

LL2 Grant Application



Submit completed application to:

Lauren Sampedro

lauren.sampedro@vlawmo.org

Applicant Information:

Organization Name:	The Pines of North Oaks
Project Contact:	Jennifer Morris
Address:	PO BOX PO Box 270811
City/Township, State, Zip:	Vadnais Heights, MN 55127
Phone:	651-429-2223 office / 612-226-0523 cell
Email:	thepines@advtm.com

Project Summary:

ESTIMATED TOTAL PROJECT COST (\$)	\$21,239.95
AMOUNT REQUESTED	\$19,115.96
EXPECTED PROJECT COMPLETION (Month, Year)	June, 2024

PROJECT TYPE:

- ☐ Water Quality Treatment
- ☐ Stormwater Rate and Volume Control
- ☒ Groundwater Conservation
- ☐ Other

If other, please describe

the proposed project: Smart Irrigation Controller Installation

Project Background:

Describe the project location and water resources that will benefit from the project.	The Association has a total of 7 irrigation controllers throughout the 100+ acre community. Five out of the seven irrigation controllers are not on a smart irrigation controller system. The intent is to upgrade the remaining 5 controllers to assist in saving on water consumption, optimize on reduction for maintenance costs and control overall water usage.
What issues will be addressed with this project?	

Project Background: Continued

Provide estimated water quality results, stormwater rate/volume reduction, or groundwater conservation benefits associated with the project.	I have included a water usage report to assist in showing how much water has been used / cost from 2021-2023. The smart controllers are expected to result in reduction of groundwater usage over the 100+ acra community.
Describe the public education and outreach efforts or signage planned for the project.	Association works with the grounds contractor and homeowners on any irrigation issues and concerns. Grounds contractor conducts inspections throughout the season to assist in pro-active measures to identify leaks, over/under watering areas. Once the project is completed, the Association would welcome to assist/advertise the results with the community, including NOHOA.
List or describe any partnerships or other forms of support for the project, including external funding sources.	The Pines received grant funding from Vlawmo in 2017 to install two smart irrigation controllers. The DNR also supports reducing groundwater consumption in the North and East metro and this would aid in the regions water conservation goals.

Project Specifications:

TOTAL PROPERTY AREA (Acres)	100+ acres	Total PROJECT SIZE (Sq Ft)	99 single family community
IMPERVIOUS AREA DRAINING TO PROJECT (Sq Ft):	n/a	PERVIOUS AREA DRAINING TO PROJECT (Sq Ft):	n/a

Required Attachments:

- ⇒ Detailed final plan set of the proposed project that includes the estimated, quantitative outcomes of the project.
- ⇒ At least 2 bids for construction of proposed project.
- ⇒ Detailed project budget estimate with itemized materials and costs that equal the total project cost.

Irrigation System Range

System Location	# of Homes	# of Zones
Pine Cone	8	15
White Pine + Hawthorne Ct	20	27
Buchel Heights	13	18
Marsh Ridge	4	6
Larch Lane	17	24
Pine Rd	11	15
Knoll and Pearson	23	24

**The Pines of North Oaks
2024 Irrigation Smart Controller Bids**

	Horticulture Services	Williston Irrigation	Williston Irrigation	Global Irrigation Solutions	Prescription Landscape
Product Type	Weathermatic	Weathermatic	Hunter ICC2	RainBird ESP	RainBird ESP
Wire System	2-wire	2-wire	n/a	2-wire	2-wire
Master Valve / Flow Sensors	YES	YES	YES	YES	YES
Pine Cone Road	\$4,584.35	\$4,446.82	\$4,357.88		
Marsh Ridge	\$4,351.30	\$4,220.76	\$4,136.34		
Knoll / Pearson	\$5,100.21	\$4,947.20	\$4,848.26		
Pine Road	\$3,021.24	\$2,930.60	\$6,147.62		
Buchal Heights	\$4,839.76	\$4,694.57	\$4,600.68		
Total Premium	\$21,896.86	\$21,239.95	\$24,090.78	\$92,000.00	\$ 123,241.09



HORTICULTURE SERVICES

2930 Quant Ave. N
Stillwater, MN 55082
651-433-4338

info@horticultureservices.com
www.horticultureservices.com

Proposal

Customer Purchase Order	Proposal No.	Date
	12778	10/18/2023
Job	Account No.	Terms
The Pines of North Oaks	168	Net 30

Submitted To:

The Pines of North Oaks
1 Pine Road
North Oaks, MN 55127

We propose to furnish the following scope of work. To be billed upon completion, applicable sales tax not included.

This proposal is for the installation of the Weathermatic SmartLink irrigation management system with flow sensing on the remaining five irrigation systems at The Pines of North Oaks that do not currently have Weathermatic. The proposal is split in to five sections below, one for each system. (Note: The Larch Lane and White Pine Rd systems already have Weathermatic SmartLink and are not included in this proposal).

Each individual system includes:

- A Weathermatic SmartLine irrigation controller
- A wireless Weather Sensor
- A Weathermatic Internet Aircard with support for Flow Sensor
- A flow sensor master valve (this is installed underground near the water source and can sense the flow of water, detect leaks and send alerts, and automatically shut the main line water off to stop a leak, among other features)

Following the installation of the Weathermatic irrigation systems, the Weathermatic SmartLink Service Plan will need to be activated for each system in order to use the internet-connected functionality.

This service plan is a continuing annual subscription plan. It has two available tiers:

- Baseline Service Plan with Flow Sensor support: \$432 per year
- Add on the continual warranty: An additional \$72 per year

NOTES:

- Each controller will need its own individual service plan.
- The Weathermatic Service Plan pricing is subject to change if Weathermatic adjusts their pricing.

While people have mixed feelings on warranty plans like this, we do recommend the Weathermatic warranty. HS doesn't get any kickback for it, we just think it is a real benefit for our clients. For the additional \$72 per year, the warranty covers ALL parts of the system up to twice in a 12-month period, for ANY reason. If any part is struck by lightning, vandalized, etc, you will get that replacement part at no charge. The only expense would be the labor involved to install it.

Weathermatic - Pine Cone Rd

This section contains the pricing and details for converting the existing Pine Cone Rd irrigation system to the Weathermatic SmartLink irrigation system with flow sensor master valve.

Description	Quantity	Unit	Price
Controller, Weathermatic SL1600 16-Station w/Weather Sensor Installed	1.00	Ea	1,563.11
Controller, Weathermatic SmartLink Flow Capable Aircard Installed	1.00	Ea	870.12
Flow Control Weathermatic - 1.5" PVC Flow Sensor Assembly	1.00	Ea	1,307.57
Flow Sensor Master Valve Install Labor	6.00	HR	843.55

Price

\$4,584.35

Initial to
Accept

100

Weathermatic - Marsh Ridge

This section contains the pricing and details for converting the existing Marsh Ridge irrigation system to the Weathermatic SmartLink irrigation system with flow sensor master valve.

Description	Quantity	Unit	Price
Controller, Weathermatic SL1600 8-Station w/Weather Sensor Installed	1.00	Ea	1,330.06
Controller, Weathermatic SmartLink Flow Capable Aircard Installed	1.00	Ea	870.12
Flow Control Weathermatic - 1.5" PVC Flow Sensor Assembly	1.00	Ea	1,307.57
Flow Sensor Master Valve Install Labor	6.00	HR	843.55

Price	\$4,351.30
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Initial to
Accept

Weathermatic - Knoll/Pearson

This section contains the pricing and details for converting the existing Knoll/Pearson irrigation system to the Weathermatic SmartLink irrigation system with flow sensor master valve.

Description	Quantity	Unit	Price
Controller, Weathermatic SL4800 24-Station w/Weather Sensor Installed	1.00	Ea	2,078.97
Controller, Weathermatic SmartLink Flow Capable Aircard Installed	1.00	Ea	870.12
Flow Control Weathermatic - 1.5" PVC Flow Sensor Assembly	1.00	Ea	1,307.57
Flow Sensor Master Valve Install Labor	6.00	HR	843.55

Price	\$5,100.21
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Initial to
Accept

Weathermatic - Pine Rd

This section contains the pricing and details for converting the existing Pine Rd irrigation system to the Weathermatic SmartLink irrigation system with flow sensor master valve.

NOTE: Pine Rd already has a Weathermatic controller in place after it was installed in 2022 to replace the existing malfunctioning Hunter controller. As a result, this existing Weathermatic controller does not need to be replaced.

Description	Quantity	Unit	Price
Controller, Weathermatic SmartLink Flow Capable Aircard Installed	1.00	Ea	870.12
Flow Control Weathermatic - 1.5" PVC Flow Sensor Assembly	1.00	Ea	1,307.57
Flow Sensor Master Valve Install Labor	6.00	HR	843.55

Price	\$3,021.24
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Initial to
Accept

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Weathermatic - Buchal Heights

This section contains the pricing and details for converting the existing Buchal Heights irrigation system to the Weathermatic SmartLink irrigation system with flow sensor master valve.

Description	Quantity	Unit	Price
Controller, Weathermatic SL1620 20-Station w/Weather Sensor Installed	1.00	Ea	1,818.52
Controller, Weathermatic SmartLink Flow Capable Aircard Installed	1.00	Ea	870.12
Flow Control Weathermatic - 1.5" PVC Flow Sensor Assembly	1.00	Ea	1,307.57
Flow Sensor Master Valve Install Labor	6.00	HR	843.55

Price	\$4,839.76	Initial to Accept
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Accepted:

The Pines of North Oaks

Date

Terms & Conditions

- Pricing Valid for 60 days
- When excavation is required, the contractor is responsible for having public utilities marked.
- Locating and marking of private utilities is the responsibility of the customer. Contractor is not responsible for damage to unmarked private utilities such as underground dog fences or private electrical wires.

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The Pines of North Oaks

Hunter Controller Bid

Location: 1 Pine Rd
North Oaks, MN 55127

Scope of Work: To replace controllers with smart Hunter Centralus controllers capable of flow sensing and online monitoring. Also, all the flow sensing components and rain sensors at each site.

Product each site will be equipped with:

- Hunter ICC2 Centralus controller that fits each site's zone count
- On-site rain sensor
- ICC2 LTE Communication module – to give controller cellular capability
- Flow sensor
- Master valve

Yearly cost for Hunter Centralus module for each controller - \$106.00/year or \$10.00/month

All Hunter products come with a 5-year warranty.

Hunter smart controllers use local weather stations to predict weather before the watering cycle.

P.O. Box 64
Cedar, MN 55011

763-286-9781
Info@willistonirrigation.com

Pine Cone Road

- Hunter ICC2 8 station controller
- 8 station module
- ICC2 LTE Communication Module
- Rain sensor
- Flow sensor

Total price installed - **\$4,357.88**

Marsh Ridge

- Hunter ICC2 8 station controller
- ICC2 LTE Communication Module
- Rain sensor
- Flow sensor

Total price installed - **\$4,136.34**

Knoll/Pearson

- Hunter ICC2 8 station controller
- 2 - 8 station modules
- ICC2 LTE Communication Module
- Rain sensor
- Flow sensor

Total price installed - **\$4,848.26**

P.O. Box 64
Cedar, MN 55011

763-286-9781
Info@willistonirrigation.com

WILLISTON IRRIGATION

Pine Road

- Hunter ICC2 8 station controller
- 2 Wire Module
- 15 EZ Decoders
- ICC2 LTE Communication Module
- Rain sensor
- Flow sensor

Total installed - **\$6,147.62**

Buchal Heights

- Hunter ICC2 8 station controller
- 8 station module
- 4 station module
- ICC2 LTE Communication Module
- Rain sensor
- Flow sensor

Total price installed - **\$4,600.68**

Acceptance

Date

P.O. Box 64
Cedar, MN 55011

763-286-9781
Info@willistonirrigation.com

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The Pines of North Oaks

Weathermatic Controller Bid

Location : 1 Pine Rd
North Oaks, MN 55127

Scope of Work: To replace controllers with smart Weathermatic controllers capable of flow sensing and online monitoring. Also, all the flow sensing components and weather stations at each site.

Product each site will be equipped with:

- Weathermatic controller that fits each site's zone count
- On-site weather station
- Aircard – to give the controller cellular capability
- Flow sensor
- Master valve

Yearly cost for the Weathermatic Aircard with flow sensing for each controller: **\$432.00/year**

All Weathermatic products come with a 2-year warranty.

Weathermatic smart controllers rely on the on-site weather sensor to make changes to run time.

P.O. Box 64
Cedar, MN 55011

763-286-9781
Info@willistonirrigation.com

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WILLISTON IRRIGATION

Pine Cone Road

- Weathermatic SL1600 16 Station Controller
- Weather Sensor
- Aircard
- Flow Sensor – 1.5”
- Master Valve

Total price installed - **\$4,446.82**

Marsh Ridge

- Weathermatic SL1600 8 Station Controller
- Weather Sensor
- Aircard
- Flow Sensor – 1.5”
- Master Valve

Total price installed - **\$4,220.76**

Knoll/Pearson

- Weathermatic SL4800 24 Station Controller
- Weather Sensor
- Aircard
- Flow Sensor – 1.5”
- Master Valve

Total price installed - **\$4,947.20**

P.O. Box 64
Cedar, MN 55011

763-286-9781
Info@willistonirrigation.com

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WILLISTON IRRIGATION



Pine Road

- Weather Sensor
- Aircard
- Flow Sensor – 1.5”
- Master Valve

Total price installed - **\$2,930.60**

Buchal Heights

- Weathermatic SL1620 20 Station Controller
- Weather Sensor
- Aircard
- Flow Sensor – 1.5”
- Master Valve

Total price installed - **\$4,694.57**

Acceptance _____ Date _____

P.O. Box 64
Cedar, MN 55011

763-286-9781
Info@willistonirrigation.com

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Global Irrigation Solutions

Water Resource Consulting

This Service Agreement ("Agreement") is being made between The Pines of North Oaks Homeowners Association 1 Hawthorne Court, North Oaks, MN 55127 (Herein referred to as "You" or "Your" or "Client") and Global Irrigation Solutions, LLC. (Herein referred to as "We" or "Our"). The Pines of North Oaks Homeowners Association may also be referred to as "Party" or together as the "Parties". This Agreement will become effective on the date of signed acceptance ("Effective Date").

1) Services

We agree to perform the services ("Services") listed in this Section 1a. The Parties acknowledge that their obligations pursuant to this Agreement serve as good and valuable consideration for this Agreement.

a) Services

- i) We will replace seven (7) existing irrigation controllers with three Rainbird ESP LXIVM 2-wire controllers and four Rainbird ESP LXME2Pro controllers including master valves and flow sensors and other components to ensure operation of (no more than) 129 irrigation valves (zones).

b) Materials

- i) 3ea. Rainbird ESP LXIVM controller with IQ communication cartridge
- ii) 4ea. Rainbird ESP LXME2Pro controller with IQ communication cartridge
- iii) 7ea. Rainbird PEB master valve
- iv) 7ea. Rainbird flow sensor
- v) 3ea. Rainbird IVMSOL
- vi) 3ea. Rainbird IVMSEN
- vii) 66ea. Hunter DC latching solenoid
- viii) 66ea. Rainbird IVMOUT

2) Compensation

- a) Total Estimated Cost of the Services: **\$92,000.00** plus applicable sales tax*

*This job will require a 50% deposit prior to ordering the materials

3) Expenses

We will be reimbursed by You for any reasonable and necessary additional expenses incurred in providing the Services detailed above should unseen issues arise in performance of the Services listed above. You must pre-approve all expenses.

4) Payment

Invoiced amounts are due upon receipt of the invoice. Payment may be made by Check, direct EFT, or Credit Card. Check payments must be made to:

Global Irrigation Solutions, LLC.
12090 N Thornydale Road

Be Better!

12090 N Thornydale Rd. Suite 110, PMB 318, Marana, AZ 85658

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Global Irrigation Solutions

Water Resource Consulting

Suite 110, PMB 318
Marana, AZ 85658

5) Term

The term of this Agreement is [six] (6) months from the Effective Date, unless terminated earlier for other reasons available in this Agreement.

6) Termination

- a) If either Party wants to terminate the Agreement before the termination date, they must provide the other Party a seven (7) day written notice. If You terminate the Agreement before the Services have been completed, You will be liable to Us for a pro rata share of the total cost of the Services as outlined in Section 2.
- b) This Agreement will automatically terminate when both Parties have performed all of their obligations under the Agreement and all payments have been received.

7) Relationship of the Parties

- a) No Exclusivity. The Parties understand that this Agreement is not an exclusive arrangement. The Parties agree that they are free to enter into other similar agreements with other parties.
- b) Independent Contractors. The Parties to this Agreement are independent contractors. Neither Party is an agent, representative, partner, or employee of the other Party.

8) Waiver

Neither Party can waive any provision of this Agreement, or any rights or obligations under this Agreement, unless agreed to in writing by the Parties. If any provision, right, or obligation is waived, it's only waived to the extent agreed to in writing

9) Amendments

This Agreement may be modified as needed. To make a modification, the Parties have to agree to the modification in writing (an "Amendment"). The terms of this Agreement will apply to any Amendment the Parties make.

10) Assignment

The Parties may not assign the responsibilities that they have under this Agreement to anyone else unless both Parties agree to the assignment in writing

11) Dispute Resolution

- a) Negotiation. In the event of a dispute, the Parties agree to work towards a resolution through good faith negotiation.
- b) Mediation/Arbitration. If negation is unsuccessful, either Party may initiate mediation or binding arbitration in the State of Florida.



Global Irrigation Solutions

Water Resource Consulting

- c) Litigation and Choice of Law. If litigation is necessary this Agreement will be interpreted based on the laws of the State of Florida, regardless of any conflict of law issues that may arise. The Parties agree the dispute will be resolved at a court of competent jurisdiction in the State of Florida.
- d) Attorney's Fees. In the event mediation is required, the prevailing party, will be able to recover its attorney's fees and other reasonable costs for a dispute resolved by binding arbitration or litigation.

12) Entire Agreement

This Agreement puts the Parties entire understanding of the Services to be performed and anything else the Parties have agreed to in black and white. This Agreement supersedes any other written or verbal communications between the Parties.

13) Severability

If any section of this Agreement is found to be invalid, illegal, or unenforceable, the rest of the Agreement will still stand.

14) Notices

All notices under this Agreement must be sent by email with read receipt, or by certified or registered mail with return receipt requested.

15) Notices must be sent to:

Client	Global Irrigation Solutions, LLC.
The Pines of North Oaks Homeowners Association Attn: Jenniferr Morris PO box 270811 North Oaks, MN 55127	Attn: Jeremy M Mansell 12090 N Thornydale Rd Suite 110, PMB 318 Marana, AZ 85658 jeremy@globalirrigationsolutions.com



January 04, 2024

Quality, Efficiency, Integrity

www.rxlandscape.com

Proposal

Customer:

The Pines of North Oaks
1310 East Highway 96, Suite #214
White Bear Lake, MN 55110

Salesperson: David Eddy

Proposal #: 60310

Service Includes:

Per the recommendations of Craig Otto:

- Install (3) Rainbird ESP-LXD 2-Wire Controllers.
- Install (4) Rainbird ESP-LX12MEF Module Controllers.
- Install (7) Master Valves & Flow Meters.
- Replace (66) Hunter Decoders with Rainbird Decoders.
- Install (7) Rainbird IQ Cards and Set Up Central Control.

- (3) EA Rain Bird ESPLXD
- (4) EA Rain Bird ESP12LXMEF
- (4) EA Rain Bird Expansion Module 8 Station for ESPLX Controller
- (7) EA Pig Tail Power Cord
- (7) Each Irrigation Supplies
- (7) EA IQ 4G Cellular Communication Cartridge w/ 1 Year of Service (USA)
- (66) EA Rain Bird FD-101 Field Decoder 1 station 1 Solenoid
- (66) EA King DryConn DBYN-600 Direct Bury Silicone Tube with Yellow Nut (Bag of 2)
- (132) Each Wire Nut
- (7) Each Rainbird FS150B Flow Sensor
- (7) Each 1-1/2" Flo-Span Coupling
- (3) EA Rain Bird Flow Decoder SD210Turf
- (7) Each 12" Standard Valve Box
- (7) EA Hunter PGV Globe/Angle Valve Plastic 1-1/2 in. w/ Flow Control FIPT x FIPT
- (3) EA Rain Bird FD-101 Field Decoder 1 station 1 Solenoid
- (3) EA King DryConn DBYN-600 Direct Bury Silicone Tube with Yellow Nut (Bag of 2)
- (14) Each Wire Nut
- (7) Each 10" Round Valve Box
- (7) Each 1-1/2" Flo-Span Coupling
- (42) Each 1-1/2" PVC Fitting
- (20) Each Wire Nut

(100) Feet Multistrand Wire
(7) Each 9-Volt Battery
(7) Each Wireless Rain Sensor

Price: \$123,241.09

*Price includes materials, delivery and labor to complete the project. Price does not include applicable sales tax. Owner may pay by credit or debit card but is responsible for all transaction fees charged to Prescription Landscape for the processing of the transaction by credit or debit card.

Signature _____ **Date** _____

Print Name _____

Terms and Conditions

RESPONSIBILITY FOR DAMAGES: Property damaged caused by Contractor's negligence shall be Contractor's responsibility, except that in no event shall Contractor be responsible or liable for any costs or damages, including consequential or incidental damages, which may arise in any way from the services or information provided herein. The Owner shall report all damages to the Contractor within forty-eight (48) hours after discovery of such damage and permit the Contractor the opportunity to review the damages and determine how to make repairs. Owner shall not have the right to hire someone else to do any repair work without first providing written notice via certified, return receipt mail to Contractor and giving Contractor a maximum of thirty (30) days to perform repairs, or a time period that is mutually agreed upon in writing by the Owner and Contractor. This Service Agreement and Contract constitutes the sole obligation of Contractor.

PRICING: Pricing is Valid for 90 days.