



Lake Creek Farms Homeowners Association, Inc.
PO Box 846
Heber City, Utah 84032
lakecreekfarms.org

**** INVITATION TO BID ****

April 6, 2018

Subject: Residential Secondary Water Meter Installation Project

To Whom It May Concern,

Lake Creek Farms HOA is soliciting bids from qualified bidders to install a ball-valve, flow meter, and associated fittings and box into approximately 120 existing residential irrigation service lines in the Lake Creek Farms subdivision in Heber City.

Bid Packet includes:

- Project Requirements
- Description of Work
- Parts List
- Meter Assembly (photo)
- Connection Detail
- Priority List for Installation
- Optional: Addition of Smart Irrigation Controllers

Bids are due by 5:00PM on Tuesday, April 24th, and can be submitted by mail to:

Lake Creek Farms HOA
PO Box 846
Heber City, UT 84032

or by email to: lakecreekfarmshoa@gmail.com

It is anticipated that work would commence on or before May 1st, 2018 and be completed by November 15, 2018.

If there are any questions about this bid packet, please contact us at lakecreekfarmshoa@gmail.com.

Sincerely,

Lake Creek Farms HOA
Board of Trustees

PROJECT REQUIREMENTS

1. Contractor must maintain an active Commercial General Liability policy of at least \$500,000 per occurrence / \$1,000,000 aggregate.
2. Work will consist of installing lockable valves and individual water meters on the existing irrigation line feeding each residential home in the Lake Creek Farms subdivision, Plats A-E, according to the specifications and descriptions in this packet. Unbuilt lots that are not using irrigation water will not be included in this project.
3. Efforts will be made to minimize disruption to the individual homeowner and to restore each property, as much as feasible, to its previous condition. Installation site will be left clean and at grade, with original top surface of bark or sod put back in place wherever possible.
4. Contractors should plan to begin work on May 1st, 2018, and target completion date for installations on Phase 1 properties is June 30th. The entire project must be completed by November 15th, 2018.
5. Contractors must provide a one-year guarantee on installation services.
6. Bids must be submitted by 5:00 PM on April 24th, 2018.
7. Each bid should include:
 - a) An itemized cost breakdown per meter installation for:
 - i. Parts
 - ii. Labor
 - iii. Equipment Rental
 - iv. Overhead and Profit
 - b) The total cost for this project.
 - c) Any deviation from the specified parts list.
 - d) The additional cost per installation for special circumstances, as explained in the work description, including:
 - i. Deep installation (requiring digging to a depth of 3' or more)
 - ii. Relocating the water filter, or installing a new water filter system
 - iii. Detailed landscape restoration (to solve a unique problem for a particular homeowner)
 - e) Optional: The installation cost per home to install Rachio smart controllers, including complete setup but excluding the controller.
 - f) A short description of your approach to this project to ensure the installation meets specifications and to avoid anticipated problems. Any exceptions or work that could not be completed as described in this packet should be noted.
 - g) An estimated timeline of completion.
8. If there are options to reduce the total cost of this project, without reducing the quality of the materials or the work performed, contractors are encouraged to identify and explain these cost-saving options in their bids.

DESCRIPTION OF WORK

This provides a basic description of the Lake Creek Farms project and its requirements. This section attempts to clarify the project expectations to help in quoting the project, although it may not cover all details that would be encountered during the installation process.

Meter Location: The new locking valve and water meter will be installed between the homeowner's existing shut-off valve and the homeowner's water filter. The installation must be within 10' of the property line for future access. In most cases, the installation will be immediately before the water filter, where the irrigation line is expected to be easy to locate and access at an appropriate depth.

Irrigation water: During installation, the main irrigation lines may be carrying water. If so, the existing homeowner shut-off valve can be used to turn off water to the individual work site. Installation can then proceed independently, without shutting off any main irrigation water supplies.

Meter Assembly: The set of parts for the new locking valve and water meter can be pre-assembled into a single assembly for each home to make installation easier.

Valve/Meter Box: This new meter assembly must be installed in either a single protective rectangular box, as shown in the parts list, or a smaller rectangular meter box preceded by a separate round valve box, as shown in the drawings.

Site Preparation: The valve/meter box is to be installed at a depth of approximately 9-12" so that the top is flush with the existing grade. If needed, special fill such as sand or aggregate should be added beneath the meter box to ensure drainage and to prevent settling. No special fill should be needed if the ground beneath the housing has not been disturbed or backfilled, and the soil does not appear to be heavy in clay.

Connections: Both ends of the meter assembly will be connected to the existing homeowner irrigation line at a depth of approximately 8" to 12". The meter assembly must be installed in a straight line, per the meter installation specifications, to ensure the water meter functions properly.

Deep Installations: On a case-by-case basis, if the meter assembly must be installed in a location where the existing irrigation line continues to run very deep (3' or more), then a) the line must be brought up to the proper height for meter installation as described above, and b) an additional fee may be quoted for that particular installation. This is expected to be a rare exception.

Filters: The existing filter configuration should remain undisturbed whenever possible. On a case-by-case basis, if the installation of the meter assembly requires a modification to or a relocation of the filter set-up, then the filter should be reinstalled to maintain its original function and ease of access.

Landscaping: Pictures of 'before' and 'after' should be taken at each home site. The ground around the meter box should be returned, as much as possible, to its previous condition. If there will be harm to trees, fences, concrete or other more permanent features, the HOA/homeowner must be notified in advance and a solution developed. Additional costs may be charged to the homeowner for this restoration solution.

For more detailed information regarding design standards, specifications or drawings, please refer to Section 500 of the Jordanelle Special Service District – Design Standards document, under Construction Standards at: www.jssd.us

PARTS LIST

Meter Assembly (required for each home site):

- 1 ea - 1" PVC S40 MALE ADAPTER SLIPxFIP
- 1 ea - FORD B11-444W-NL 1 CURB STOP FIP PW PADLOCK WING
- 1 ea - 1X2 S40 304SS NIPPLE WELDED
- 1 ea - 1 150# 304SS TEE THREADED
- 1 ea - 1X1/2 150# 304SS BUSHING THREADED
- 1 ea - KING 22163 1/2 MPT KING DRAIN BLUE SOFT GRIP KD
- 2 ea - Ford C38-44-2-NL 1 MNX x MIP coupling C-1 Meter Nut x 1 MIP - Type C 2 long - Meter Adaptor
- 2 ea - FORD GT-120 1 GASKET - RUBBER - METER
- 1 ea - Sensus 1 iPERL 10.75 LL 1000G TR/PL 2- Wire TRPL with 6 Foot cable 1000G Config # I4-S-4GL-XX
- 1 ea - Sensus 520M Single Port SMPT Radio Pit-Set with TRPL Touchcoupler Interval Data
- 1 ea - 435-010 1 PVC S40 FEMALE ADAPTER SLIPxFIP
- 1 ea - DAWN KRC429-010 1 KWIKREPAIR CPLR
- 1 ea - RB JUMBO VALVE BOX W/ LID A11430 [UBJMBH 26.3"x 19.8", Height: 12.1" or equivalent]

The cost of the above parts can be included in the bid price or supplied by Lake Creek Farms HOA.

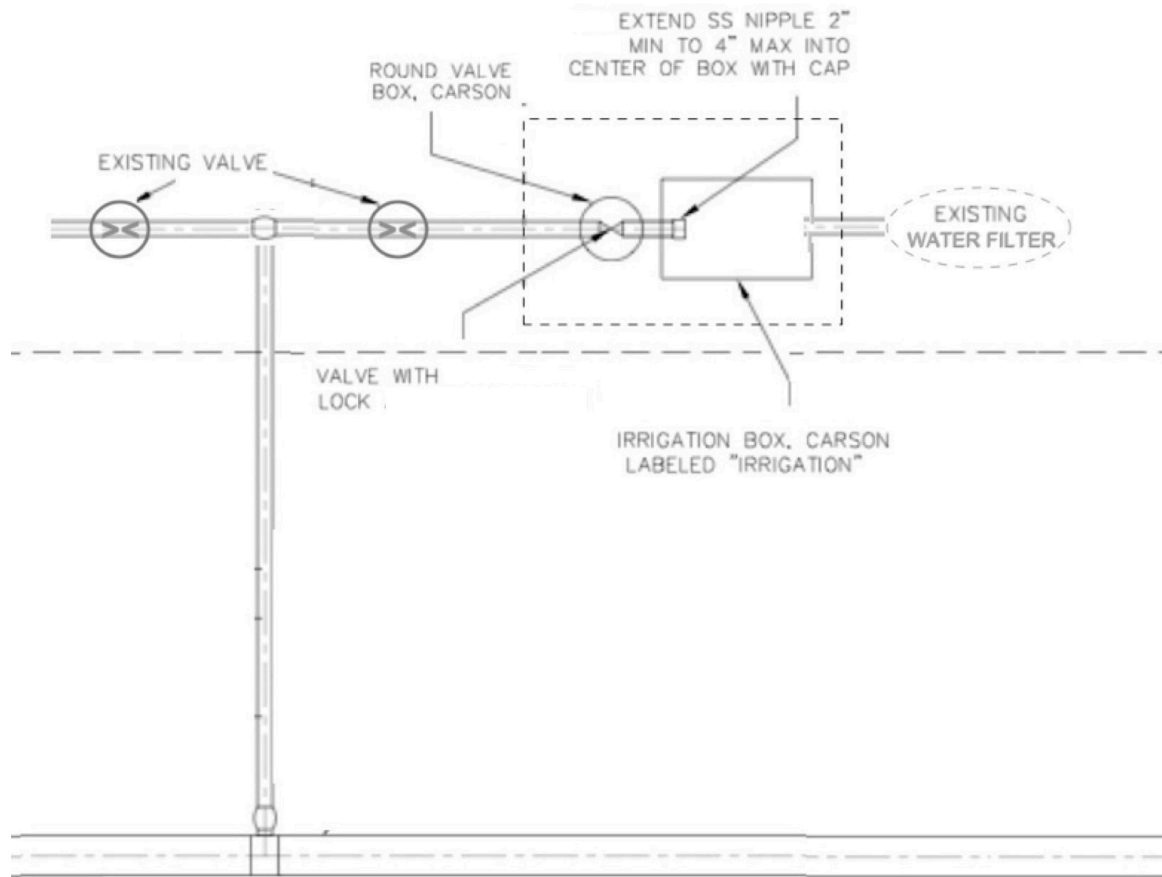
Other miscellaneous supplies as required for installation to be supplied by the contractor.

METER ASSEMBLY – Note: Ball Valve not shown

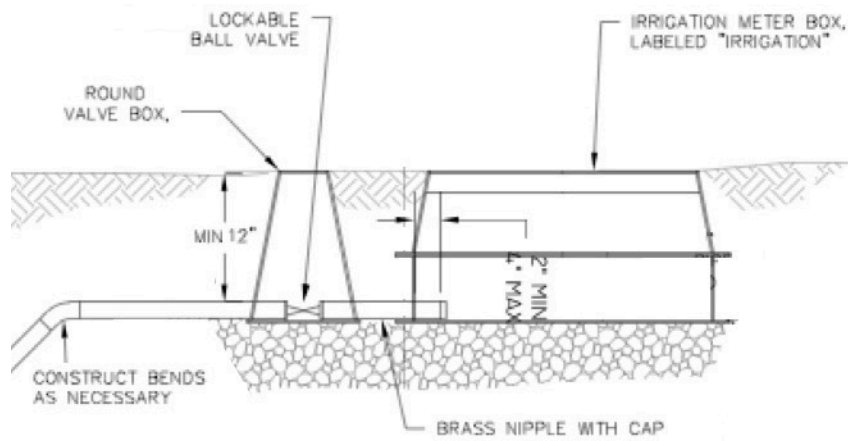


DRAWING - CONNECTION DETAILS

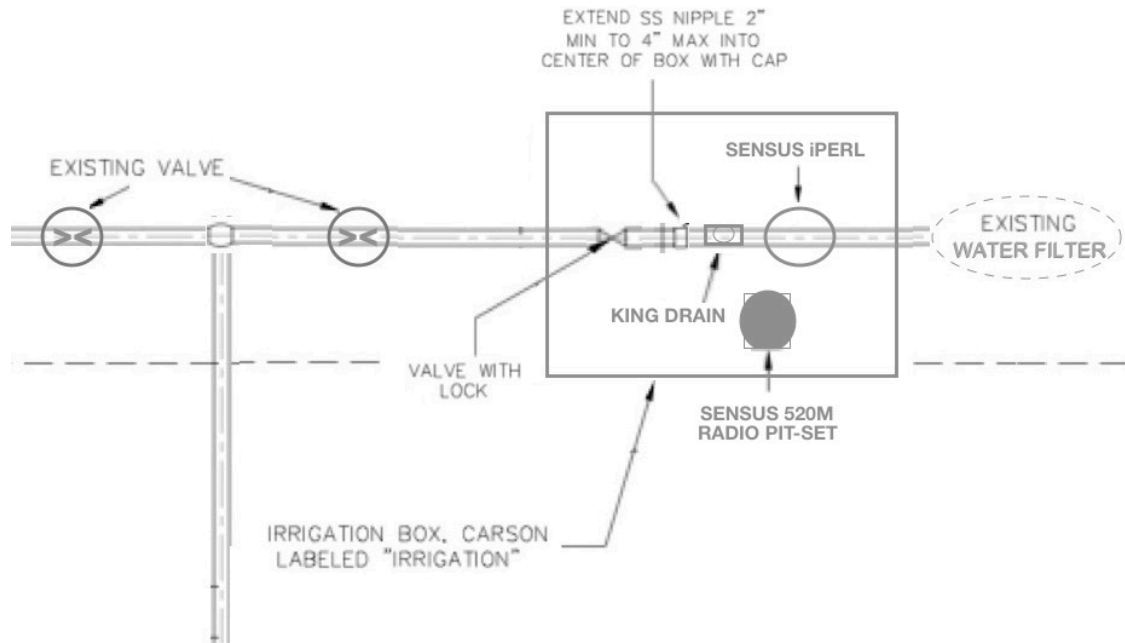
TOP VIEW – layout with 2 BOXES



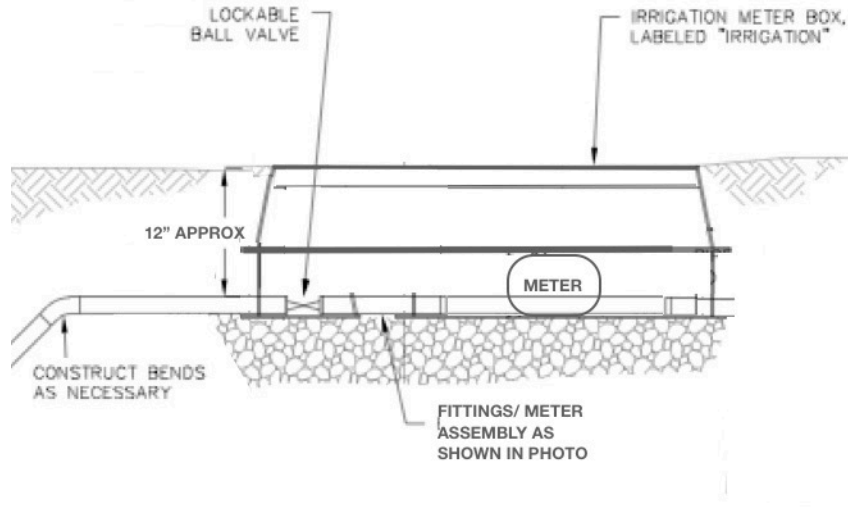
PROFILE – with 2 BOXES



TOP VIEW – alternate layout with 1 BOX



PROFILE – alternate with 1 BOX



PRIORITY LIST FOR INSTALLATION

All homes in the subdivision (~120 lots) must have meters installed by November 15, 2018. In the list below, properties with excess water usage are identified (Priority 1a and 1b) and are targeted for installation by June 30, 2018. NOTE: Lots and addresses to be confirmed before installation.

Lot	Address	Priority	Lot	Address	Priority
Plat A			Plat C		
1	4235 E. Lake Creek Farms Road	Priority 1a	233	4500 E. Palomino Drive	Priority 1a
2	1350 Oak Circle		234	(lot only?) 4480 E. Palomino Drive	irrigated?
3	1290 Oak Circle		235	4430 E. Palomino Drive	
4	1281 Oak Circle	Priority 1a	236	4340 E. Mountain Vista Drive	
5	1301 Oak Circle		237	4300 E. Mountain Vista Drive	Priority 1a
6	4315 E. Lake Creek Farms Road	Priority 1a	238	4220 E. Mountain Vista Drive	Priority 1a
7	4335 E. Lake Creek Farms Road		Plat D		
8	1392 Oak Lane	Priority 1a	7A01	1431 South 4800 East	
9	1364 Oak Lane	Priority 1a	7A02	4834 East 1350 South	Priority 1a
10	1342 Oak Lane		7A03	4878 East 1350 South	
11	1288 Oak Lane	Priority 1a	7A04	4920 East 1350 South	
12	1283 Oak Lane	Priority 1a	7A05	4966 East 1350 South	Priority 1a
13	1351 Oak Lane		7A06	5010 East 1350 South	
14	1361 Oak Lane	Priority 1a	7A07	5028 East 1350 South	being built
15	1397 Oak Lane	Priority 1a	7A08	5039 East 1350 South	
16	4485 E. Lake Creek Farms Road	Priority 1a	7A09	5015 East 1350 South	Priority 1a
17	4565 E. Lake Creek Farms Road	Priority 1a	7A10	4969 East 1350 South	Priority 1a
18	4595 E. Lake Creek Farms Road		7A11	4923 East 1350 South	
19	4760 E. Lake Creek Farms Road	Priority 1a	7A12	4875 East 1350 South	Priority 1a
20	(lot only) 4720 E. Lake Creek Farms Road		7A13	4831 East 1350 South	
21	4600 E. Lake Creek Farms Road	Priority 1a	7A14	4828 East 1250 South	Priority 1a
22	4580 E. Lake Creek Farms Road	Priority 1a	7A15	4872 East 1250 South	Priority 1a
23	4560 E. Lake Creek Farms Road		7A16	4916 East 1250 South	
24	4480 E. Lake Creek Farms Road		7A17	4960 East 1250 South	
25	4440 E. Lake Creek Farms Road	Priority 1a	7A18	5006 East 1250 South	Priority 1a
26	4400 E. Lake Creek Farms Road	Priority 1a	7A19	5040 East 1250 South	
27	4360 E. Lake Creek Farms Road		7A20	5033 East 1250 South	Priority 1a
28	1485 Oak Creek	Priority 1a	7A21	(lot only?) 4995 East 1250 South	
29	1517 Oak Creek	Priority 1a	7A22	4939 East 1250 South	Priority 1a
30	1500 Oak Creek	Priority 1a	7A23	4885 East 1250 South	Priority 1a
31	4320 E. Lake Creek Farms Road	Priority 1a	7A24	4833 East 1250 South	Priority 1a
32	4250 E. Lake Creek Farms Road		Plat E		
Plat B			719	4835 E. Walker Circle	
201	4230 E. Mountain Vista Drive	Priority 1a	720	(lot only?) 4899 E. Walker Circle	
202	4285 E. Mountain Vista Drive		721	4941 E. Walker Circle	
203	4325 E. Mountain Vista Drive	Priority 1a	722	4983 E. Walker Circle	Priority 1b
204	4365 E. Mountain Vista Drive	Priority 1a	723	5007 E. Walker Circle	Priority 1b
205	4425 E. Palomino Drive		724	5027 E. Walker Circle	
206	4445 E. Palomino Drive		725	5018 E. Walker Circle	
207	4485 E. Palomino Drive	Priority 1a	726	4970 E. Walker Circle	
208	4555 E. Palomino Drive		727	4926 E. Walker Circle	
209	(lot only?) 4565 E. Palomino Drive		728	4886 E. Walker Circle	
210	(lot only?) 4575 E. Palomino Drive		729	(lot only) 4854 E. Walker Circle	
211	1520 Palomino Circle	Priority 1a	730	4822 E. Walker Circle	
212	1530 Palomino Circle		731	1667 South 4800 E	
213	1545 Palomino Circle	Priority 1a	Plat F		
214	1625 Palomino Circle		601	4917 Arabian Circle	Priority 1b
215	4725 E. Palomino Drive	Priority 1a	602	4963 Arabian Circle	
216	4765 E. Palomino Drive		603	5015 Arabian Circle	Priority 1b
217	1690 S. 4800 E.		604	5033 Arabian Circle	Priority 1b
218	1650 S. 4800 E.		605	5028 Arabian Circle	Priority 1b
219	(lot only?) 1520 S. 4800 E.		606	5006 Arabian Circle	Priority 1b
220	4810 E. Palomino Drive		607	4942 Arabian Circle	Priority 1b
221	4770 E. Palomino Drive		608	1793 South 4800 East	
222	4740 E. Palomino Drive		609	1843 South 4800 East	Priority 1b
223	1925 Tobiano Circle		610	1893 South 4800 East	Priority 1b
224	1945 Tobiano Circle		611	1919 South 4800 East	Priority 1b
225	1940 Tobiano Circle	Priority 1a	612	1949 South 4800 East	
226	1890 Tobiano Circle		613	1999 South 4800 East	Priority 1b
227	4700 E. Palomino Drive	Priority 1a	614	1986 South 4800 East	
228	1725 Indian Hills Dr.		615	1932 South 4800 East	Priority 1b
229	1785 Indian Hills Dr.	Priority 1a	616	1882 South 4800 East	Priority 1b
230	1855 Indian Hills Dr.	Priority 1a	617	1836 South 4800 East	
231	1850 Indian Hills Dr.		618	1800 South 4800 East	Priority 1b
232	1750 Indian Hills Dr.	Priority 1a	619	1744 South 4800 East	Priority 1b

OPTIONAL: ADDITION OF SMART IRRIGATION CONTROLLERS

Lake Creek Farms is also interested in a bid for the installation of Smart Sprinkler Controllers on each homeowner irrigation system, in order to reduce the use of secondary water.

The unit to install is the Rachio 3 Smart Sprinkler Controller with 8-zones or 16-zones, as shown below. This smart controller replaces the homeowner’s old controller, which is typically installed in the garage, and connections are plugged into place. The set-up is then completed by entering information about the irrigation system, including number of sprinkler heads and flow rates on each zone.

Bidding on the installation of smart controllers is optional. Lake Creek Farms HOA will provide the parts (controllers), and bid should be for installation and set-up only.

OUR PRODUCTS THE APP [SHOP RACHIO](#)

Rachio 3

Smart Sprinkler Controller

\$249.99

16-Zone

ADD TO CART

Installing outside? Don't forget an outdoor enclosure! [Add an enclosure for \\$29](#)

Add leak protection with the Wireless Flow Meter, \$80

The Rachio 3 Smart Sprinkler Controller raises the smart watering bar with foolproof installation, dual-band Wi-Fi and an expressive light bar. Rachio 3 is the only controller equipped with hyperlocal Weather Intelligence™ Plus and Rachio Wireless Flow Meter compatibility.

BEST-IN-CLASS 24/7 SUPPORT **SHIPS APRIL 2018** **3-YEAR LIMITED WARRANTY** **REBATES AVAILABLE**

Beyond smart watering control.

Sleek, powerful hardware. Hyperlocal Weather Intelligence™ Plus. Rachio Wireless Flow compatibility. The Rachio 3 Smart Sprinkler Controller was designed for the future of smart watering.