



PRECISION
FLOWLINE

FIX PONDING. REDUCE RISK. PROTECT ASSETS.

**PROJECT
REPORT**

Prepared for the
City of Seguin, TX

April 2026

*PW Zipper 160
160-9000-703000*

Casey Penland,
Regional Manager

c: (336) 870-5602

c.penland@precisioninfrastructuremgmt.com

EXECUTIVE SUMMARY

Precision Flowline provides a cost-effective, patented solution for eliminating ponding issues that degrade infrastructure, create accessibility challenges, and increase liability risks. Our proprietary ponding mitigation method reduces standing water by 90 – 95%, extending asset life without the need for costly demolition or full reconstruction. At the request of the City of Seguin, Precision Infrastructure Management (PIM) conducted a **topographical feasibility analysis** using survey-grade equipment and in-house ponding modeling. Our analysis identified six sites suitable for our mitigation process. The infrastructure is in good structural condition, making these locations **ideal candidates for repair** using our patented technique.



SITE	LOCATION	PRICE	ESTIMATED SAVINGS	REPLACEMENT COST	EST. COMPLETION TIME (HOURS)	LINEAR FEET
1	108 N Leonard Ln	\$14,090	\$1,910	\$16,000	36	200
2	2186 Pioneer Pass	\$10,939	\$3,461	\$14,400	20	180
3	4025 Lily Glade Ln	\$3,244	\$3,636	\$6,880	6	86
6	556 Silva St	\$11,137	\$3,903	\$15,040	26	188
		\$39,411	\$12,909	\$52,320	88	654

**SOLE
SOURCE**
APPROVED



Key Benefits of This Solution

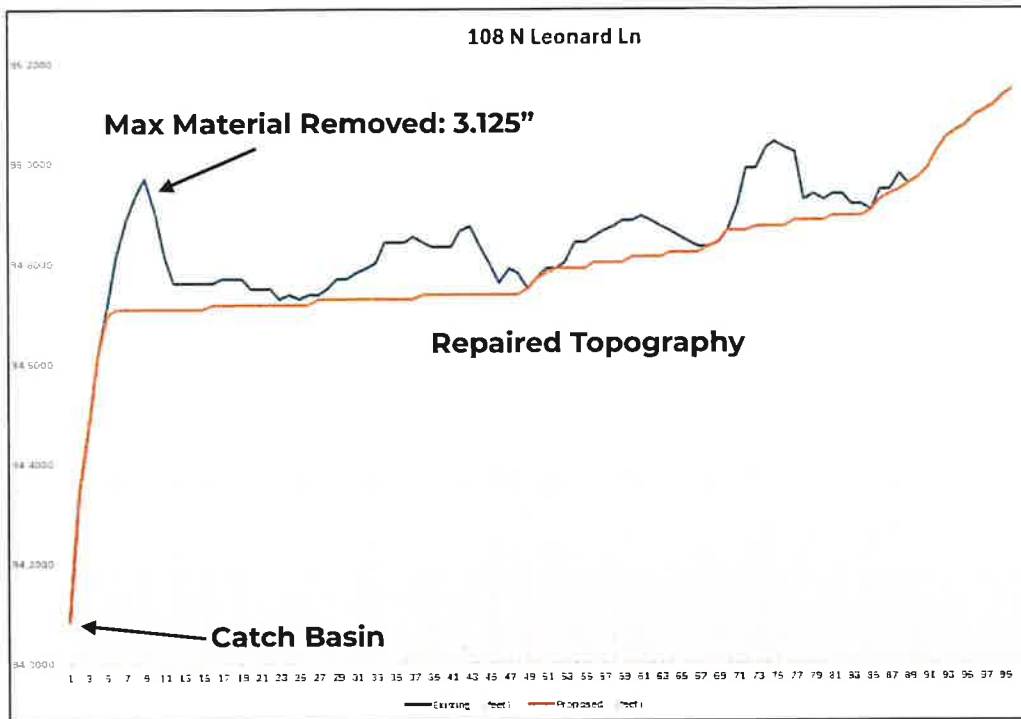
- **Cost Savings:** Estimated **\$12,909 savings** compared to \$80/LF replacement cost. Savings does not include driveway replacement costs.
- **Minimal Disruption:** Repairs can be completed in **11 workdays**, keeping streets and intersections open without heavy equipment.
- **Sustainability Impact:** Reduces **waste and carbon emissions** by avoiding demolition and unnecessary material replacement.
- **Liability Reduction:** Improved accessibility and drainage reduce **risk exposure for pedestrians and vehicles**.
- **Streamlined Procurement:** Sole Source Verification Letter or TIPS Cooperative Piggyback Contract Available

The proposed **fixed-bid pricing** offers flexibility, allowing the City of Orange to select **individual sites or full mitigation**. If accepted, PIM can schedule work immediately, with completion expected within the proposed timeframe. We look forward to working with you to enhance your infrastructure and asset management program. Please reach



SITE 1: 108 N Leonard Ln

GRAPH



The maximum amount of material requiring removal is 3.125 inches at station 9 on the graph above. On average, across the entire Flowline, we will be removing 0.643 inches from the roadway.

The driveway at address 104 will need to be beveled to keep the reveal between .5-1 inches.

The driveway at address 108 will have a reveal of about 1.5-2 inches after new Flowline is created. Driveway cannot be beveled due to deterioration.

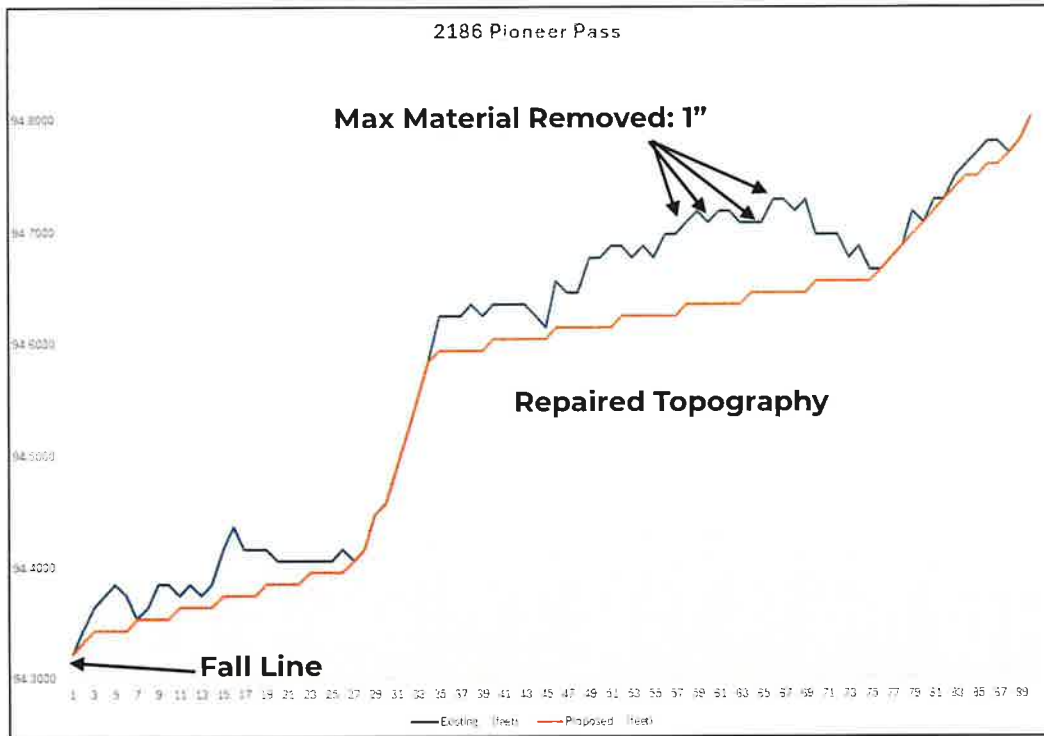


SITE	LOCATION	PRICE	ESTIMATED SAVINGS	REPLACEMENT COST	EST. COMPLETION TIME (HOURS)	LINEAR FEET	REVIEW
1	108 N Leonard Ln	\$14,090	\$1,910	\$16,000	36	200	▲

▲ Traffic Control ▲ Utility Issue ▲ Other

SITE 2: 2186 Pioneer Pass

GRAPH



The maximum amount of material requiring removal is 1 inch at stations 59, 61, 62, 66, 67, & 69 on the graph above. On average, across the entire Flowline, we will be removing 0.375 inches from the roadway.

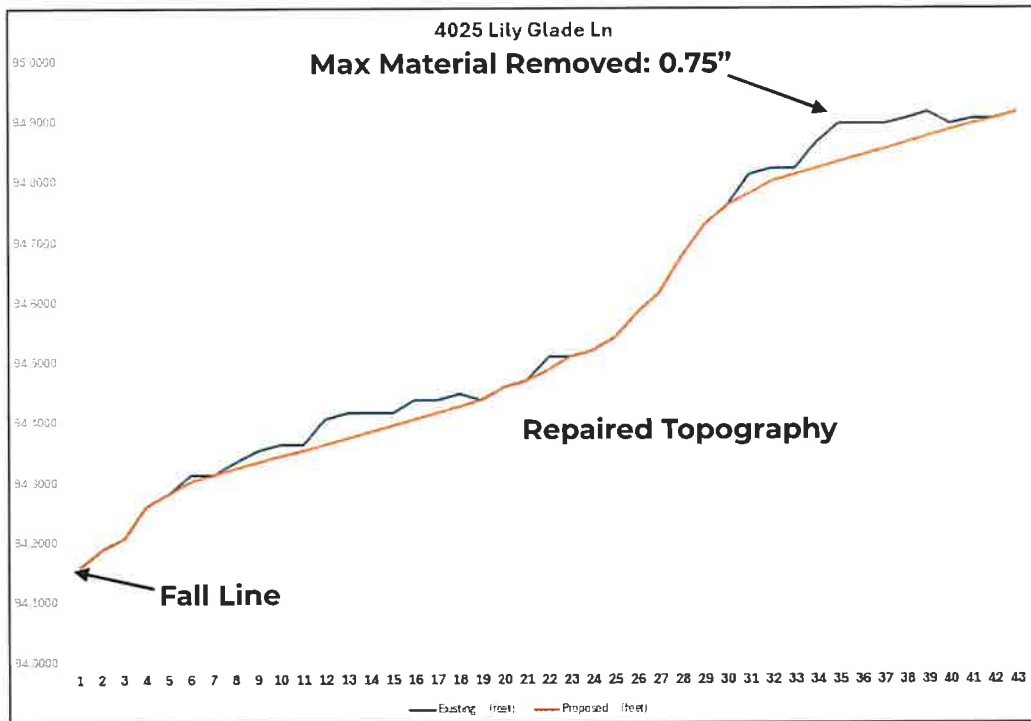
The concrete driveway band at address 2186 will need to be beveled.



SITE	LOCATION	PRICE	ESTIMATED SAVINGS	REPLACEMENT COST	EST. COMPLETION TIME (HOURS)	LINEAR FEET	REVIEW
2	2186 Pioneer Pass	\$10,939	\$3,461	\$14,400	20	180	

SITE 3: 4025 Lily Glade Ln

GRAPH



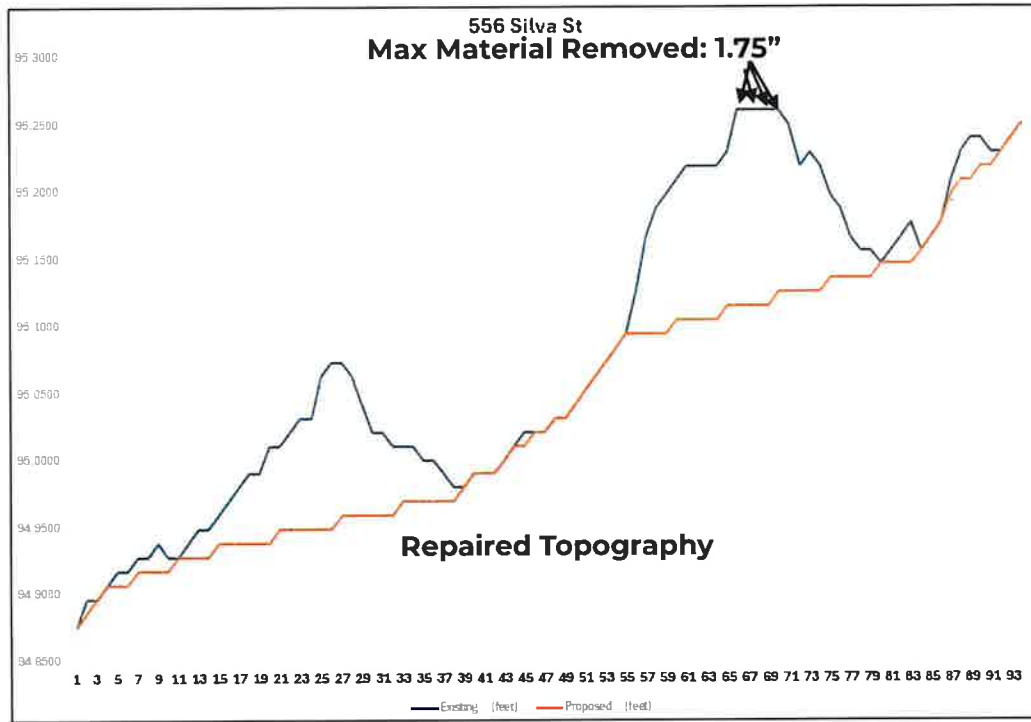
The maximum material removal is about 0.75 inches at station 35 on the graph above. On average, across the entire Flowline, we will be removing 0.125 inches from the roadway.



SITE	LOCATION	PRICE	ESTIMATED SAVINGS	REPLACEMENT COST	EST. COMPLETION TIME (HOURS)	LINEAR FEET	REVIEW
3	4025 Lily Glade Ln	\$3,244	\$3,636	\$6,880	6	86	

SITE 6: 556 Silva St

GRAPH



The maximum amount of material requiring removal is 1.75 inches at stations 66, 67, 68 & 69 on the graph above. On average, across the entire Flowline, we will be removing 0.50 inches from the roadway.



SITE	LOCATION	PRICE	ESTIMATED SAVINGS	REPLACEMENT COST	EST. COMPLETION TIME (HOURS)	LINEAR FEET	REVIEW
6	556 Silva St	\$11,137	\$3,903	\$15,040	26	188	





Driveway Bevel vs No Driveway Bevel



TERMS AND CONDITIONS

1. PIM CS, LLC, d/b/a Precision Infrastructure Management (“PIM”), provides the proposal subject to the terms and conditions set forth in herein (the “Terms”). Acceptance of PIM’s proposal by the customer (the “customer” or “you”) constitutes the agreement by customer to engage PIM in accordance with such proposal and these Terms. Acceptance of PIM’s proposal will occur by the customer providing a purchase order to PIM in respect of the proposed services or by click-through or similar agreement by the parties. PIM will provide ponding mitigation services based on the customer's approved specifications as set forth in the proposal attached to these Terms. These services are designed to address specific service areas identified by the customer. PIM makes no guarantees that the entire property, or any area other than such specific service areas, has been inspected or that all potential ponding issues have been addressed. It is the customer’s responsibility to notify PIM of any specific areas of concern.
2. PIM endeavors to perform ponding mitigation services in a professional and workmanlike manner based on the proposal.
3. While our services are intended to mitigate ponding, natural and man-made factors, including but not limited to heavy rainfall, water saturation, shifts in the ground, or changes in nearby drainage systems, may cause ponding to reappear, and we cannot guarantee that ponds will not reappear after our services are completed. These factors are beyond our control, and PIM is not liable for any claims, losses or damages related to or arising from the occurrence or reoccurrence of ponding or the condition of the property. In the course of performing ponding mitigation services, PIM may encounter flaws or defects within the concrete or asphalt that are not visible or detectable prior to cutting. Such flaws, while uncommon, may include air pockets, voids, or weak points resulting from how the concrete was originally poured. These defects can impact the structural integrity of the concrete and, in some cases, may cause chipping, spalling, or unexpected breakage when cutting occurs. PIM technicians will use commercially reasonable efforts to achieve an aesthetically pleasing result; however, PIM cannot guarantee a flawless appearance or the structural integrity of any area affected by such pre-existing defects. By accepting this proposal, the Customer acknowledges and accepts that PIM is not responsible for the presence of such flaws, nor is PIM liable for any associated costs or obligations to repair or replace affected areas.
4. If PIM is required to halt work due to circumstances outside of its control, including but not limited to delays caused by the Customer, property access issues, third-party interventions, permitting or regulatory disputes, or any other unforeseen interruptions not attributable to PIM, the Customer agrees to compensate PIM for downtime at a rate of \$250 per hour per crew. Time will be calculated in one-hour increments, beginning from the moment work is stopped until PIM is authorized and able to resume operations. If work cannot resume within a reasonable timeframe, PIM reserves the right to demobilize, and additional remobilization fees may apply. By accepting this proposal, the Customer acknowledges this policy and agrees to these terms.
5. The customer shall (a) cooperate with PIM in all matters relating to the services and provide access to the customer's premises and other properties may be reasonably requested by PIM for purposes of performing the services, (b) provide permits, approvals, authorizations or decisions that are reasonably necessary for PIM to perform the services and (c) provide such materials or information as PIM may reasonably request to carry out the services. The customer is responsible for ensuring that PIM has full access to the service area and arranging traffic control, or the customer may engage PIM or its contractors to arrange traffic control. If vehicles or other items prevent access to the service area to be mitigated, PIM will not be responsible for incomplete work or any issues resulting from service areas PIM was unable to access.
6. It is the customer’s responsibility to maintain the mitigated areas after PIM completes the work. Regular maintenance, including inspection and upkeep of drainage systems and surrounding landscapes, is

essential to prevent the reappearance of ponding. PIM shall not be held responsible for any damages or liability arising from the customer's failure to maintain the site post-mitigation.

7. EXCEPT FOR THE WARRANTY SET FORTH IN SECTION 2 ABOVE, PIM MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE SERVICES, INCLUDING ANY (A) WARRANTY OF MERCHANTABILITY, (B) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, (C) WARRANTY OF TITLE; OR (D) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY, WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE.
8. IN NO EVENT SHALL PIM BE LIABLE TO CUSTOMER OR TO ANY THIRD PARTY FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES OR LOSS OF USE, REVENUE OR PROFIT, WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT PIM HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT SHALL PIM'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THESE TERMS, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE AGGREGATE AMOUNT PAID OR PAYABLE TO PIM PURSUANT TO THE PROPOSAL.
9. No guarantee can be made that any of the timelines, estimates, projections, forecasts, business plans and other forward-looking information contained in the proposal will be achieved, and none of PIM or its affiliates or their respective representatives shall have or be subject to any liability or other obligation of any kind or nature to the customer or any person resulting from any timelines, estimates, projections, forecasts, business plans or other forward-looking information provided or made available to the customer or its representatives.
10. PIM is an equal opportunity employer. PIM does not discriminate on the basis of race, color, religion (creed), gender, gender identity, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military or veteran status, in its employment activities or operations. PIM is committed to providing a safe environment for all its employees free from discrimination on any ground and from harassment at work including sexual harassment. PIM will treat all incidents seriously and promptly investigate all allegations of discrimination and harassment. All PIM personnel, contractors and customers are instructed to inform the PIM manager of any allegations of discrimination or harassment, and any person found to have sexually harassed another will face disciplinary action, up to and including termination. All complaints of harassment and discrimination will be taken seriously and treated with respect and in confidence. No one will be retaliated against for making such a complaint. Sexual harassment is unwelcome conduct of a sexual nature which makes a person feel offended, humiliated, and/or intimidated. It includes situations where a person is asked to engage in sexual activity as a condition of that person's employment, as well as situations which create an environment that is hostile, intimidating, or humiliating for the recipient. Sexual harassment may involve one or more incidents, and actions constituting harassment may be physical, verbal, or non-verbal.
11. In accepting any portion of this proposal, if you certify that a job or project is not subject to prevailing wage, and it is later determined to be a prevailing wage job, there will be a 30% upcharge or the calculated additional cost of the wages, whichever is greater. In addition, you will be responsible to reimbursement of any of PIM's actual costs due to the prevailing wage job determination, including but not limited to the attorneys' fees incurred by PIM in connection therewith.
12. Although drawn by PIM, if you agree to this proposal, you agree that – in the event of any dispute over the meaning or application of the proposal or these Terms – be interpreted fairly and reasonably and neither more strongly for nor against either Party.
13. PIM catalogues only those ADA barriers specifically requested by the customer. PIM makes no guarantee or representation that all ADA barriers have been catalogued after the service is completed. Also, it is

recognized that after completion of the service, ADA barriers may and frequently do continue to appear naturally over time due to roots, water, freezing, pipes, and other natural or man-made causes. PIM is not responsible for movement or changes in the sidewalks and is not liable for any related claims, losses, damages, or liabilities pertaining thereto.

14. PIM shall not be liable or responsible to the customer, or be deemed to have defaulted under or breached these Terms, for any failure or delay in fulfilling or performing any of the services when and to the extent such failure or delay is caused by or results from acts beyond PIM's control, including but not limited to, (a) acts of God, (b) flood, hurricane, storm, fire, earthquake, explosion, pandemic or epidemic (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest (d) government order, law, or action, (e) embargoes or blockades, (f) national or regional emergency, (g) strikes, labor stoppages, or slowdowns or other industrial disturbances and (h) telecommunication breakdowns, power outages or shortages, lack of warehouse or storage space, inadequate transportation services or inability or delay in obtaining supplies of adequate or suitable materials.
15. Pricing is valid for 90 days from when PIM sends this proposal, and is based on the volume of work represented in the proposal.
16. The customer shall pay PIM the full amount of each invoice within 30 days of receipt, unless otherwise specified in the invoice, and any late payments may be subject to interest at the prime rate plus 2%. Also, payment of PIM's invoice(s) will be deemed to mean that you have inspected PIM's work and that it was performed to your satisfaction.
17. By acceptance of PIM's proposal, you attest that you have read the proposal and these Terms, understand them completely, and agree to them. You confirm that you are duly authorized to agree to these Terms on behalf of the customer. You authorize PIM to complete the work detailed in this proposal in accordance with PIM's schedule and pricing.
18. The Terms shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to the principles or rules of conflict of laws. The undersigned parties hereby agree that any dispute, action or proceeding arising out of these Terms shall be brought exclusively in any state or federal court located in Arlington, Virginia.