

LL2 Grant Application



Submit completed application to:

Lauren Sampedro

lauren.sampedro@vlawmo.org

Applicant Information:

Organization Name:	Advantage Townhome for Three Oaks HOA
Project Contact:	Renaye Harn
Address:	1310 Hwy 96 E. Ste 214
City/Township, State, Zip:	White Bear Lake, MN 55110
Phone:	651-429-2223
Email:	Harn@advtm.com

Project Summary:

ESTIMATED TOTAL PROJECT COST (\$)	\$7,720.00
AMOUNT REQUESTED	\$6,948
EXPECTED PROJECT COMPLETION (Month, Year)	July 2024

PROJECT TYPE:

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

If other, please describe the proposed project:

An irrigation audit and a smart controller for our 28 home HOA.

Project Background:

Describe the project location and water resources that will benefit from the project.	A full irrigation audit and new irrigation controller for our 28 home HOA on Mehegan Lane and Court in White Bear Township. Our irrigation system is only four years old but the planners/installers put in the cheapest one possible and our water bills have averaged around \$20,000 a year. We are interested in a more efficient system that will conserve water.
What issues will be addressed with this project?	

Project Background: Continued

<p>Provide estimated water quality results, stormwater rate/volume reduction, or groundwater conservation benefits associated with the project.</p>	<p>Water bills have averaged around \$20,000 a year for our HOA and have budgeted \$21,000 for 2024. The new controller will give us more control and reduce overall water usage and restricting flow from sprinkler heads where the irrigation audit recommends. Also with the new controller we can control sprinkler times to be adjusted to individual lot needs. Half the lots need less than they are getting and these controls alone can cut our water use in half.</p>
<p>Describe the public education and outreach efforts or signage planned for the project.</p>	<p>VLAWMO can use our expected success in any promotional materials with other HOAs.</p>
<p>List or describe any partnerships or other forms of support for the project, including external funding sources.</p>	<p>Possible rebate from White Bear Township if their program is extended.</p>

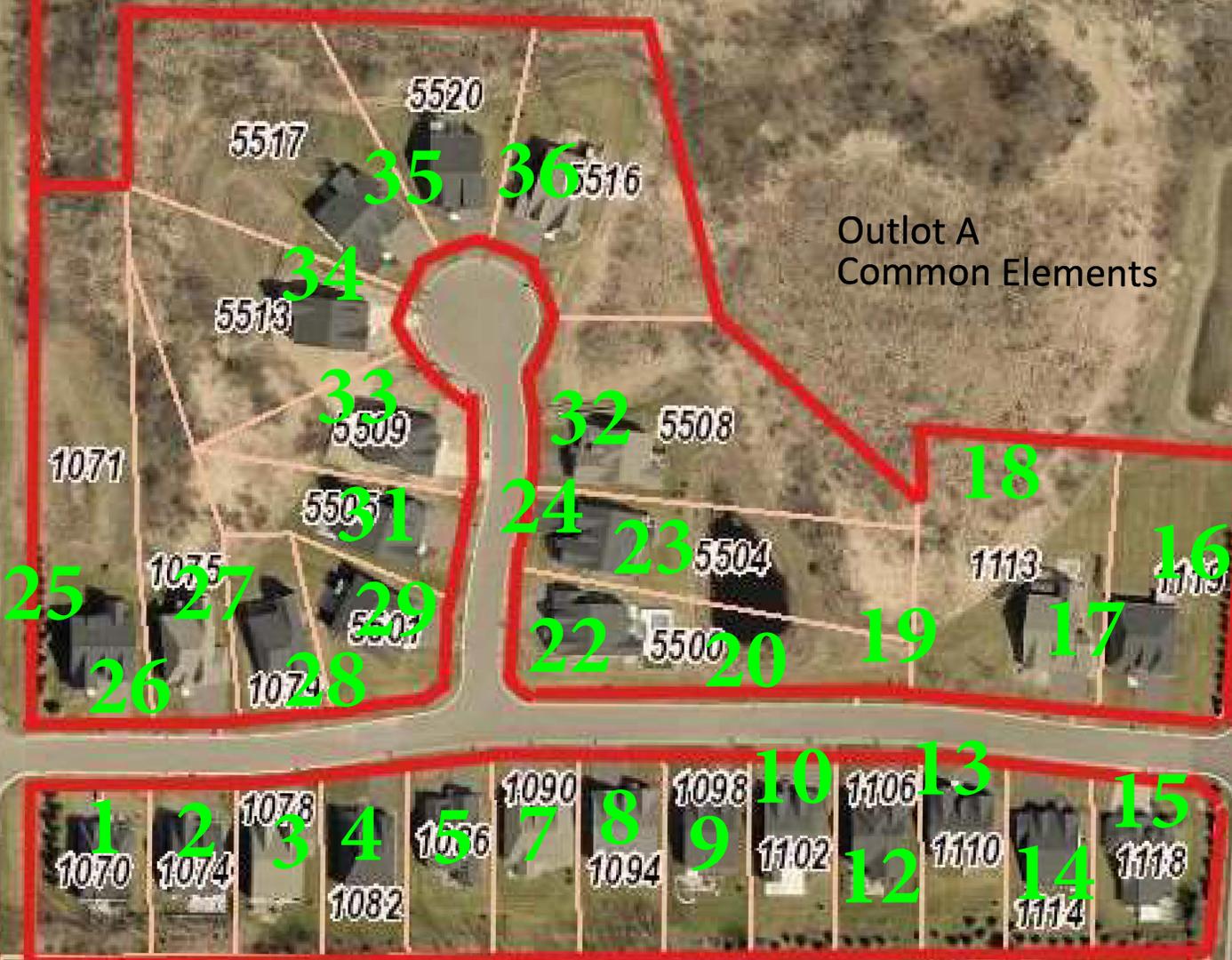
Project Specifications:

<p>TOTAL PROPERTY AREA (Acres)</p>	<p>23.67 acres</p>	<p>Total PROJECT SIZE (Sq Ft)</p>	<p>N/A</p>
<p>IMPERVIOUS AREA DRAINING TO PROJECT (Sq Ft):</p>	<p>N/A</p>	<p>PERVIOUS AREA DRAINING TO PROJECT (Sq Ft):</p>	<p>N/A</p>

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.

THREE OAKS HOA
1070 - 1119 Mehegan Lane
5500 - 5520 Mehegan Court
White Bear Township, MN 55127





Global Irrigation Solutions

Water Resource Consulting

This Service Agreement (“Agreement”) is being made between **Three Oaks** (Herein referred to as “You” or “Your”) and **Global Irrigation Solutions, LLC**. (Herein referred to as “We” or “Our”) on May 21, 2024. **Three Oaks** and Global Irrigation Solutions, LLC. 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 will include a “Stage 1” irrigation system audit(s) whereby a Certified Landscape Water Manager (CLWM)/ Landscape Irrigation Auditor (CLIA) will conduct a walk-through of the Three Oaks irrigation systems during the irrigation season. The consultant will catalogue major system components and observe and document system performance by operating the irrigation system and observing and calculating water flow, piping, zone/ station layouts, nozzle selections, system wiring and controls, etc. The consultant will include analysis and justification of recommended system enhancements including presence and functionality of rain sensing equipment (per MN law), etc. Upon completion of the Stage 1 audit, the consultant will generate a written report of findings, situation opinion and recommendations for system changes, if any.
- b. Consultant will provide to Three Oaks:
 - Summary report that describes the process and findings.
 - Zone by zone review
 - List of recommendations
 - Potential for savings
 - For systems with estimated watering efficiency above 50%, consultant will furnish irrigation schedules with monthly adjustment
 - For systems with estimated watering efficiency below 50%, no irrigation schedules will be provided

2) Compensation

- a) Total Cost of the Services: **\$150/hour** and any expenses (none expected)

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.

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4) Estimated Costs

System evaluation and written report - **\$3,500 (Three thousand five hundred dollars)**

5) 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
Suite 110, PMB 318
Marana, AZ 85658

6) Timing

Audits will be scheduled for week of June 3rd (or as close as possible based on weather and availability of support personnel.

7) Term

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

8) 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.

9) 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.

10) 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

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11) 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.

12) 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

13) 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 negotiation is unsuccessful, either Party may initiate mediation or binding arbitration in the State of Florida.
- 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.

14) 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.

15) Severability

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

16) Notices

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

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17) Notices must be sent to:

Three Oaks	Global Irrigation Solutions, LLC.
Attn: Renaye Harn Advantage Townhome Management 13110 Suite 214 Highway 96 White Bear Lake, MN 55110	Attn: Craig Otto 945 Proctor Ave, NW Elk River, MN 55330 Craig@globalirrigationsolutions.com

By signing below, the Parties agree to the terms of this Agreement.

Global Irrigation Solutions, LLC.

Signed: 
Name: Craig Otto
Title: Principal
Date: 5/21/2024

Client

Signed: _____
Name: _____
Title: _____
Date: _____

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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
	13168	4/16/2024
Job	Account No.	Terms
Three Oaks	722	

Submitted To:

Three Oaks
5444 Mehegan Lane
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 contains two options, only one of which would be completed.

The first option ("Controller - Weathermatic without FSMV") is for the installation of the Weathermatic SmartLink irrigation management system as detailed above on the first page of the separate Weathermatic information document. This option does not include the Flow Sensor Master Valve (FSMV).

The second option ("Controller - Weathermatic with FSMV") is for the installation of the Weathermatic SmartLink irrigation management system as detailed above on the first page of the separate Weathermatic information document, as well as the optional addition of the Flow Sensor Master Valve as detailed above on page two of the proposal.

Please initial next to the option you would like to proceed with.

Controller - Weathermatic without FSMV

This option is for the installation of the Weathermatic SmartLink irrigation management system bundle without the Flow Sensor Master Valve option.

Each Weathermatic SmartLink bundle includes: one Weathermatic SmartLine controller, one SmartLink aircard, one Weather Station Sensor, one year of the internet service plan, and one year warranty.

Description	Quantity	Unit	Price
Controller, Weathermatic 25-48 Zone Bundle w/ Service Plan	1.00	Ea	2,960.76
Labor Irrigation Specialist - Controller Install and Setup	2.50	HR	351.48

Price	\$3,312.24	Initial to Accept
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Controller - Weathermatic with FSMV

This option is for the installation of the Weathermatic SmartLink irrigation management system bundle and a Flow Sensor Master Valve.

Each Weathermatic SmartLink bundle includes: one Weathermatic SmartLine controller, one SmartLink aircard with **Flow Sensor** Master Valve support, one Weather Station Sensor, one year of the internet service plan, and one year warranty.

The Flow Sensor Master Valve will be installed underground on the system irrigation main line.

Description	Quantity	Unit	Price
Flow Control Weathermatic - 1.5" PVC Flow Sensor Assembly	1.00	Ea	1,344.89
Controller, Weathermatic 25-48 Zone Flow Bundle w/ Service Plan	1.00	Ea	3,565.05
Labor Irrigation Specialist - Flow Sensor Installation	6.00	HR	843.55
Labor Irrigation Specialist - Controller Install and Setup	2.50	HR	351.48

Price	\$6,104.97	Initial to Accept
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Accepted:

Three 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.



8326 WYOMING TRAIL | CHISAGO CITY, MN 55013

(P) 651-257-6864 | (F) 651-257-3393

www.petersoncompanies.net

TO Steve Louis
Centerville Rd & Maheegan Lane
Lino Lakes, MN 55127

QUOTE DATE	VALID THRU	FOR	SALES REP
5/20/2024	6/18/2024	Controller Upgrade	

Price includes installing a Wifi controller with Cell kit. Price also includes installing a master valve and flow sensor with set up of everything.

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
	1	Controller Update	4,220.00	4,220.00*

* means item is non-taxable

TOTAL AMOUNT \$4,220.00