
FY 2025-26 through 2027-28*



- Inspect and operate hydrants to ensure its ability to operate and fully “flow” upon demand with adherence to the AWWA M-17 manual, NFPA 291, and ISO requirements
- Compile fire hydrant information collected via an online/web-based database with hard copy reproduction capabilities
- Perform analysis of condition and criticality of each fire hydrant

Analysis will factor in the size of the water main that feeds the fire hydrant, proximity of critical services, location of the fire hydrant in relation to roads or other structures, location of the fire hydrant in relation to water production plants pump stations and/or water towers/storage tanks, and actual operability of the fire hydrant.

The scope of this program is designed to achieve the City's objectives while minimizing the direct impact on Norco resources. At the completion of the program, Wachs Water Services will provide a detailed analysis of the value of the fire hydrant flow testing and inspection program and sustainable recommendations to the city.

## Plan Project

Prior to beginning assessment activities, Wachs Water Services will work with the City of Norco to document a project plan that captures the details of the program such as overall project approach, how valve exceptions will be addressed, torque management, and data collection. Daily, weekly, and monthly communication responsibilities will be defined, as well as procedures to be followed in the case of an emergency such as valve failure or major water loss.

The City of Norco will provide a geodatabase to include valves, hydrants, and water mains for Wachs Water Services to create ProjectTracker™ —a web-based application designed to provide field personnel with the GIS-based spatial location of each asset they are visiting, as well as surrounding assets. Asset attributes such as size, valve type, and asset ID are also available by clicking on an individual valve on the map.

The project plan will identify critical or sensitive valves, such as stub valves, boundary valves, single line feeds and critical valves / critical facilities.

Each valve will be identified by its corresponding identification number. In cases where asset IDs are not available, Wachs will create a temporary unique identification number for each asset prior to project startup. GPS coordinate data will be field collected while onsite.

In conjunction with the city, Wachs Water Services will lay out a plan, sequence and schedule to perform valve and hydrant assessments over a one-year period.

Currently, Wachs Water Services does not plan on using subcontractors for this project.





## Scope of Services

### Valve Scope of Services

#### Locate Valve

Wachs Water Services will locate all water distribution valves using the following guidelines:

- Wachs Water Services will search for all valves visually using the GIS data provided.
- Wachs Water Services will search for water valves shown, but not identified by visual inspection, using a magnetic locator, probing rods, or other tools.
- For valves located, Wachs Water Services will deliver sub-foot GPS coordinates for each valve included in this program. This level of data accuracy guarantees that specific observations regarding the locational, operational, or mechanical characteristics of a given valve are associated with the correct record.
- If the valve cannot be found after searching for fifteen minutes, the valve will be labeled “cannot locate.” A work order will be created to capture a mapping grade GPS position at the location where searched. The unlocated valve will be treated and invoiced as a standard valve assessment.

It is expected that all valves to be assessed are accessible by vehicle. If equipment must be transported to the valve site unsupported by a vehicle, an additional fee may be necessary.

#### Identify Valve

All water valves encountered in this program will be given a unique specific valve number and be GPS mapped; the attribute data will be delivered in a database compatible with Norco 's existing data schema. Coordinate data shall be field collected with autonomous GPS readings and subsequently differentially corrected unless real-time corrections are used. Wachs Water Services may further refine positions through filtering and inspection to eliminate noise, problematic satellite geometry, and multi-path degradation.

#### Access Valve

The valve cover shall be removed by Wachs Water Services to access the valve. If, after attempting to remove the valve cover, the cover is “stuck”, the cover will be broken, the valve accessed, and the cover replaced. Replacement valve box lids are to be provided by the City of Norco.



#### Clean Out Valve Box/Vault

Wachs will vacuum debris or pump out water from the box/vault to allow access to the valve operating nut and bonnet bolts where possible. In every case, the operating nut must be exposed and clearly visible (not under water or debris) when the valve is exercised. To provide this service, Wachs Water Services will



provide a vacuum and water pump with every work crew. The City of Norco will provide a location to discard spoils vacuumed out of valve structures.

## Inspect Valve

Wachs Water Services will conduct a visual inspection of the valve and valve structure. This inspection will be conducted from street level and is intended to discover discrepancies that are readily visible from above ground. The specific inspection information to be captured is noted in the Project Deliverables section of this document.

## Exercise Valve

Wachs Water Services will exercise each valve for a minimum of two cycles (exercise is defined as a full cycle, from open to shut, to open again). All valves will be exercised with the minimum torque required to minimize the possibility of damaging the valves. Wachs may utilize a microprocessor-controlled valve turner on larger valves or valves that are initially difficult to turn. At project startup, Wachs Water Services will share our operating guidelines for the following situations:

- 4" and smaller gate valves
- Butterfly valves of various sizes
- 6" to 12" gate valves
- 16" and larger gate valves that are not geared
- 16" and larger geared valves
- Controlling torque using hydraulic valve-turning devices
- Valves found in the wrong position
- Valves that do not cycle at the proposed torque limit
- Large valves with inoperable bypass valves

Maximum Industry Standard Torque Limit Guidelines (in ft#'s)				
Valve Size	Non-Geared	Bevel Geared	Spur Geared	Butterfly
2 inch	225			
4 inch	225			
6 inch	225			
8 inch	225			
10 inch	225			
12 inch	225	132	123	
14 inch	225	75	118	
16 inch	225	162	118	
18 inch	225	162	144	
20 inch	300	177	157	300
24 inch	325	127	120	300
30 inch	450	177	167	300
36 inch	550	162	156	300
42 inch	700	206	199	300
48 inch	800	235	227	300
54 inch	850	240	227	300
60 inch	900	250		300
72 inch				300
96 inch				300

## Valve Marking

Valve lid covers will be marked with blue paint, as the inspection and exercising process is completed. This mark is intended to provide field evidence of work completed at an individual valve and will also assist any future crew in locating the valve in a timely manner.

## Minor Valve Repairs

The Contractor will complete minor repairs as they are encountered throughout this program. Minor repairs are defined as repairs that can return a valve to full operability and do not require backhoe excavation or

breaking the pressure barrier of the water system. While many different repairs may be necessary in order to restore valves to full operability, the Contractor is to only complete the minor repairs noted below.

- Raising valve boxes in asphalt
  - Locate the paved over valve, cut asphalt (small cut), jackhammer down to the cover, apply risers to raise to existing street level, backfill with compacted material and patch with cold patch material. Materials (risers and cold patch) are to be provided by the utility
- Raising valve boxes in dirt
  - Locate the buried valve, dig down to the cover, apply risers to raise to existing ground level, backfill with compacted soil. Materials (risers) are to be provided by the utility

### Out of Position Valve Protocol

Out of position valves create unintended dead ends and water quality problems requiring hydrants to be flushed when they are re-opened. The City of Norco may choose to review out of position valves and request Wachs Water Services open these valves to improve system hydraulics. Hydrants may be required to be flushed under these conditions and will be manually documented; these activities are included in the hourly crew rate for additional services. Prior to the startup of field operations, Wachs Water Services and the City will agree to a standard operating protocol to be executed when out of position valves are encountered for both open and closed valves.

### Seized Valves

If a valve does not cycle at the industry standard torque limit, Wachs Water Services will stop operation and address this as a seized or frozen valve work order to allow the city to determine criticality. To work with frozen valves, Wachs Water Services will only operate the valve turning equipment to a maximum level of torque as specified by the torque limits below. Should Wachs Water Services be unable to free the valve at this torque limit, the valve will be considered “frozen” and reported to the city. If requested by the city, Wachs Water Services can apply additional methods and/or additional torque to free up the frozen valve.

## Hydrant Scope of Services

### Locate Hydrants and Auxiliary Valves



Norco will provide Wachs Water Services with a minimum of two copies of the most current water distribution maps for the project area. Wachs Water Services will locate all water distribution assets using the following guidelines.

- Wachs Water Services will search for all assets visually using the maps provided.
- Wachs Water Services will search for water assets shown, but not identified by visual inspection, using magnetic locator, probing rods, and other tools.
- If the asset cannot be located after searching for fifteen minutes, it will be identified in the database as “Cannot Locate”, documented as a work order, creating a mapping grade GPS position at the location where searched and otherwise treated as a standard assessment.



## Identify Assets

Each water distribution asset record will be identified by its corresponding GIS identification number. In cases where Asset IDs are not available, Wachs Water Services will create a temporary asset identification number that will be agreed upon before field operations commence.

## Access Hydrants

Wachs Water Services will clear obstructing plant growth (weeds, grass) from an area two feet surrounding the base of the fire hydrant prior to operating.

## Inspect Hydrants

Wachs Water Services will execute a visual inspection of the asset. This inspection will be conducted from street level and is intended to discover discrepancies that are readily visible from above ground. At the start of the project, Wachs Water Services will review a detailed list of observations (i.e., attribute data) to be made and collected at valve and hydrant assets during this program.

## Operate Hydrants

Wachs Water Services will be required to operate all auxiliary valves and hydrants, fully exercising them and performing minor work order repairs while making numerous observations about the condition, operability, and functionality of each asset. Observations are to be meticulously documented electronically while linking them directly to earth coordinates via GPS. Wachs Water Services will operate underneath the guidelines set forth in this agreement. Due to potential condition and deterioration of assets, Wachs Water Services will not be held liable for any assets that fail or break or the consequences of such failures during operating procedures due to pre-existing conditions. Any assets that fail or break during operation will be repaired or replaced by the city.

Wachs Water Services will exercise each auxiliary valve a minimum of two full cycles and operation and exercising will continue until operating torque stabilizes without measurable decreases and valve turn count stabilized with measurable increases. Exercise is defined as a full cycle, from open to shut to open again. All auxiliary valves will be exercised at the lowest operational torque. More explicitly, torque will be reduced immediately following the initial movement of the valve to the lowest foot-pound required to continue moving the valve.

## Fire Hydrant Testing and Exercising

Wachs Water Services will conduct and document a 21-point hydrant inspection in accordance with AWWA and NFPA standards. Wachs Water Services will mechanically test the pressure and flow of each fire hydrant. The mechanical inspection includes removing, greasing, and re-installing the existing caps; slowly opening and bleeding the air out of the fire hydrant pressurizing the barrel at full system pressure; and noting discrepancies.

The pressure test will be conducted with the fire hydrant charged at full system pressure, and any leakage will be documented and static pressure recorded. The flow test will be conducted by opening the cap, affixing a diffuser, slowly opening the fire hydrant to the fully open position observing velocity pressure (pitot pressure) and residual pressure on the same hydrant.

At this time the fire hydrant will be slowly closed, drainage of the fire hydrant will be observed, caps will be replaced, and the area will be fully restored. The specific operational testing information to be documented is noted in the documentation section.

### Minor Work Order Repairs

Wachs Water Services can perform minor repairs or preventative maintenance such as:

- Greasing existing caps and nozzles threads
- Lubricate operating nut, such as adding oil or grease according to manufacturer recommendations
- Snug auxiliary valve packing leaks (if valve is in scope)
- Auxiliary valve box structural repairs, raises, re-alignments (if valve is in scope)

Due to the potential condition or deterioration of assets in the field that may or may not have been maintained, Wachs Water Services will not be held liable for any assets that fail, break or the consequences of such failures during the operating procedures due to pre-existing conditions. Any assets that fail or break during operation will be documented as a work order and should be repaired or replaced by the utility.

## Equipment



Wachs Water Services is the largest known purveyor specializing in water distribution system valve and fire hydrant preventive maintenance programs, and, to that end, owns and operates highly specialized equipment for the inspection, exercising and documentation of water distribution valves and hydrants. Our trucks are equipped with arrow board/signage and warning lights. We retire equipment and procure new equipment on an ongoing basis. Our crews have many years of experience performing this exact work with these specific tools. If any equipment assigned to the project needs repairs, we have numerous back up vehicles with valve & hydrant equipment to supplement so work will never be interrupted.

The following are some examples of specialized equipment that would be used in support of the project:

### Project Field Trucks



- Heavy Duty Vehicle (F-550 models) with ½ rear doors
- Medium Duty (MD) Vehicle (F-350 or 3500 models) with ½ rear doors



### Valve Management Equipment



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- E.H. Wachs TM7-DT or ERV-750 Truck Mounted Valve Exerciser
- E.H. Wachs PowerDrive Valve Exerciser
- Metal Detector
- Wachs Hydraulic Pump 350 GPM
- 3,000 PSI Pressure Washer
- Vacuum

### Hydrant Management Equipment



- Hydrant Flow Test Equipment
- Cap Mounted Static and Residual Pressure Gauge
- Pollard Water LPD 250



### Personal Protective Equipment (PPE) & Confined Space Entry Equipment (CSE)



- Masks
- Gloves
- Eye protection
- Safety vest
- CSE fencing and signage
- Tripod
- Tripod winch
- Fall restraints
- Harness
- Ladders

### Traffic Control Equipment



- Arrow board
- Cones
- Traffic signs/flags



### Additional Tools and Supplies



- Pipe wrench
- Hydrant wrench
- Hedge clippers
- Diagonal side cutters
- Cotter pin removal tool
- Lubri-plate grease
- Small paint brush
- Pressure gauge calibrator
- Field Use Inspection and Maintenance Forms
- Wire brush
- Packing kit
- Burlap/plastic bags
- Emery cloth
- Packing removal tool
- Pressure gauge with 3/4" hose bib connection
- Stem nuts
- Gaskets
- Extra chain
- 2 1/2" cap, 4" cap, 4 1/2" cap
- Diffuser
- Duct tape
- Gate key
- Packing and rags.

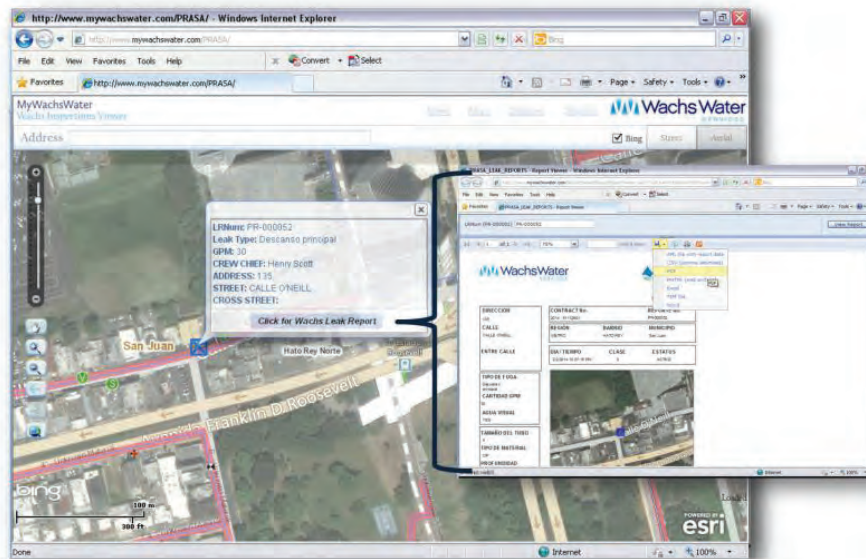
## GPS Data

All the water assets encountered in this program are to be GPS mapped with sub meter or sub foot accuracy. Attribute data will be delivered in a geodatabase feature class compatible with Norco's existing data schema. Coordinate data will be field collected with autonomous GPS readings and subsequently differentially corrected via post-processing. Wachs Water Services shall further refine positions through filtering and inspection to eliminate noise, problematic satellite geometry and multi-path degradation.

## ProjectTracker™ Configuration for Integration

Wachs Water Services proposes to configure ProjectTracker™, a secure web-based map displaying our valve/hydrant leak inspection information. This interactive application is designed to be a highly accessible but secure web-portal to allow authorized users the ability to query completed and outstanding work based on discrepancy category. Our web-based application is integrated with ESRI Maps which allows you to see your information geographically (as opposed to tables with data). Our valve/hydrant data can be exported in any format to be compatible with the full suite of Microsoft Office Products (Outlook, Word, Excel, Access, etc.). We will keep the information in ProjectTracker™ live and available to the City of Norco throughout the project, and for a period of an additional 30 days after fieldwork has been completed each year.

Wachs Water Services crews and your team can use the ProjectTracker™ to quickly see asset locations and usability. The easy-to-use tool is built on established GIS standards and features include water main isolation trace capability (dependent on the City's Metadata system), work order tracking, crew locations, photographs, and a detailed history of all work performed and any observations that were made in the field. It's an ideal process for tracking the progress of the work and visualizing work order priorities.



ProjectTracker™ Online



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The following are just a few examples of the many features of ProjectTracker™:

- View live updates of crew activities
- Search and zoom to GIS assets
- View results of preset queries
- Access to all inspection database records
- Update database online when repairs are made
- Ability to load base maps behind GIS (ESRI Maps)



**ProjectTracker™ Mobile**

At Wachs Water Services we feel it's vital that, when necessary, our assessments result in repair work. Wachs Water Services has created a robust data schema allowing for a wide array of work orders to be automatically generated based on the findings of an assessment – over 400 possible combinations exist in the in-line valve schema alone. These attribute combinations will indicate the need for further work. We can automate the creation of work order records to ensure the appropriate repair work is carried out or to simply indicate that an asset was inspected, and the asset found to be satisfactory.

## Documentation

Wachs Water Services will provide a valve and fire hydrant assessment report for each asset located and provide the information in an electronic format. The information will then be entered into a valve and fire hydrant online/web-based database with hard copy reproduction capabilities. The report will include, but not be limited to, the following fire hydrant information:

- The City's Unique ID Number
- Location (Road / Coordinates)
- Summary of existing conditions
- Summary of maintenance performed
- Summary of future maintenance required
- Operability
- Isolation valve operability
- Accessibility for fire services
- Photograph
- GPS location (sub meter)
- Elevation

Wachs Water Services will document and note any corrections needed on the City's valve and fire hydrant database. These notations shall be documented as a part of the final report so the City can make corrections to their existing system.

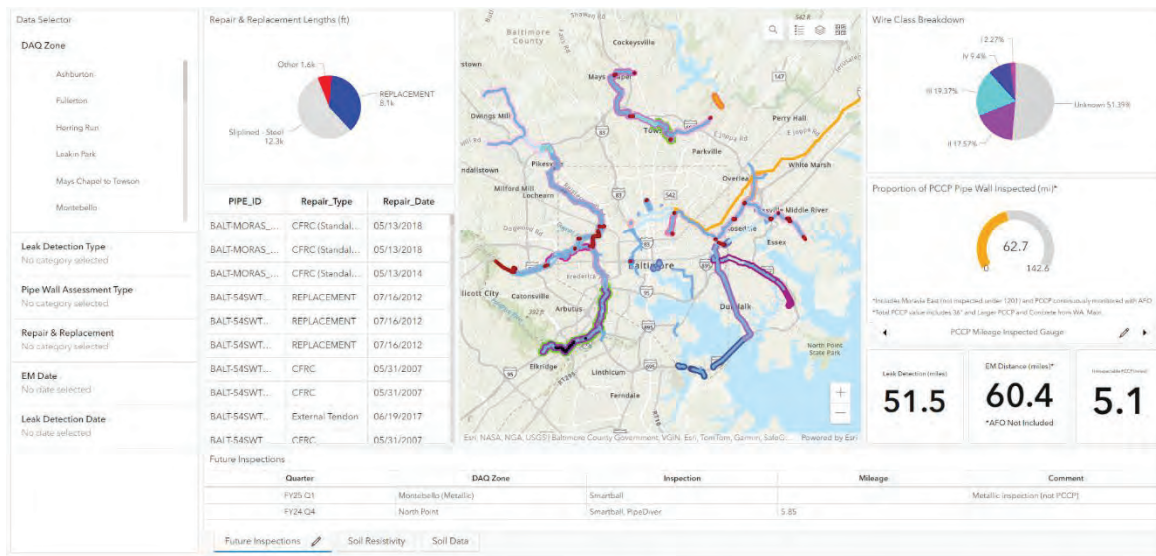


# Project Deliverables

## Deliverable Database



An ESRI dashboard including an overview map will also be provided for contract length. The dashboard shows a unique ID number, the number of assets inspected, those needing inspection, valve size, valve type, valve structure, number of work orders, repairs, and the percentages of the total. The overview map and charts/graphs are included to provide an easy “at a glance” overview of project status. The dashboard allows users to get information and numbers for the project immediately without the need to reach out to Wachs Water Services.



Example of a dashboard Wachs Water Services created using ESRI

The final output can take multiple forms including:

- **Data delivery:** After field assessment data is quality checked, a geodatabase, shared service, or any other file type can be delivered on a routine frequency containing linked\_asset attributes, inspections, and work order information that may be imported into a work order management system or GIS
- **Secure sharing of information using ArcGIS Online:** Through the creation of a secure, shared group within ArcGIS Online portals, we can share both field assessment inspections and resultant work order information. This allows you to leverage web services to update both your GIS and work order management systems in real-time as individual records are quality controlled and negate the need for an upload process into either system.



## Create Work Orders

Wachs Water Services will create work orders for all required repairs necessary to bring all inspected valves and hydrants within the system up to 100% operability. These work orders will be captured and managed in a GIS database to be provided by Wachs Water Services. Work orders will specifically note the discrepancy of the valve and auxiliary valve, and the repair activity required to return the valves and hydrants to full operability. Work orders will contain, at a minimum, the following information:

- Valve ID
- Valve Diameter
- Hydrant ID
- Map number
- Specific valve and hydrant discrepancy (category and details)
- When in scope, specific repair activity is taken to return the valves and hydrant to full operability

## Valve & Hydrant Assessment Status Reporting

Wachs Water Services will provide a summary of all work completed to the City of Norco during the monthly progress meeting in a virtual call (or in person) with your designated team. This update will include a quantitative analysis of work completed, the condition of valves found, and their status post exercising. This summary will include a detailed breakdown of operability before and after each asset's inspection and exercising.

In addition to the update, this information will be delivered in an electronic format. Accompanying the report will be a map record of inoperable and/or broken valves, a detailed summary of valves found in the wrong position, and the actions taken to correct them -- including each valve's final position. The map record will be accompanied by a map document showing 'out of position' valve locations as well as a list of recommended valve repairs and replacements.



### Evaluation Presentation

Wachs Water Services will evaluate and analyze the results of the program and develop an evaluation presentation for the City of Norco. This evaluation presentation will include an analysis of the results of the program, findings, learnings, suggestions, and recommendations for your team.

A final deliverable will be prepared at the completion of the project which will include all valve & hydrant reports, and any problems found in the system during the valve & hydrant assessment program that need attention. This final deliverable shall be made available to the City within thirty working days of the completion of the fieldwork.

Wachs Water Services will provide a valve database and accompanying documents, including valve by valve information, summary of valve conditions, work orders created and other observations.

The report will also be a complete hydrant database accessible by the City of Norco, both web-based with appropriate username and password as well as a full copy of the database on approved digital media.

The screenshot displays two main sections of the WachsWater software interface. The top section, titled 'Small Valve Assessments', provides a detailed view of a specific valve with the following information:

VALVE INFORMATION			
Valve ID: 7563	Valve Size: 12	Valve Use: IN LINE	Depth: 2
Surface Cover: ASPHALT	Cover Level: AT GRADE	Lid Size: ROADWAY	Operator Type: OPERATING NUT
Structure: BOX	Gate Orientation: VERTICAL	Valve Type: GATE NOT GEARED	

The bottom section, titled 'Valve Assessment Report', provides a summary of valve conditions and work orders:

Valves Assessed:		Overall:	153
Initially operable:	110	73%	
Initially inoperable:	43	28%	

**Overall Valve Conditions:**

Good:	98	64%
Fair:	32	21%
Poor:	17	11%
Inoperable:	24	16%
Unknown:	19	13%
Not Applicable (i.e. abandoned):	0	0%

**Work Orders:**

Cannot Locate:	1
Covered Over:	1
Needs Lid:	0
Stuck Lid:	0
Need to Realign:	1
Structure Damaged:	0
Vacuum Issues:	0
Packing Leak:	0
Frozen:	0
High Torque:	0
Spins Free:	0
Structure Misalignment:	0
Operator Issue:	0
Access Issue:	0

**Completed Repairs and Other Observations:**

Rehab to Grade:	0
Structure Repaired:	0
Uncovered:	0
Frozen Rehabilitated:	0
Vacuumed:	0
Operator Repaired:	0
Fixed and/or Replaced Lid:	0
Snugged Packing Leak:	1
Incorrect Position:	0
Corrected (Opened):	0
Left Incorrectly Closed:	3
Left Incorrectly Open:	1
Close Direction:	
Left Hand:	1
Right Hand:	508
Map Discrepancies:	
Not on Map:	2
Conflict Pump Type:	23
Conflict Valve Type:	0
Other, See Details:	18

The interface also includes a map showing the location of the valve and hydrant, and a legend for the symbols used.

### Summary of Valve Data

1. Valve summary report page representative of all project valves
2. Geodatabase of all valve activities with GPS locations
3. Summary Report/Presentation of program findings

### Valve Assessment & Location Data

Assessment and location data will be provided as a GIS-compliant database. Wachs Water Services will analyze Norco's current business systems and processes (GIS and CMMS for work order management) and subsequently provide a geodatabase deliverable for the City to integrate project data into these systems. It is critical all project data reside in the planned final resting place and is accurate and usable for ongoing planning and asset management implementation by the City of Norco's stakeholders.

Data collected for each valve will be agreed upon in advance of work startup with the City. Wachs Water Services will provide applicable valve data in a spatially accurate format compliant with the City of Norco's existing data structure. The database shall contain the information agreed to with City of Norco and at a minimum the following attribute data:

- Asset ID



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- Date of Operation
- Valve Size
- Valve Type
- Use of Valve
- Valve Structure
- Cleanout (vacuumed, pumped)
- Operating Nut Depth
- Exercised (yes, no)
- Close Direction
- Number of Turns
- Estimated Final Torque
- Torque chart for larger valves or valves that are difficult to turn can be provided if requested prior to field activities
- Valve Condition (operable, inoperable)
- Valve Discrepancies
- Structure Discrepancies

### Summary of Hydrant Data

1. A detailed hydrant report for each hydrant
2. Hydrant summary report representative of all project hydrants
3. Excel/Access database of all hydrant activities and GPS locations
4. Summary Report/Presentation of program findings

### Hydrant Assessment and Location Data

Assessment and location data will be provided as a GIS-compliant database. Wachs Water Services will analyze the City's current business systems and processes (GIS and CMMS for work order management) and subsequently provide a geodatabase deliverable for the City of Norco to integrate project data into these systems. It is critical that all project data reside in the planned final resting place and is accurate and usable for ongoing planning and asset management implementation by the City of Norco's stakeholders.

Data collected for each hydrant will be agreed upon in advance of work startup with the City. Wachs Water Services will provide applicable hydrant data in a spatially accurate format compliant with the City of Norco's existing data structure. The database shall contain the information agreed to with the City of Norco and at a minimum the following attribute data:



- Auxiliary Valve Operability – a detailed summary of operability before and after asset inspection and exercising was performed. Accompanying this report will be a map record of inoperable and/or broken valves.
- Out of Service Hydrant Report – Summary supporting daily calls regarding out of service hydrants, accompanied by a map document showing OOS hydrant locations.



- Seized Auxiliary Valve – a detailed summary accompanied by a map depicting seized or frozen valves. Wachs Water Services will recommend threshold size, torque, and turn discrepancies constituting the frozen valve = “YES” attribute.
- Open Work Orders – a detailed summary of work orders opened in the Township’s asset management system that could not be completed during the initial pass of inspection and repair by the field crew. This report will be accompanied by a map showing location detail.
  - Wrong Position Valves – a detailed map document showing where valves were:
  - Found closed, left closed
  - Found closed, left open
  - Hydrant Flow Allocation – a detailed map document allocating hydrant flow in gallons per minute to a predefined unit of space
  - Validated database compliant with ESRI ArcGIS

## QA/QC Plan

The first step of quality control and assurance is the management of both field process, and information tasks. Wachs Water Services excels in both areas by establishing clear lines of communication, and proper training. This allows for effective decision making at all levels ensuring we know exactly what and how to measure in order to maintain the schedule, budget, and a low error rate.

Quality assurance begins in the field where the technician collects GPS only when the post-processed accuracy (PPA) is below 12 inches in all cases where real time is not being used. It continues in the office where GIS analysts examine each record looking at the GPS quality indicators and any noncompliant records are flagged and reshot. In the office analysts will query the data and run scripts to assist with fixing any errors from the field. Wachs Water Services’ quality control tasks incorporate more than 500 rules checked against more than 50 data fields in the Wachs Water Services field activities database using Esri’s Data Reviewer. Wachs Water Services quality control can be summarized as spatial QC, and attribute QC; we also conduct random sampling to ensure field data is audited.

Wachs Water Services’ business intelligence data mining system reports field crew’s production statistics via a dashboard. Some items being monitored include daily production too high/low, workday too long/short, time between assets, the amount of work orders generated low/high vs. expected and other operational, efficiency and accuracy metrics.

## Wachs Water Services Schedule

The Wachs Water Services project team selected to oversee your project is committed to working onsite with you to fulfill the obligations of this engagement in a professional and timely manner. The team will consist of qualified, experienced, and credentialed professionals from the Wachs Water Services organization.

Team members have worked together in various combinations over many years to successfully deploy and optimize the water systems for our customers. These individuals are also experienced in overseeing



installation crews, software vendors, and other subcontractors for deployments of various sizes and complexities.

This breadth of experience allows our Project Managers (PMs) to understand water projects more holistically than specialized PMs who focus on only one or two areas. Wachs Water Services PMs achieve the best results possible for our water utility customers by crafting an implementation approach based on proven methodologies, industry-recognized best practices, customer preferences, and their own expert-level knowledge.

Wachs Water Services' experience managing projects comparable in size, scope, and location is further demonstrated by the success reported by our reference accounts.

## Approach to Safety Measures

Wachs Water Services recognizes that every environment presents its own challenges regarding a safe worksite. We provide our employees with state-of-the-art online training and development in the environment, safety and health topics to enable them to meet our constantly changing business challenges and opportunities.

"Accept only Zero" is our companywide Environment, Safety, Health, and Security philosophy. It emphasizes our commitment to an incident-free workplace. We value the importance of providing our employees with:

- A safe and secure workplace
- An environment of continuous improvement
- An education to empower them to identify and address hazards

Wachs Water Services can tailor safety measures to each environment's specific challenges. To ensure safe worksites, the field crew conducts a physical security survey and assessment to determine areas that have potential safety issues.

For work areas that are determined to have potential safety issues, Wachs Water Services will adopt additional security measures, adjust working hours and provide additional employee training to ensure workers' safety as they conduct surveys in these areas. Our workplace safety strategy includes measures to detect, assess, and manage threats. Prior to working in each area, Wachs Water Services will:

- Conduct a physical security survey and assessment of the area.
- Establish procedures for addressing threats and threatening behavior.
- If necessary, provide access to outside resources, such as threat assessment professionals.
- Train field personnel on early recognition of warning signs of problematic situations.
- Train field personnel on ways of preventing or defusing volatile situations.
- Provide a standard response action plan for volatile situations, including availability of assistance and communication procedures.

Our Safety Officer has oversight of the company's safety and health program for all divisions and has the following responsibilities:

- Developing and coordinating the overall health and safety program

- Advising the Project Manager and Supervisors on matters relating to health and safety on each project
- Recommending appropriate safeguards and procedures
- Approving changes in health and safety procedures at the site

Below are the OSHA reportable accident rates for the years 2023 and 2024.

Years	2023	2024
Injury Frequency Rate	.54	.41
Lost Time Rate	.27	.11

Wachs Water Services will abide by all OSHA safety regulations in the fulfillment of this scope of services. Wachs Water Services shall provide all traffic control services necessary to ensure a safe working environment for the fulfillment of the contract; however, the City of Norco will provide any traffic control above and beyond the capability of a single Wachs Water Services crew, such as additional resources or trucks. As a requirement to perform this scope of work safely, each truck crew will be staffed appropriately for the project scope.

All work vehicles will be equipped with the appropriate safety equipment for each project, which could include amber warning lights, strobe lights, directional arrow board lights, and communications equipment and will clearly identify Wachs Water Services. If necessary, Wachs Water Services can switch to nighttime operations if traffic control and safety become a factor in the completion of services.

### Traffic Control



Wachs Water Services field crews will develop a pre-planned, coordinated traffic control plan that minimized the amount of traffic disruption in a safe manner.

Wachs Water Services recognizes that every environment presents its own challenges regarding a safe worksite. Wachs Water Services tailors' safety measures to each environment's specific challenges. To ensure safe worksites, Wachs Water Services will conduct a physical security survey and assessment to determine areas that have potential safety issues.

All Wachs Water Services field crew personnel are trained in specific traffic control materials, procedures, and the processes we use to ensure safe operation. Crew members will be provided with traffic control signs, rotating warning lights, corner strobe lights, cones, and traffic arrow boards on the trucks and will use these traffic control tools to set up safe workplaces as needed. If traffic control is very difficult in certain areas, then Wachs Water Services may shift to night operations (for ease of traffic control). In addition to the training, personnel also practice traffic control procedures in the field, under the guidance of a qualified Wachs Water Services individual.

Wachs Water Services will abide by all OSHA safety regulations in the fulfillment of the proposed work. We will provide all traffic control services necessary to ensure a safe working environment for the fulfillment of



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the contract. At a minimum, all work vehicles will have amber warning lights, strobe lights, directional arrow board lights, communications equipment and will clearly identify our field crews. If necessary, we will switch to night-time operations if traffic control and safety become a factor in the completion of services.

## Managing Challenges and Risks

We take pride in our safety record, recognizing that no personal injury or accident is acceptable. Wachs Water Services utilizes an eCompliance Safety Management System that provides comprehensive mobile access to all Wachs Water Services’ safety management policies, protocols, procedures, and guidelines. The system allows Wachs Water Services workers to submit any field reporting such as a Job Site Assessment toolbox, and daily safety meetings checklists from their smartphone.

Through our comprehensive training programs, weekly safety shares, and daily project toolbox meetings, we have progressively improved the health and safety of our team. We certify that all company employees assigned to this project are OSHA 10 and Confined Space certified, and possess current CPR, First Aid and ATSSA Traffic Control certifications.



Please note, you can find our company’s OSHA 300 Log and a copy of our most recent modification worksheet with the uploaded Attachment Industrial Safety Record (S-23).

## Professionalism

WWS will ensure that all activities are conducted in a professional manner. At a minimum, WWS will ensure all personnel are in approved uniform; all field equipment is maintained clean and neat; and all trucks are clearly identified; written procedures for field operations and information management processes are contained within the vehicle in an operations manual.



## Qualifications of Company and Personnel (Experience)

### Xylem Background and History

Wachs Water Services, a division of Xylem Dewatering Solutions Inc., a Xylem brand, is the leading provider of water distribution and transmission system services advancing water network reliability. Our parent company, Xylem Inc., is a 22,000-employee company headquartered in Washington D.C. with locations all over the U.S. Our annual revenue for 2024 was \$8.6 billion.

We collaborate with utilities to deliver solutions that optimize control and reduce the liability of aging underground water infrastructure. Our specialized approach combines engineered planning, condition assessment, rehabilitation, and detailed accurate GIS information delivered to your operational business systems. We are dedicated to the effectiveness and simplicity of business processes that interact directly with your control systems.

Xylem and Wachs Water Services are uniquely capable in every facet of this project's work with subject matter expertise that reaches far beyond hydrants and into virtually every operational corner of the water utility. We are staffed and equipped more suitably for the proposed work than any company, with highly experienced project managers and field crews ready to perform this work. Wachs Water Services will develop, plan, and execute a program that will deliver measurable, immediate, and sustainable results. The program to be executed will leverage the processes developed by Wachs Water Services which have delivered clear and measurable results for our customers.

The success of this project rests squarely on a company's experience. Wachs Water Services' extensive work in this field ensures that our team will carry out each task completely, on time, and on budget, and at the expected level of quality.

### Wachs Water Services

For over two decades, Wachs Water Services has conducted valve and hydrant inventory and assessments and asset management programs in communities large and small, across the United States. Wachs Water Services is uniquely capable in every facet of this project's work with subject matter expertise that reaches far beyond valves and hydrants and into virtually every operational aspect of the water utility. We are staffed

#### **Company Name**

Xylem Dewatering Solutions Inc.,  
dba Wachs Water Services  
Water Services

#### **Date Company Founded**

1976

#### **State of Incorporation**

New Jersey

#### **Company Website**

[www.xylem.com](http://www.xylem.com)

#### **Corporate Mailing Office Address**

84 Floodgate Road  
Bridgeport, NJ 08014

#### **Corporate Office Telephone Number**

856.467.3636

#### **Local Office Address**

11161 Harrel Street  
Mira Loma, CA 91752

#### **Local Office Telephone Number**

951.681.3636

#### **Contact Person**

Pete Olson, Jr.  
Sr. Analyst, Project Management  
[pete.olsonjr@xylem.com](mailto:pete.olsonjr@xylem.com)  
M: +1.847.691.3008



and equipped more suitably for the proposed work than any company, with highly experienced project managers and field crews ready to perform this work.

*Xylem is a global water technology provider helping our customers solve the world's toughest water challenges across utility, industrial, commercial, and residential markets worldwide.*

Our valve & hydrant assessment and repair program will proactively increase the efficiency and control of your water distribution system -- reducing the cost and consequences of system failures (breaks and leaks) and improve the critical assets in your service area. This program will save both operating and capital investment for the City of Norco while increasing customer convenience and water quality. Wachs Water Services will develop, plan, and execute a program to deliver measurable, immediate, and sustainable results. The program to be executed will leverage the processes developed by Wachs Water Services which have delivered clear and measurable results for our customers.

The success of this project rests squarely on the company's experience. Wach's extensive work in this field ensures our team will carry out each task completely, on time, and on budget, and at the expected level of quality.

Wachs Water Services has locations all over the U.S., with one local office in Mira Loma, CA, less than 7 miles away from Norco. We plan on sending our crew and equipment from this office, our key team members and crew have all completed projects within the surrounding area, including past projects with the city of Norco. This adds to the knowledge and expertise of the area and of the city itself. Xylem Dewatering Solutions Inc. is licensed to do business in California. Please refer to the uploaded Attachment Contractor Information Form (S-18 Through S-22) for a copy of the license.



## Valve Management Experience

We have inspected over 1.5 million valves, which means we know what matters most to you and your water assets. This knowledge reflects that our team has accumulated experience other responders don't have. Our historic data and operational experience allow us to better predict the probability of failure when we review size, age/make, soil/mechanical conditions as we increase torque. This understanding means that when we are done with our work, more valves will be operational. Fewer valves will require replacement, and fewer will subsequently fail during operation.

Wachs Water Services has substantial experience performing valve condition assessment, valve exercising, and detailed documentation of operability, location, and accessibility. This experience reflects projects involving all types of valves including cone, butterfly, gate and ball valves in all orientations and gearing configurations in vaults and in roadway boxes.

Our services are unmatched in emergency field assistance, information management and data management in North America. We have the capacity to assess and maintain thousands of valves per year in water main distribution networks.

Our field team has a wealth of experience performing the tasks associated with valve management every day. The accompanying chart lists a subset of the over 400 water utilities we have delivered successful programs while also highlighting an impressive number of completed valve assessments.



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City	Multi-year Program?	Valve Assessments Completed	Repairs Performed?
Baltimore, MD	✓	286,040	✓
WSSC, MD	✓	150,390	✓
Houston, TX	✓	134,040	✓
Kansas City, MO.	✓	112,300	✓
Gwinnett County, GA	✓	105,580	✓
Atlanta, GA	✓	83,900	✓
San Antonio, TX	✓	61,580	✓
Corona, CA	✓	75,490	✓
Howard County, MD	✓	53,840	✓
Phoenix, AZ	✓	40,400	✓
Tempe, AZ		31,570	✓
Charles County, MD	✓	30,950	✓
Kansas City, KS	✓	20,510	✓
Scottsdale, AZ		21,110	✓
Gillette, WY	✓	13,950	✓
EPCOR, AZ	✓	13,700	✓
Fulton County, GA	✓	17,290	✓
St. Louis, MO		13,020	✓
Middlesex, NJ	✓	14,870	✓
Newark, NJ	✓	10,370	✓
Arlington County, VA	✓	12,620	✓
Washington, DC	✓	31,950	✓
Austin Water Utility, TX	✓	8,123	✓
DeKalb County, GA		45,300	✓
Cobb County, GA	✓	19,314	✓



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## **Wachs Water Services Hydrant Management Experience**

Wachs Water Services is dedicated to helping utilities optimize control of their aging water distribution infrastructure, which reduces the consequences of failure and improves water quality. By deploying proven methodologies in our numerous projects across North America, Wachs Water Services provides actionable information that can be used immediately to overcome the most complex underground water infrastructure challenges. For more than two decades, Wachs Water Services has been successfully performing hydrant inspections and repairs for a wide range of public and private utilities across the country, including the following utility customers: Goodyear, AZ; Scottsdale, AZ; Tempe, AZ; Mesa, AZ; Phoenix, AZ; Flagstaff, AZ; Peoria, AZ; Glendale, AZ; Corona, CA; Norco, CA; Golden State, CA; DC Water, D.C.; Atlanta, GA; Fulton County, GA; Gwinnett County, GA; Niles, IL; Lake Forest, IL; Royal Oak, IL; Kansas City, KS; Louisville, KY; Baltimore, MD; Howard County, MD; Charles County, MD; Washington Suburban Sanitary Commission, D.C.; Kansas City, MO; Charlotte, NC; Raleigh, NC; Winston Salem, NC; Plano, TX; Houston, TX; and New Braunfels, TX, Arlington County, VA; Henrico County, VA; American Water, and United Water, to name a few.



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## Level of Experience

Please see the table below for a highlight of Wachs Water Services' experience in the last ten years. Wachs Water Services has performed work for 322 additional unique clients in the last 10 years, list available upon request.

Utility	Reference	Contact No.	Contact Email	Contract Value	Valve Operation	Valve Maintenance	Hydrant Assessments	Flow Testing	Mapping	Scope of Services
City/County of Baltimore	Kris Carter	410-369-0024	<a href="mailto:Kris.Carter@baltimorecity.gov">Kris.Carter@baltimorecity.gov</a>	\$ 38,937,686	+	+	+	+	+	Valve Assessments. Large Valve Repairs, UDF, Leak Detection, Troubleshooting
Washington Suburban Sanitary Commission	Arturo Acevedo	410-715-8611	<a href="mailto:arturo.acevedo@wsscwater.com">arturo.acevedo@wsscwater.com</a>	\$ 21,147,254	+	+			+	Small Valve Assessments, Large Valve Assessment & Repairs
Gwinnett County, GA	Steven Sheets	678-376-6977	<a href="mailto:Steven.sheets@gwinnetcounty.com">Steven.sheets@gwinnetcounty.com</a>	\$ 15,216,553	+	+	+		+	Valve & Hydrant Assessments & Repairs
Kansas City (KCMO)	Jason Wright	816-585-9282	<a href="mailto:Jason.Wright@kcmo.org">Jason.Wright@kcmo.org</a>	\$ 11,520,588	+	+	+	+	+	Valve & Hydrant Assessments & Repairs
Corona, CA	David Ortiz	951-992-8633	<a href="mailto:David.ortiz@coronaca.gov">David.ortiz@coronaca.gov</a>	\$ 6,639,000	+	+	+	+	+	Valve & Hydrant Assessments & Repairs, Leak Detection
Houston	Alex Rodriguez	832-395-3982	<a href="mailto:Alejandro.Rodriguez@houstontx.gov">Alejandro.Rodriguez@houstontx.gov</a>	\$ 6,265,316	+	+			+	Valve & Hydrant Assessments & Repairs, Emergency Services
Dekalb County, GA	Argen Bootsma	404-698-7102	<a href="mailto:aboutsma@dekalbcountyga.gov">aboutsma@dekalbcountyga.gov</a>	\$ 6,114,412	+	+	+	+	+	Valve & Hydrant Assessments & Repairs, UDF
Jackson, MS	Jordan Hilman		<a href="mailto:Jordan@Jxnwater.com">Jordan@Jxnwater.com</a>	\$ 5,784,410	+	+	+		+	Valve & Hydrant Assessments & Repairs
Tucson, AZ	John Gaona	520-837-2409	<a href="mailto:John.gaona@tucsonaz.gov">John.gaona@tucsonaz.gov</a>	\$ 5,326,720	+	+	+		+	Valve & Hydrant Assessments & Repairs, UDF, Leak Detection



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Howard County, MD	Art Shapiro	410-313-2022	<a href="mailto:ashaprio@howardcountymd.gov">ashaprio@howardcountymd.gov</a>	\$ 4,269,026	+	+	+	+	+	Valve & Hydrant Assessments & Repairs
Sewerage & Water Board of New Orleans (SWBNO)	Patrick Taylor	504-256-7768	<a href="mailto:dtaylor2@swbno.org">dtaylor2@swbno.org</a>	\$ 4,128,353	+	+	+	+	+	On-Call Valve Services, Valve Assessments
San Antonio Water System (SAWS)	Alyssa Lockett	210-233-4301	<a href="mailto:Alissa.lockett@saws.org">Alissa.lockett@saws.org</a>	\$ 4,041,609	+	+			+	On-Call Valve Services, Valve Assessments, ARVs
Fulton County Public Works (GA)	Nick Ammons	404-612-7530	<a href="mailto:Nick.ammons@fultoncountyga.gov">Nick.ammons@fultoncountyga.gov</a>	\$ 3,600,160	+	+	+		+	Valve & Hydrant Assessments & Repairs
Anne Arundel County, MD	Abdul Azmi	443-336-7519	<a href="mailto:pwvazi22@aacounty.org">pwvazi22@aacounty.org</a>	\$ 3,148,955	+	+			+	Small Valve Assessments, Large Valve Assessment & Repairs
Tempe, AZ	Barrett Brinker	480-350-2652	<a href="mailto:Barrett_brinker@tempeaz.gov">Barrett_brinker@tempeaz.gov</a>	\$ 2,919,992	+	+	+		+	Valve Assessments & Repairs, Leak Detection
Phoenix, AZ				\$ 2,894,679	+	+	+		+	Small Valve Assessments, Large Valve Assessment & Repairs
Plano, TX	Abby Owens	972-769-4468	<a href="mailto:abbyo@plano.gov">abbyo@plano.gov</a>	\$ 2,562,408	+	+	+	+	+	Fire Hydrant Assessment, Maintenance & Flow Testing
Charles County, MD	Jim Sizemore	410-509-5603	<a href="mailto:sizemorej@charlescountymd.gov">sizemorej@charlescountymd.gov</a>	\$ 2,283,735	+	+	+	+	+	Valve & Hydrant Assessments & Repairs, UDF
Austin, TX	Matt Cullen	512-972-1241	<a href="mailto:Matt.cullen@austintexas.gov">Matt.cullen@austintexas.gov</a>	\$ 2,125,883	+	+	+		+	Small Valve Assessments, Large Valve Assessment & Repairs, Leak Detection
Olathe, KS	Zach Hardy	913-971-9423	<a href="mailto:zhardy@olatheks.org">zhardy@olatheks.org</a>	\$ 2,021,800	+	+	+	+	+	Valve & Hydrant Assessments & Repairs, Fire Hydrant Flow Testing
Scottsdale, AZ	Jeff Colburn	480-312-5639	<a href="mailto:jcolburn@scottsdaleaz.gov">jcolburn@scottsdaleaz.gov</a>	\$ 1,919,638	+	+			+	Large Valve Assessments & Repairs



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Henrico County, VA				\$ 1,426,303	+	+	+	+	+	Unidirectional Flushing (UDF)
Dhillon Engineering (Baltimore)	Kris Carter	410-369-0024	<a href="mailto:Kris.Carter@baltimorecity.gov">Kris.Carter@baltimorecity.gov</a>	\$ 1,417,160	+	+	+	+	+	Unidirectional Flushing (UDF), Leak Detection
Newark, NJ	Muhammad Athur	973-567-8448	<a href="mailto:athurm@ci.newark.nj.us">athurm@ci.newark.nj.us</a>	\$ 1,369,106	+	+			+	Small Valve Assessments, Large Valve Assessment & Repairs
New Braunfels, TX	Gus Ayala	830-608-8869	<a href="mailto:gayala@nbutexas.com">gayala@nbutexas.com</a>	\$ 1,249,000	+	+	+	+	+	Fire Hydrant Assessment, Maintenance & Flow Testing
Tooles Contracting (GLWA)	Todd King	313-799-0289	<a href="mailto:Todd.King@glwater.org">Todd.King@glwater.org</a>	\$ 1,100,000	+	+			+	Large Valve Assessments & Repairs
Cobb County, VA	Ryan Coover	770-419-6355	<a href="mailto:Ryan.coover@cobbcounty.org">Ryan.coover@cobbcounty.org</a>	\$ 1,050,000	+	+			+	Small Valve Assessments, Large Valve Assessment & Repairs
Middlesex County, NJ	Stephen Stanziano	732-638-7542	<a href="mailto:sstanziano@middlesexwater.com">sstanziano@middlesexwater.com</a>	\$ 1,047,167	+	+			+	Small Valve Assessments & Repairs
East Point, GA	Melissa Echevarria	404-669-3761	<a href="mailto:mechevarria@eastpointcity.org">mechevarria@eastpointcity.org</a>	\$ 1,043,175	+	+			+	Small Valve Assessments & Repairs
Goodyear, AZ	Chad Larsen	623-882-7594	<a href="mailto:Chad.larsen@goodyearaz.gov">Chad.larsen@goodyearaz.gov</a>	\$ 1,042,684	+	+			+	Small Valve Assessments, Large Valve Assessment & Repairs, ARVs
Kansas City Board of Public Utilities (BPU)	Steve Green	913-645-1658	<a href="mailto:sqgreen@bpu.com">sqgreen@bpu.com</a>	\$ 990,185	+	+	+	+	+	Small Valve Assessments, Large Valve Assessment & Repairs
Atlanta, GA	Patrick Woodall	404-330-6081	<a href="mailto:pwoodall@atlantaga.gov">pwoodall@atlantaga.gov</a>	\$ 905,563	+	+			+	Small Valve Assessments, Large Valve Assessment & Repairs, Leak Detection



**CITY OF NORCO**

## References

City Of Norco, CA	
<b>Project Title</b>	Valve and Hydrant Condition Assessment Program
<b>Contact Name</b>	Sam Nelson   951.270.5607   <a href="mailto:snelson@ci.norco.ca.us">snelson@ci.norco.ca.us</a>
<b>Address</b>	2780 Clark Ave., Norco CA 92860
<b>Services Provided</b>	<p>The City of Norco was incorporated in 1964 and has a service area of approximately 15 square miles, located in the northwestern portion of Riverside County. The city is responsible for water maintenance and owns and operates a potable domestic drinking water system, wastewater collection system, and recycled water system within the City’s boundaries. The City’s service area has a population of approximately 26,000, approximately 7,500 municipal connections, and delivers approximately 8,000 acre-feet annually to its customers.</p> <p>Faced with the challenges of an aging distribution system, the city initiated a system wide inventory, assessment and repair program of their distribution system control valves and fire hydrants. The city has and continues to work in a methodical, sequenced fashion to inventory, assess, accurately GPS and collect data on all assets. This work and resultant information is being used to improve the effectiveness and efficiency of the City’s water distribution system as well as provide a focus and direction for the City’s repair and maintenance personnel. Norco’s proactive and disciplined approach to asset management gives a sustainable path to distribution system control.</p> <p>Wachs Water Services has worked with the city on multiple projects over the past 10 years completing previous valve and hydrant work described in this RFP.</p>
<b>Key Personnel that Provided the Services</b>	<p>Pete Olson Jr. – Regional Project Manager  Miguel Gomez – Field Operations Manager  Sam Goodness – Field Technician  Ray Tavares – Field Technician  Trevor Heburn - System Controls Information Manager</p>
<b>Project Dates</b>	2014 – 2025
<b>Contract Value</b>	\$150K/Yr.

City of Corona, CA	
<b>Project Title</b>	Valve and Hydrant Assessments Program
<b>Contact Name</b>	David Ortiz   951.992.8633   <a href="mailto:David.ortiz@coronaca.gov">David.ortiz@coronaca.gov</a>
<b>Address</b>	755 Public Safety Way, Corona CA 92882
<b>Services Provided</b>	<p>The City of Corona has a population of 153,649 people. The City’s reclaimed water distribution system consists of approximately 39 miles of reclaimed water distribution pipe, varying in sizes from 2" through 24". Pressure varies from 40 PSI to 250 PSI. Pipe material consists of Cast Iron (“CI”), Ductile Iron (“DI”), Steel (“STL”), Asbestos / Concrete (“AC”), and 44% PVC.</p> <p>The length of time that Wachs Water Services Water has served this community in assessing and repairing potable water distribution system valves, valves in the City’s grey water reuse system and the City’s fire hydrants makes it a solid reference project. Through a series of multi-year contracts, Wachs Water Services has assessed the city’s 21,421 small valves, 710 large valves and 9,640 fire hydrants on</p>



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<b>City of Corona, CA</b>	
	<p>a four-year cycle and on a two-year cycle. We have improved the City's initial operability of valves from 60% to above 92% today. Wachs Water Services also performs hydrant repairs for the City of Corona and provides emergency response and on-call services. To date, Wachs Water Services has performed the stats below for the city:</p> <ul style="list-style-type: none"> <li>• Large Valve Assessments - 2,293</li> <li>• Small Valve Assessments - 90,891</li> <li>• FH Assessment - 9,640</li> <li>• Valve Repairs - 2,249</li> <li>• Mapping Grade (sub foot), Post-processed GPS Data Collection completed on this project</li> </ul>
<b>Key Personnel that Provided the Services</b>	<p>Pete Olson Jr. – Regional Project Manager            Miguel Gomez – Field Operations Manager            Sam Goodness – Field Technician            Ray Tavares – Field Technician            Trevor Heburn - System Controls Information Manager            James Siegrist – GIS Analyst</p>
<b>Project Dates</b>	2011 - present
<b>Project Value</b>	\$165K/yr.

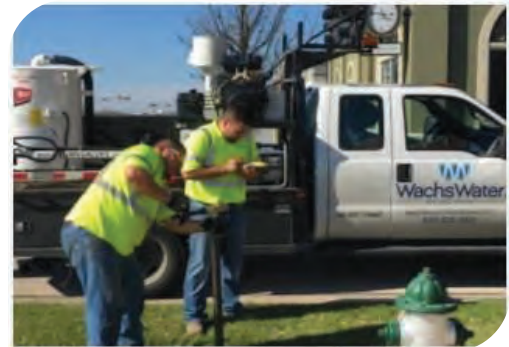
<b>Kansas City, MO Water Services Department (KCMO)</b>	
<b>Project Title</b>	Valve and Hydrant Assessments, Mapping and Data Mgt. Program
<b>Contact Name</b>	Jason Wright   816.585.9282   <a href="mailto:jason.wright@kcmo.org">jason.wright@kcmo.org</a>
<b>Address</b>	4800 E 63rd Street, Kansas City, MO 64130
<b>Services Provided</b>	<p>KC Water maintains and operates water collection, treatment, and distribution systems; wastewater collection and treatment systems; and stormwater management systems for 170,000 residential and business customers in Kansas City and for 32 wholesale customers in the Kansas City region.</p> <p>Wachs Water Services has been providing valve and hydrant assessment, mapping and data management services to City since 2011. Through a series of five-year (renewable annually) contracts, Wachs Water Services has assessed nearly every valve and hydrant in the City's water system multiple times in accordance with AWWA M-44 guidelines. The data Wachs Water Services has provided through these assessments has been used to update and refresh City's GIS and Hansen CMMS systems. Wachs Water Services Water has significantly improved the distribution system pressures, flow, water quality and firefighting capacity by eliminating dead ends created by closed valves, discovered while repairing or replacing damaged, missing or rounded operating nuts on valves throughout the water system.</p> <p>Over the past nine years, Wachs Water Services Water has also provided oversight and assistance for emergency and construction shuts either for City's crews or for their on-call contractors.</p> <p><b>Program Highlights:</b></p> <ul style="list-style-type: none"> <li>• Increased valve operability from 55% to 84%</li> </ul>

<b>Kansas City, MO Water Services Department (KCMO)</b>	
	<ul style="list-style-type: none"> <li>• Total # of Valves Assessed: 95,480</li> <li>• Number of Valves ≥ 20 Inches: 2,126</li> <li>• Total # of Hydrants Assessed: 20,089</li> <li>• Uncovered 8,964 buried assets</li> <li>• 2,773 Op Nut Repairs/Replacements</li> <li>• Over 2,600 Hours of Shut Assistance (planned and emergency)</li> <li>• Data Integration into Hansen Work Order Management System</li> </ul>
<b>Project Dates</b>	2011 - present
<b>Project Value</b>	\$1.3MM/yr.

## Approach to Staffing

Wachs Water Services' greatest asset is our people. Critical to the success of a program is the experience of the partner your team selects to create and execute the work.

At Wachs Water Services, it starts with hiring competent people. We then provide an excellent training program and provide the opportunities for our team to maintain their skill levels. All in all, this is one of the largest investments Wachs Water Services makes on an annual basis, and we are committed to maintaining our team at this high performing level.



We have a formal process for training and a formal operational method that gives our people ready access to our extensive knowledge base. Our crews know exactly what choices they are authorized to make in the field -- they know when they are required to call a supervisor, and they know when to call your team.

In normal times, our experience and knowledge performing this work will be highly useful. In an emergency, when your team needs valve expertise, Wachs Water Services will be there for you. That is the essence of our approach to implementing this program. To have all the human resources, financial resources, equipment, and tools to get the job done right.

*“There is no amount of training that can replace experience when it comes to developing a solid knowledge base. Wachs Water Services Water Services provides more experience, qualification, capacity, and capability, which amounts to more successful productivity and a low effective price to the City of Norco.”*

This continuous investment in our people provides many benefits to our water utility customers, and the team we have assembled for your project has decades of experience in delivering advanced system control programs which will result in a job performed right the first time.



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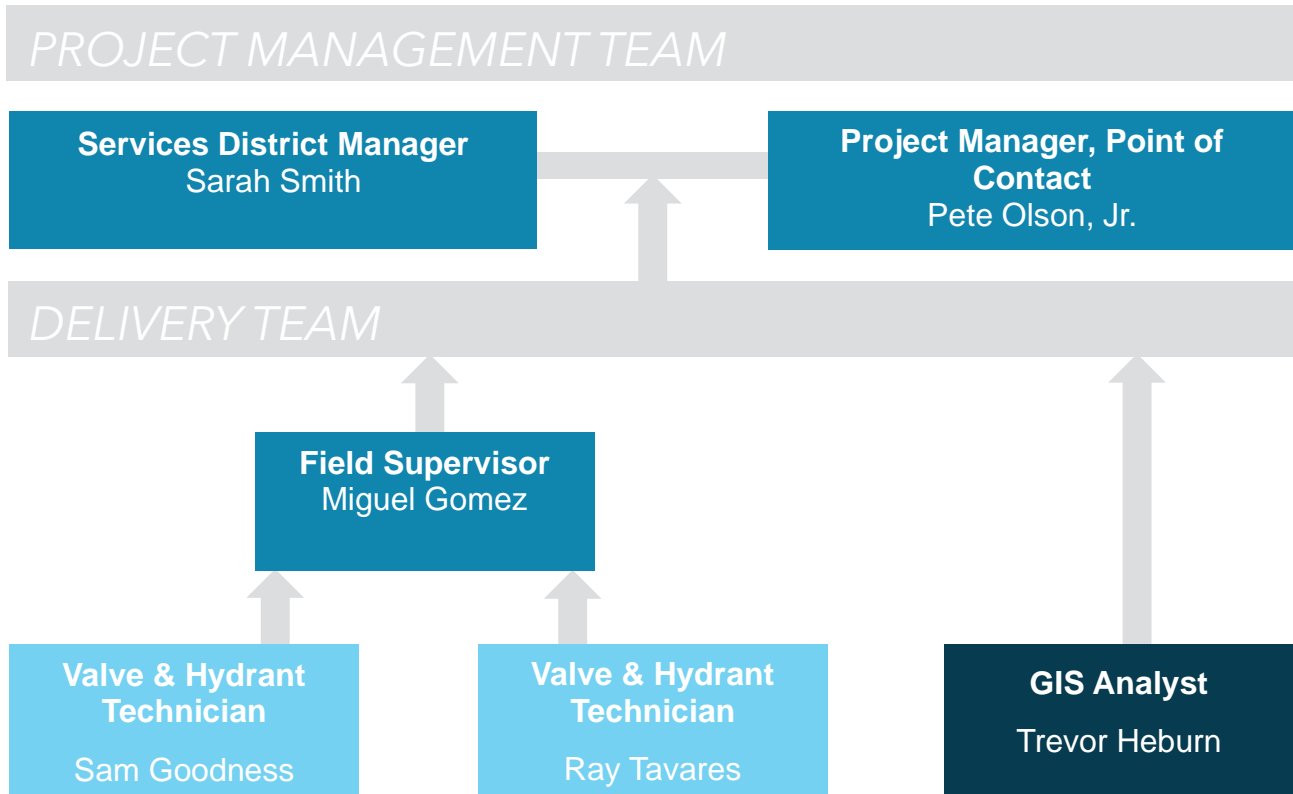
Wachs Water Services' managers and technicians are organized to reduce the timeframe and risks which revolve around significant system activities. Wachs Water Services managers understand the tasks associated with carrying out hydrant testing services. They understand how tasks are interconnected and what type of oversight is necessary for them to be performed expeditiously and successfully. This knowledge and understanding are gained through successful experience working in a production environment nationwide.

In addition to specific project management tasks and analysis, the City of Norco will be provided with crucial communication paths between our field staff and project manager. Wachs Water Services' project manager will be providing management of field activities, safety, and data deliverables. The Wachs Water Services project manager is responsible overall for all tasks;

however, they are specifically responsible for the work breakdown structure, cost, and schedule variances for field tasks and the safety of everyone working in the field.

## Project Team

Our project team has the unique qualification to be able to say that they have all worked with the City of Norco for the past valve and hydrant program and have been with the project since day one. That means there will be no surprises for our team, and they can walk on the first day of this new project, knowing exactly what is needed to complete the project. No other team or company can claim that experience for the city. Wachs Water Services proposes the following team to work on this Water Valve and Hydrant Assessment program:





## Summary of Crew

**Pete Olson Jr, Production Manager** – Mr. Olson is a Production Manager for Wachs Water Services with over 25 years of professional experience in the water industry. He has extensive experience in the start-up, planning and execution of valve and hydrant maintenance programs and has been the project manager on numerous programs for Wachs Water Services.

**Miguel Gomez, Field Supervisor** – Mr. Gomez is a Field Supervisor for Wachs Water Services with over 19 years of professional experience in water system condition assessment and rehabilitation.

**Sam Goodness, Valve Technician**– Mr. Goodness has extensive experience in condition assessment, leak detection and repairs. He also has experience working with different systems such as military bases, public contractors, and city utility departments in both potable and wastewater.



**Ray Tavares F** – Mr. Tavares is a certified Operator for Wachs Water Services with professional experience in water system condition assessment and rehabilitation.



**Trevor Heburn** – Mr. Heburn is a GIS Manager for Wachs Water Services and Pure Technologies at Xylem. He has over 18 years of practical experience with GIS. He has extensive experience analyzing, working with, and improving municipal GIS. He has used his knowledge of GIS on a wide range of projects including the mapping of water distribution and land change analyses. He has led a team of analysts for 5 years and currently manages a team of 25.

Please refer to the uploaded Attachment Contractor Information Form (S-18 Through S-22) for the team members complete resumes including qualifications, education, technical competence, experience, and licensing.

## Key Personnel Oversight

The Wachs Water Services project team selected to oversee your project is committed to working onsite with you to fulfill the obligations of this engagement in a professional and timely manner. The team will consist of qualified, experienced, and credentialed professionals from the Wachs Water Services organization.

Our team members on this project have worked together in various combinations over many years to successfully deploy and optimize the water systems for our customers in the local area, including the city of Norco itself. These individuals are also experienced in overseeing installation crews, software vendors, and other subcontractors for deployments of various sizes and complexities.



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Wachs Water Services Project Managers achieve the best results possible for our water utility customers by crafting an implementation approach based on proven methodologies, industry-recognized best practices, customer preferences, and their own expert-level knowledge.

## Statement of Commitment and Availability of our Staff

At Wachs Water Services, we affirm our unwavering commitment to fulfilling the assigned task within the designated timeframe as stipulated in the contractual agreement. To ensure efficient execution, we will allocate a dedicated crew to accomplish this work.

We affirm that no existing commitments or obligations will impede Wachs Water Services from successfully concluding the scheduled work for the City of Norco.

We pledge to devote our expertise, resources, and unwavering dedication to delivering high-quality results within the specified time frame, ensuring the utmost satisfaction for all parties involved.

## Ability Of Wachs Water Services to Sustain the Loss of Key Employee(s)

Wachs Water Services resources and capacity are crucial to the success of this program. Our key employees, staff and crew members are stationed nationally.

Having field crews as well as subcontractors assigned to this project allows our project manager to flex staff and maintain schedules when weather causes delays. Of potentially greater importance, this capability to flex staff is advantageous during emergencies because it permits rapid response with the appropriate number of staff without having adverse impact on the project schedule. Our project team is structured specifically to leverage geography. That means that a field crew moved from Norco or one of our other local projects will consist of highly experienced water distribution operators employed by Wachs Water Services. This makes our capacity more fluid. Another Contractor would certainly have problems maintaining the schedule with a small amount of turnover whereas our team would quickly adjust to the schedule by shifting resources. This means that we have excess capacity locally that is sent to other locations providing substantial flexibility.



## Reasonableness of Cost and Price

Please see the attached required forms for the full Firm Fixed Price costing sheet with signature.

Item	Description	U/M	Qty.	Cost/Unit	Sub-Total
1	Perform Water Valve Assessment, Testing and Survey including GPS	each	1	\$63.20	\$85,320.00
2	Raise Valve Boxes to Grade in Dirt, Grass, Sand or Gravel Areas (<=12")	each	1	\$102.00	\$204.00
3	Raise Valve Boxes to Grade in Asphalt Paved Areas (<=12")	each	1	\$200.00	\$200.00
4	Mobilization	each	1	\$500.00	\$500.00
5	Perform Fire Hydrant Assessment, Testing and Survey including GPS	each	1	\$66.05	\$44,914.00
6	Perform Large Water Valve Assessment, Testing and Survey including GPS: Valves (>=16")	each	1	\$244.00	\$4,148.00
7	Perform Reclaimed System Water Valve Assessment, Testing and Survey including GPS	each	1	\$63.20	\$695.20
8	Perform GPS and Documentation of non-operated appurtenances	each	1	\$13.60	\$136.00
9	Hourly Crew Rate	each	1	\$249.00	\$249.00
<b>Total</b>					<b>\$136,366.20</b>

**PRICE FORM**

REQUEST FOR PROPOSALS: Water Valve and Hydrant Assessment Services

CONTRACTOR'S NAME/ADDRESS: Xylem Dewatering Solutions Inc., dba Wachs Water Services

8920 State Route 108 Suite D

Columbia, MD 21045

NAME/TELEPHONE NO. OF  
AUTHORIZED REPRESENTATIVE Pete Olson, Jr - Production Manager

**ANNUAL PURCHASE ORDER**

The Initial Purchase Order Period shall be effective on or about July 1, 2025 through June 30, 2028 plus one two-year option renewal period. Prices shall remain effective and in force for the entire Initial Purchase Order Period.

The City retains the right to exercise the optional two-year renewals at its sole discretion. The two-year option renewal period, if exercised, shall be effective July 1, 2028 through June 30, 2029. Actual option two-year pricing shall be negotiated with the successful Contractor prior to exercising of any given optional two-years. Option years shall become effective only upon issuance by the City of a duly authorized Purchase Order.

Please provide detailed Firm Fixed Price cost information in the spaces provided below, and any other incidental or additional costs required to complete the Technical Specification requirements.

<u>Item</u>	<u>Description</u>	<u>U/M*</u>	<u>Qty.</u>	<u>Cost / Unit</u>	<u>Sub-Total</u>
1	Perform Water Valve Assessment, Testing and Survey including GPS	each	1	\$ 63.20	\$ 85,320.00
2	Raise Valve Boxes to Grade in Dirt, Grass, Sand or Gravel Areas (<=12")	each	1	\$ 102.00	\$ 204.00
3	Raise Valve Boxes to Grade in Asphalt Paved Areas (<=12")	each	1	\$ 200.00	\$ 200.00
4	Mobilization	each	1	\$ 500.00	\$ 500.00
5	Perform Fire Hydrant Assessment, Testing and Survey including GPS	each	1	\$ 66.05	\$ 44,914.00
6	Perform Large Water Valve Assessment, Testing and Survey including GPS: Valves (>=16")	each	1	\$ 244.00	\$ 4,148.00
7	Perform Reclaimed System Water Valve Assessment, Testing and Survey including GPS	each	1	\$ 63.20	\$ 695.20
8	Perform GPS and Documentation of non-operated appurtenances	each	1	\$ 13.60	\$ 136.00
9	Hourly Crew Rate	each	1	\$ 249.00	\$ 249.00

Total Price, written in numbers: \$ 136,366.20

Total Price, written in words: One Hundred Thirty-Six Thousand, Three Hundred Sixty-

Six Dollars and Twenty Cents.

\*U/M = Unit of Measure

Amount Written in Words. Where there is a discrepancy between words and figures, WORDS WILL GOVERN. Where there is a discrepancy between item unit price and extended total, UNIT PRICE WILL GOVERN.

Please check your calculations before submitting your proposal; the City will not be responsible for Contractor miscalculations.

In the event that contractor intends to proposal zero dollar value for any item shown in the PriceForm, contractor shall enter "zero" or "0" in the space provided for price or cost. With the exception of "Reason(s) for No Proposal", all spaces in the Price Form shall be filled in by contractors. City reserves the right to reject as non-responsive any or all proposals containing blank spaces.

Contractor shall complete the following required information:

**Contractor's Acknowledgement of His Understanding of the Terms and Conditions.** Signature

below verifies that Contractor has read, understands, and agrees to the conditions contained herein and on all of the attachments and agenda.

Are there any other additional or incidental costs which will be required by your firm in order to meet the requirements of the Technical Specifications? Yes /  No . (circle one). If you answered "Yes", please provide detail of said additional costs: \_\_\_\_\_

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Please indicate any exceptions to or deviations from the RFP/Q Requirements here.

N/A

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Have you included in your proposal all informational items and forms as requested?  Yes / No (circle one). If you answered "No", please explain: \_\_\_\_\_

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Have you been or are you on any federal list of debarred or suspended Contractors?

Yes /  No (circle one)

This offer shall remain firm for 60 calendar days from RFP/Q close

date. Terms and conditions as set forth in this RFP/Q apply to this

solicitation.

Cash discount allowable N/A % \_\_\_\_\_ days; unless otherwise stated, payment terms are: Net thirty (30) days.

In signing this proposal, Contractor warrants that all certifications and documents requested herein are attached and properly completed and signed.

From time to time, the City may issue one or more addenda to this RFP/Q. Below, please indicate all Addenda to this RFP/Q received by your firm, and the date said Addenda was/were received. It is the contractor's responsibility to ensure that all addendums are received. Failure to acknowledge receipt of addenda may cause the City to reject the proposal as non-responsive.

Verification of Addenda Received

Addenda No: \_\_\_\_\_ Received on: \_\_\_\_\_  
Addenda No: \_\_\_\_\_ Received on: \_\_\_\_\_  
Addenda No: \_\_\_\_\_ Received on: \_\_\_\_\_

AUTHORIZED SIGNATURE:

Sarah Smith

PRINT SIGNER'S NAME AND TITLE:

Sarah Smith

Services District Manager

DATE SIGNED:

7/14/2025

COMPANY NAME & ADDRESS:

Xylem Dewatering Solutions Inc., dba Wachs Water Services

8920 State Route 108 Suite D

Columbia, MD 21045

PHONE: 443-766-7873

FAX: 443-766-7877

EMAIL: pete.olsonjr@xylem.com

**IF NOT SUBMITTING A PROPOSAL, PLEASE STATE REASON(S) BELOW:**

**NON-COLLUSION DECLARATION  
(TO BE EXECUTED BY CONTRACTOR AND SUBMITTED WITH PROPOSAL)**

The undersigned declares:

I am the Services District Manager [title] of Xylem Dewatering Solutions Inc., dba Wachs Water Services [contractor], the party making the foregoing proposal.

The proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The proposal is genuine and not collusive or a sham. The contractor has not directly or indirectly induced or solicited any other contractor to put in a false or sham proposal. The contractor has not directly or indirectly colluded, conspired, plotted, or agreed with any contractor or anyone else to put in a sham proposal, or to refrain from submitting a proposal. The contractor has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the contractor or any other contractor, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other contractor. All statements contained in the proposal are true. The contractor has not, directly or indirectly, submitted his or her proposal price, or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a contractor that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the contractor.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on June 14, 2025 [date], at Pewaukee [city], Wisconsin [state].



Signature

Sarah Smith

Typed or Printed Name

Services District Manager

Title

Xylem Dewatering Solutions Inc., dba Wachs Water Services  
Party Submitting Proposal

State of California } CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT  
County of Riverside } ss.

On July 14, 2025 (date), before me, Sarah Smith, Services District Manager  
(here insert name and title of the officer), personally appeared Sarah Smith  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

[Seal]



Signature Tracy Miller

Signature 

Xylem is excited to partner with The City of Norco on this Water Valve and Hydrant Assessment Services project. We are pleased to provide you with our proposal, and we thank you for this opportunity.



Xylem Dewatering Solutions Inc.  
dba Wachs Water Services  
8920 State Route 108  
Suite D  
Columbia, MD 21045

Tel +1 443.766.7873  
Fax +1 443.766.7877  
[www.xylem.com](http://www.xylem.com)

**xylem**  
Let's Solve Water

**ACKNOWLEDGMENT OF THE TERMS AND CONDITIONS OF  
THE CITY OF NORCO WATER VALVE AND HYDRANT  
ASSESSMENT SERVICES AGREEMENT**

This is to acknowledge that we have read the City of Norco Water Valve and Hydrant Assessment Services Agreement and will sign the Agreement, as presented, without exception.

Xylem Dewatering Solutions Inc., dba Wachs Water Services  
\_\_\_\_\_  
(Firm name)

Sarah Smith, Services District Manager  
\_\_\_\_\_  
(Print name and title of person signing for firm)

*Sarah Smith*      7/14/2025  
\_\_\_\_\_  
(Signature/date)

## CONTRACTOR INFORMATION FORM

### A. Information about Contractor

[\*\*\*Indicate not applicable (“N/A”) where appropriate.\*\*\*]

NOTE: Where Contractor is a joint venture, pages shall be duplicated and information provided for all parties to the joint venture.

1 Name of Contractor: Xylem Dewatering Solutions Inc., dba Wachs Water Services

2 Type, if Entity: Corporation

3 Contractor Address: 8920 State Route 108 Suite D

Columbia, MD 21045

pete.olsonjr@xylem.com (Cell) 443-766-7873 (Company #)  
Email Address Telephone Number

4. # 826400 1000004522  
License Number DIR Registration Number

5 How many years has Contractor’s organization been in business performing water valve assessment services? 25

6 How many years has Contractor’s organization been in business under its present name? 25

6.1 Under what other or former names has Contractor’s organization operated?: Pure Technologies Inc. dba Wachs Water Services, Godwin Pumps of America

7 If Contractor’s organization is a corporation, answer the following:

7.1 Date of Incorporation: 1976 for Dewatering, 2000 for Wachs Water Services

7.2 State of Incorporation: NJ

7.3 President’s Name: Vincenzo G. Violi

7.4 Vice-President’s Name(s): Kenneth Albaugh

Brent Johnson

7.5 Secretary’s Name: Robert W. Bartlett

7.6 Treasurer’s Name: Matthew Latino

8 If an individual or a partnership, answer the following:

8.1 Date of Organization: \_\_\_\_\_

8.2 Name and address of all partners (state whether general or limited partnership):

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9 If other than a corporation or partnership, describe organization and name principals:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

10. List other states in which Contractor's organization is legally qualified to do business.

Legally qualified in all 50 states.  
\_\_\_\_\_  
\_\_\_\_\_

11. What type of work does the Contractor normally perform with its own forces?

Leak Detection, Valve Inspection and Assessment, Hydrant Flow Testing and Assessment.  
\_\_\_\_\_

12. Has Contractor ever failed to complete any work awarded to it? If so, note when, where, and why:

No.  
\_\_\_\_\_  
\_\_\_\_\_

13. Within the last ten years, has any officer or partner of Contractor's organization ever been an officer or partner of another organization when it failed to complete a contract? If so, attach a separate sheet of explanation:

No.  
\_\_\_\_\_  
\_\_\_\_\_

14. List Trade References:

Dixon Valve

Megadyne America LLC

Foley, Inc.

Louis P Canuso, Inc.

15. List Bank References (Bank and Branch Address):

CitiBank

One Penns Way

OPS 2 Floor 2

New Castle, Delaware 19720

**B. Personnel (copy this page if additional space is required)**

The Contractor shall identify the key personnel to be assigned to this project in a management, construction supervision or engineering capacity.

1. List each person's job title, name and percent of time to be allocated to this project:

Pete Olson Jr. - Project Manager, 100%

Miguel Gomez - Field Supervisor/Crew Chief - 100%

Sam Goodness - Valve Technician, 100%      Ray Tavares - Valve Technician, 100%

2. Summarize each person's specialized education:

WWS provides a training program that helps our team members maintain their skill levels as well maintaining the necessary licenses and certifications. Please refer to the attached resumes for more information

3. List each person's years of experience relevant to the project:

Our team members are all well experienced with all listed having close to twenty years of experience or more. Please refer to attached resumes for more information.

4. Summarize such experience:

Please see below for summaries. Please refer to attached resumes for more information.

Contractor agrees that personnel named in this Proposal will remain on this Project until completion of all relevant Work, unless substituted by personnel of equivalent experience and qualifications approved in advance by the City.

\*\* Mr. Olson is a Production Manager for Wachs Water Services with 20 years of professional experience in the water industry. He has extensive experience in the start-up, planning and execution of valve and hydrant maintenance programs and has been the project manager on numerous programs for Wachs Water Services.

Mr. Gomez is a Field Supervisor for Wachs Water Services with over 19 years of professional experience in water system condition assessment and rehabilitation.

Mr. Goodness has extensive experience in condition assessment, leak detection and repairs. He is also has experience working with different systems such as military bases, public contractors, and city utility departments in both potable and waste water.

Mr. Tavares is a certified Operator for Wachs Water Services with professional experience in water system condition assessment and rehabilitation.

**Additional Contractor's Statements:**

If the Contractor feels that there is additional information which has not been included in the questionnaire above, and which would contribute to the qualification review, it may add that information in a statement here or on an attached sheet, appropriately marked:

Wachs Water Services has been providing the City of Norco assessments and repairs on their valves and hydrants since 2014. We hope to receive a positive outcome of our submittal and we look forward to our continued successful relationship with the City.

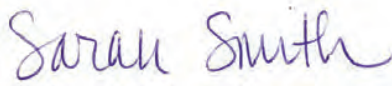
---

**C. Verification and Execution**

These Forms shall be executed only by a duly authorized official of the Contractor:

I declare under penalty of perjury under the laws of the State of California that the foregoing information is true and correct:

Name of Contractor Xylem Dewatering Solutions Inc., dba Wachs Water Services

Signature 

Name Sarah Smith

Title Services District Manager

Dated 7/14/2025



CONTRACTORS  
STATE LICENSE BOARD  
ACTIVE LICENSE



License Number **826400** Entry CORP

Business Name XYLEM DEWATERING SOLUTIONS  
INC

Classification(s) C61/D21

Expiration Date 10/31/2025

[www.csib.ca.gov](http://www.csib.ca.gov)



## PETER OLSON, JR.

### PROJECT MANAGER

#### CERTIFICATIONS/REGISTRATIONS

- Wachs Certified Project Manager
- Field Operations Classroom Trained and Certified Trainer
- Wachs Certified Operator and Crew Chief
- Truck Safety, Equipment and Inspection Training
- Trimble Operation and Data Management Training
- Confined Space Entry Certification
- First Aid/CPR Certification
- Flagger Certification
- PMP Trained
- Hydrant Flushing / Flow Trained
- 10 Hour OSHA Training Certification
- 30 Hour OSHA Training Certification

#### PROFESSIONAL SUMMARY

Mr. Olson is a Production Manager for Wachs Water Services with over 20 years of professional experience in the water industry. He has extensive experience in the start-up, planning and execution of valve and hydrant maintenance programs and has been the project manager on numerous programs for Wachs Water Services.

#### PROJECT EXPERIENCE

Mr. Olson has extensive experience in the start-up, planning and execution of valve and fire hydrant maintenance programs and has been the Project Manager for numerous valve and fire hydrant repair and highly technical large valve repair programs. Peter is an expert in the use and maintenance of valve and fire hydrant operating equipment and valve operating procedures and processes.

##### Valve and Hydrant Assessment Experience

Mr. Olson has inspected, audited and exercised thousands of valves from 1-inch ball valves to 72-inch gate, butterfly and cone valves. He is an expert at the use and application of valve operators, torque limits on specific valves and operating characteristics of different types of valves. Mr. Olson has specific expertise in the operation of large and high-torque valves.

##### Equipment and Mobilization Experience

Mr. Olson is an expert at fitting out rolling stock with the right equipment to do the specific job. He has experience in building multiple valve and fire hydrant exercising trucks in order to service utilities.

##### Repair and Mechanical Experience

Mr. Olson has extensive experience in valve repairs that includes small gate valves, large geared gate valves, cone valves, valve structure repairs (roadway boxes and vaults) and fittings.

Mr. Olson has been involved in many valve and hydrant assessment and repair programs. His experience includes the following:

- Flint, MI - Valve and Hydrant Assessment
- Halifax, NS - Large Valve Repair
- Norco, CA - Hydrant Flow Testing
- Lake Zurich, IL - Valve Assessment
- Montrose, CO - Valve Assessment
- Corpus Christi, TX - Pipeline Condition Assessment Program
- Canton, OH - Valve Assessment Program
- Corona, CA - Valve Assessment Program
- Aqua, IL - Valve Assessment Program
- St. Joseph, MI - UDF Program
- Cornwall, ON - Valve Assessment Pilot Program
- Austin, TX - Hydrant Assessment and Repair Program
- Oxnard, CA - Valve and Hydrant Assessment Program
- Henrico County, VA - Valve and Hydrant Assessment and Repair Program
- Charlotte Mecklenburg Utilities, NC - Valve Assessment Program
- Raleigh, NC - Valve Assessment and Rehabilitation Program
- Wilson, NC - Valve Assessment Program
- Eastern Municipal Water, CA - Valve Assessment Program
- Nipomo, CA - Valve Assessment Program

## MIGUEL GOMEZ

### FIELD SUPERVISOR/CREW CHIEF

#### CERTIFICATIONS/REGISTRATIONS

- Water Technology Certificate, Mt. San Jacinto College, CA
- OSHA 10-Hour
- First Aid/CPR/AED
- California Water Distribution Operator Level 2
- Certified Crew Chief

#### PROFESSIONAL SUMMARY

Mr. Gomez is a Field Supervisor for Wachs Water Services with over 19 years of professional experience in water system condition assessment and rehabilitation.

#### EXPERIENCE

Mr. Gomez is a certified as Crew Chief and has extensive experience in asset management and condition assessment, leak detection, and repairs. He is also experienced working in different systems such as military bases, public contractors, and city utility departments in both potable water and wastewater. His broad understanding of water distribution systems is the result of having held a variety of positions in the industry. Mr. Gomez is skilled in managing projects in a timely manner, meeting deadlines, and preparing for successful day-to-day operations while never losing focus on the importance of crew safety. In addition to his expertise in the field, he is very successful in managing, analyzing, and interpreting field-collected data. As well, Mr. Gomez has led crews and provided field supervision for many asset management and condition assessment projects and programs. Below are a few select projects and program references.

- Valve and Hydrant Inspection Multi-Year Program, Corona, CA
- Fire Hydrant and Isolation Valve Assessment Program, Norco, CA
- Valve Assessment Program, Phoenix, AZ
- Large Valve Assessment Project, San Diego, CA
- Pipeline Condition Assessment Project, Water One, Johnson County, KS

## SAM GOODNESS

### VALVE TECHNICIAN

#### EDUCATION

- B.A., Sociology, University of Hawaii (2001)

#### CERTIFICATIONS/REGISTRATIONS

- CA Water Distribution Operator, Grade D2, Operator License #41849
- CA Water Treatment Operator, Grade T2 – Operator License # 41146
- First Aid/CPR/AED
- Confined Space Entry and Non-Entry Rescue
- Flagger Certification
- OSHA 10-Hour
- Truck Safety, Equipment, and Inspection Training
- Certified Water Operator and Crew Chief
- AWWA Backflow Prevention Assembly Tester Certification #18239

#### PROFESSIONAL SUMMARY

Mr. Goodness is a Crew Chief for Wachs Water Services with over 22 years of professional experience in water system condition assessment and rehabilitation experience. Overview of person's professional experience, including years of experience. Mr. Goodness has extensive experience in condition assessment, leak detection and repairs. He is also has experience working with different systems such as military bases, public contractors, and city utility departments in both potable and waste water.

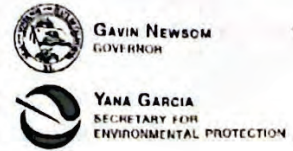
Mr. Goodness has a broad understanding of water distribution systems. He is skilled in managing projects in a timely manner, meeting deadlines and preparing for successful day-to-day operations while never losing focus of the importance of crew safety. Among other important skills, Mr. Goodness is very successful managing, analyzing, and interpreting field collected data.

#### PROJECT EXPERIENCE

Mr. Goodness has been involved in leading crews for many asset management and condition assessment projects and programs. Below are a few select projects and program references.

- Fire Hydrant Inspection Program, Beverly Hills, CA
- Valve Assessment Program, Camrosa Water District, CA
- Valve Assessment Program, Project Title, City, State (or Country, if applicable)
- Valve Assessment Program, Flint, MI
- Sahara® Inline Tethered Inline Inspection, Fullerton, CA

- Valve Assessment and Repair Program, Fulton County, GA
- Valve Assessment and Repair Program, Gwinnett County, Ga
- Valve Inspection Program, Middlesex, NJ
- Valve Assessment Project, EPCOR, AZ
- Sahara Inline Tethered Inspection Project, San Diego, CA
- Reclaimed Water System Valve Assesemnt Project, San Jose, CA



# State Water Resources Control Board

July 12, 2024

**Samuel L. Goodness**  
280 Del Mar Ave Unit B  
Costa Mesa, CA 92627

Grade: D2  
Operator: 27129

**Subject: Distribution Certification**

Your certification has been approved. Below is your ID card. This is official notice of your certification. Your next renewal is due **8/1/2027**.

If you have any questions regarding your renewal status, you may contact us at the number below.


Drinking Water Operator Certification Program

---

State Water Resources Control Board  
Drinking Water Operator Certification Program  
P. O. Box 944212, Sacramento, CA 94244-2120  
Phone: (916) 449-5611

Internet Address: [http://www.waterboards.ca.gov/drinking\\_water/certlic/occupations/DWopcert.shtml](http://www.waterboards.ca.gov/drinking_water/certlic/occupations/DWopcert.shtml)

### Receipt and Pocket ID Card

State of California		
State Water Resources Control Board		
This verifies that the individual named below has paid the appropriate fee and is a certified <b>Water Distribution Operator</b>		
Name:	<b>Samuel L. Goodness</b>	
Level:	Grade D2	Operator #: 27129
Expires:	12/1/2027	Fee Paid: \$ 60
Due:	8/1/2027	
Signature:	_____	

Please sign card.

## RAY TAVARES

### VALVE TECHNICIAN

#### CERTIFICATIONS/REGISTRATIONS

- Wachs Water Services and Pure Technologies Certified Water Operator
- OSHA 10-Hour Construction Program Certified
- Truck Safety, Equipment, and Inspection Training
- Flagger Certification
- Certified in Safety, CPR and First Aid
- Confined Space Entry and Non-Entry Rescue
- SWRCB - D2 Certification, 11/19

#### PROFESSIONAL SUMMARY

Mr. Tavares is a certified Operator for Wachs Water Services with professional experience in water system condition assessment and rehabilitation.

#### PROJECT EXPERIENCE

Mr. Tavares has been involved in many in valve and hydrant assessments. His experience includes the following:

- Corona, CA - Valve and Hydrant Assessments
- Norco, CA - Valve and Hydrant Assessments
- Gwinnett County, GA - Valve Assessments
- Houston, TX - Valve Assessments
- San Jose, CA - Valve Assessments
- Fulton County, GA - Valve and Hydrant Assessments
- Steubenville, OH - Valve Assessments
- Phoenix, AZ - Valve and Hydrant Assessments
- Camarillo, CA - Valve Assessments
- Gillette, WY - Valve Assessments
- Pacheco Clara/Gilroy, CA - AFO Conduit
- Kings Bay, GA - Sahara
- Fullerton, CA - Sahara (Michael Baker International)
- San Diego, CA - Sahara (City of San Diego)

**State of California**  
**State Water Resources Control Board**

IN ACCORDANCE WITH DIVISION 104, PART 1, CHAPTER 4, ARTICLE 3  
OF THE HEALTH AND SAFETY CODE

**Raymond N. Tavares**

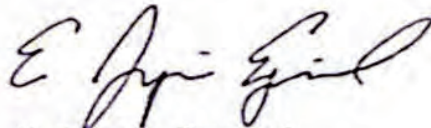
IS AUTHORIZED TO OPERATE OR SUPERVISE THE OPERATION OF A WATER DISTRIBUTION SYSTEM  
AND IS HEREBY GRANTED THIS CERTIFICATE FOR

**Water Distribution Operator**

**Grade D2**

Operator Number: 52376

Issued  
November 2019



**E. Joaquin Esquivel**  
Chair



## Trevor Heburn

### GIS MANAGER

#### EDUCATION

- B.A. Geography, Geography, Clark University, Worcester, MA, 2009
- M.A. Geography, GIS for Development and Environment, Clark University, Worcester, MA, 2011

#### CERTIFICATIONS/REGISTRATIONS

- ESRI Trimble Certified Training for GPS Mapping for GIS with Terrasync and Pathfinder Office
- GIS/GPS and Mapping Software: ArcGIS 10.x, ArcGIS Pro, PowerBI, Arcview 3.x, ArcGIS Server, ArcSDE, AutoCAD Map, Arc Info, ArcPad, ERDAS Imagine, IDRISI, Quantum GIS, SQL Developer, GDAL/OGR, Google Earth, PostGIS, PeopleGIS, (x)html, JavaScript, Python, Visual Basic, Pathfinder Office, Hansen, Trimble GeoXH units
- Business Software: Microsoft Office Suite

#### PROFESSIONAL SUMMARY

Mr. Heburn is a GIS Manager for the Wachs Water Services and Pure brands at Xylem. He has 17 years of practical experience with GIS. He has extensive experience analyzing, working with, and improving municipal GIS. He has used his knowledge of GIS on a wide range of projects including the mapping of water distribution and land change analyses. He has led a team of analysts for 5 years and currently manages a team of 25.

#### PROJECT EXPERIENCE

##### *GIS Experience*

Mr. Heburn manages all analysts and information for Pure Technologies and Wachs Water Services projects. He has a long history of utilizing GIS to maximize efficiency in the field, recording and researching discrepancies, and concisely reporting findings. He has a great deal of training in geographic information systems and leverages his training to provide high quality data and analyses and ensures all analysts uphold a high standard of work. He stays involved with updates and new products to ensure the highest quality information can be provided.

##### *Systems Integration Experience and Process Development*

Mr. Heburn has considerable knowledge and expertise in dealing with and utilizing large databases. He uses Microsoft Office Suite and ArcGIS to streamline existing processes and to create new ones. He is an expert at developing data management processes and using their implementation to increase efficiency. Mr. Heburn focuses on both consistent and detail-oriented data management, allowing for development of new methods while maintaining the quality of existing procedures.

### *GPS Experience*

Mr. Heburn has a great deal of experience with GPS, routinely updating, testing, and troubleshooting devices. He is an expert at ensuring GPS is processed according to the specific needs of each project. He is experienced using GPS as a tool to enhance the GIS systems he works with and to develop advanced quality control procedures.

### *Water Distribution Systems Experience*

Mr. Heburn has a great deal of knowledge regarding water systems, having had experience working directly for municipalities as well as for Wachs Water Services and Pure Technologies at Xylem. He manages the data for all Wachs and Pure projects and works closely with each customer to ensure their needs are met. He has experience in the field, conducts site visits while crews are working, and has a great deal of knowledge regarding the inner workings of hydrants, valves, and water systems. He maintains good communication with field crews, so issues are addressed as soon as possible.

Mr. Heburn has been involved in many projects. His experience includes the following:

- *Information Management for all Wachs Water Services and Pure Technologies projects 2020-Current for Wachs, 2021 - Current for Pure*
- *Management of Analysts for all Wachs Water Services and Pure Technologies projects 2020-Current, 2021 - Current for Pure*
- *WSSC - Large/ARV Assessment Program 2013 - Current*
- *Tucson UDF 2021 - Current*
- *SWBNO 2021 - Current*
- *KCMO 2020 - Current*
- *DeKalb County 2021 - Current*
- *Gwinnett County 2020 - Current*
- *Howard County 2012 - 2021*
- *Baltimore 2020 - Current*
- *Charles County 2016 - Current*
- *Corona, CA 2018 - Current*
- *Norco, CA 2018 - Current*
- *Quality Control Supervision 2017 - Current*

## CONTRACTOR EXPERIENCE

Contractor is required to have successfully performed water valve and hydrant assessment, rehabilitation and information management work for a minimum of five (5) years and submit references for three (3) projects. The three projects must meet the following criteria:

- Completion of at least 25,000 valves (not including hydrant isolation valves).
- Completion of at least 50,000 mainline valves (not including hydrant isolation valves) and 1,000 valves that are 20inch and larger.
- Completion of at least 25,000 sub-meter, post processed GPS positions on water valves or hydrants.

1. Contact Name City of Norco  
Address 2780 Clark Avenue  
Norco, CA 92860  
Phone Number 951-270-5607  
Contact Person Sam Nelson  
Dates of Contract 2014 to 2025  
Value of Contract \$150,000 per year

2. City Name City of Corona  
Address 755 Public Safety Way  
Corona, CA 92882  
Phone Number 951-736-2234  
Contact Person Gene Silvas  
Dates of Contract 2011 to Present  
Value of Contract \$165,000 per year

3. City Name Kansas City, MO Water Services Department (KCMO)  
Address 4800 E 63rd Street  
Kansas City, Mo 64130  
Phone Number 816-585-9282  
Contact Person Jason Wright  
Dates of Contract 2011 to Present  
Value of Contract \$1,300,000 per year

I hereby certify that I have performed the work listed above.

Sarah Smith  
Signature of Contractor



# INDUSTRIAL SAFETY RECORD

(To be Completed and Submitted with Contractor's Proposal)

Number of OSHA Violations within the last 5 years (must state zero if none):

     Serious         Willful         Repeat         Other         Unclass      0   Total

Xylem Dewatering Solutions Inc., dba Wachs Water Services  
Firm Name (Print)

*Sarah Smith*

Signature

Sarah Smith, Services District Manager  
Name and Title (Print)

6/14/2025  
Date

OSHA's Form 300 (Rev. 01/2004)

Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Year 2024



U.S. Department of Labor  
Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name Xylem Dewatering Solutions, Inc.

City Bridgeport State NJ

Identify the person				Describe the case		Classify the case																	
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:						Enter the number of days the injured or ill worker was:						Check the "injury" column or choose one type of illness:					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)												
								Job transfer or restriction	Other recordable cases	(K)	(L)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses						
						(G)	(H)	(I)	(J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)						
1	Antonio Brown	Field Service	5/30	Public Highway	Vehicle Accident - Hit from Behind		X			1		X											
3	Andrew Guastella	Driver	8/14	Shop Yard	Tripped over hoses on the ground in yard - right ankle sprain			X			15	X											
4	Ronaldo Wfisswell	Field Service	8/14	Customer site	Bumped head on pump frame				X			X											
2	Andrew Wells	Service Tech	10/11	Branch yard	Cut to right finger caused by pump trailer and stationary jack				X			X											
<b>Page totals</b>						0	1	1	2	1	15	4	0	0	0	0	0						

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Page	1 of 1	Injury	(1)	Skin Disorder	(2)	Respiratory Condition	(3)	Poisoning	(4)	Hearing Loss	(5)	All other illnesses	(6)
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**Elizabeth Caracino, ARM**  
Vice President

Marsh USA Inc.  
1166 Avenue of the Americas  
New York, NY 10036-2774  
+1 212 345 2008  
elizabeth.d.caracino@marsh.com  
www.marsh.com

August 15, 2024

**Subject: Xylem Inc.  
Interstate Experience Modification Factors**

To Whom It May Concern:

Please be advised that Xylem Inc.'s Interstate Experience Modification Factors (EMR) for the past six years are as follows:

<b><u>Policy Period</u></b>	<b><u>EMR</u></b>
10/31/24 – 10/31/25	.80
10/31/23 – 10/31/24	.74
10/31/22 – 10/31/23	.82
10/31/21 – 10/31/22	.90
10/31/20 – 10/31/21	.83

The Experience Modification of .74 goes into effect on October 31, 2024.

Sincerely,

*Elizabeth Caracino*

Elizabeth Caracino