

## Springdale Estates - Irrigation Project

as of July 2023

In order to have landscaping beyond what we have now at the main entrance of Springdale Estates, we need to have irrigation, especially as the older shrubs are dying and need to be replaced. The old irrigation system was improperly installed in 1999, and a new tap and water meter closer to a main water line is required. New regulations since 1999 also require a back flow preventer and shutoff valve.

The 2022 Springdale Estates Association (SEA) Annual Meeting approved a budget for 2023, with \$8000 earmarked for the repair of the irrigation system at the main entrance of Springdale Estates. The \$8000 was noted as an estimate, and after meetings and conversations with several City of Raleigh regulatory departments, we have a better understanding of the scope and pricing of the project.

There are actually two parts to this project. The first is to install the needed infrastructure to be compliant with current code, the second to actually repair and expand the existing irrigation system. The estimated total for both projects is \$41,457. This is \$33,457 above the budget. The bylaws require this additional expenditure, above the approved budget, be approved by the SEA membership. The funds would come from our money market account, which stands at \$80,000 above the reserve amount of \$20,000.

There are actually two parts to this project:

1. Infrastructure (tap into a main water line, water meter, back flow preventer and shutoff valve).

- waterworx is the contractor for this. They will install this infrastructure behind the south flanking brick wall at the traffic light entrance, on SEA property. The waterworx work includes:
  - tap into main water line, installing the water meter, back flow preventer and shutoff valve
  - closing off old tap on service line in median and having it inspected
  - submitting the water meter permit and the back flow permit
  - managing the encroachment agreement with NCDOT and negotiating its completion

Estimates and fees:

- waterworx: \$18,900
- Boring: \$5000 (est.)
- Springdale Estates Association fees to City of Raleigh:
  - Water and tap fees for FY23: \$5386 for 3/4" pipe
  - Water Capital Facility (WCF) fee for FY2023: \$2171

## 2. irrigation system - contractor is Evergreen Irrigation

- We need to get water from where the infrastructure will be installed to the median as well as the other side of O'Neal. New sleeves will be bored, as the old sleeves used originally are in the wrong place and we would have to spend money to confirm they are intact. Electrical wiring will also be run in the new sleeves, to support low voltage lighting when we are able to get general electrical service installed (not foreseen for at least 3-4 years).
- The old valve box in the median will be buried and a new one and associated controls installed. We will use existing pipes where possible and new sprinkler heads, and a new valve box (battery driven controllers and manifold.)
- Evergreen Irrigation: \$10,000

An encroachment agreement is required as the median is on state property. It is probable the area where the infrastructure will be installed is within the Leesville ROW as well. The agreement will be between Springdale Estates Association and the NCDOT, and waterworx has agreed to manage this process.

- The encroachment agreement requires a
  - completed and signed non-residential permit and
  - plan of what will be installed with specifications, and the locations
- waterworx will produce the required plan and a pipe and head irrigation plan from Evergreen will be included
- waterworx will sign the non-residential permit as the utility contractor and provide the required performance bond
- The encroachment agreement can take 2-6 months to negotiate and obtain approval.

**Total estimate: \$41,457.**

**Budget approved in SEA 2022 Annual meeting for 2023: \$8000**

**Required additional budget: \$33,457**