

DATE: April 30, 2025
TO: Mayor and City Council
VIA: Assistant City Manager
FROM: Parks & Recreation Director
SUBJECT: Golf Course Irrigation System Repairs



RECOMMENDED ACTION

Approve the purchase of repairs to the golf course irrigation control system from Tri State Pump & Controls at a cost of \$159,578 and authorize the mayor to sign the contract for installation.

BUDGET IMPACT

The repairs to the golf irrigation system are a part of the 2025 Golf Renewal and Replacement line item of the operating budget. Adequate funds (\$237,000) are available for this work.

DISCUSSION

After 32 years of service, the irrigation pump system (which includes multiple pumps, pipes, controllers and computer components) at the golf course has reached the end of its functional life. Both the pumping units, connection, as well as the computer control systems are outdated and are no longer reliable for continued operation. This is a mission-critical system of golf operations as it serves as the central hub pumping water to every part of the golf course regardless of the source (Gwinnett potable water or wells). Should the system fail, we would have no means to irrigate the turf, placing the health and playability of the course in jeopardy.

Staff solicited competitive price proposals from vendors in the golf course irrigation industry: Tri State, Jerry Pate, Central Turf and Irrigation Supply, and Ewing. All are well-respected and experienced in the design and installation of these irrigation systems. Prices are as listed:

- | | |
|--------------------------------|--------------|
| 1. Tri State Pump & Controls | \$159,578.00 |
| 2. Jerry Pate | \$197,734.00 |
| 3. Central Turf and Irrigation | \$216,500.00 |
| 4. Ewing Outdoor Supply | \$258,939.00 |

Staff has verified that Tri State offers the best overall value and long-term benefit for the golf course along with being the lowest price.

Staff is recommending approval of the purchase of these irrigation repairs from Tri State at a cost of \$159,578 and authorize the mayor to sign the contract for installation.



Attachments
Proposals
Agreement



TRI STATE PUMP & CONTROLS

1162 Chastain Rd. Liberty SC 29657

QUOTATION TO:
Sugar Hill Golf Club

Date: 4/3/2025
Project: Prefabricated Pumping System
Location: 6094 Suwanne Dam Road
Sugar Hill, GA

We are pleased to quote the following:

QTY.	DESCRIPTION	PRICE
1	TSP vertical turbine VFD pump station model number VT2-VFD60-P5-1000-150 Two 60hp 1800-rpm main vertical turbine pumps each capable of 500gpm @ 150psi and One 5hp submersible pressure maintenance pump capable of 30gpm @ 150psi Total pump length to be TBD from pump skid to the bottom of basket strainer.	\$159,578

Standard features include:

- * Fabricated steel discharge head with integral air relief
- * Vertical turbine pumps
- * 6" steel channel construction
- * Blasted to bare metal, primed and epoxy coated inside and out
- * Skid coated with rust preventative polyurethane cover with Kevlar™ additive
- * Clayton pressure relief valve with butterfly style isolation valve.
- * Butterfly style station isolation valve
- * Butterfly style individual pump isolation valve
- * Wafer style silent check valve on each pump
- * Hose bib connection for station wash down

NEMA 12 Analog Control Panel to include:

- * 250 amp main disconnect
- * Premium grade incoming surge protection
- * Panel air conditioner to control panel temperature and humidity
- * Industrial micro-processor
- * TSP pump control software with **SIMPLESENSE** Technology
- * Touch screen operator interface with systems status display and **PUMPWATCH** for remote access
 - * 48 Month Data Plan included with purchase of pump station.

*** 60 Variable frequency drive per motor**

- * Data Industrial flow sensor
- * Auto alternation of main pumps based on hours of operation
- * Phase loss safety
- * Low water safety
- * Low discharge pressure safety
- * High discharge pressure safety
- * High flow (discharge rate) safety
- * Motor overload safety
- * Total flow accumulator
- * Pump motor elapsed time clock

Additional items included:

- | | |
|--|----------|
| * Factory assembly, testing and calibration prior to shipment | Included |
| * Factory trained on-site unloading, setting and assembly of pump station.
(Customer to make necessary pump house modifications if required.) | Included |
| * Factory trained on-site station start-up, station tuning and operator training | Included |
| * 2 year manufacturer warranty | Included |
| * Freight to Job Site | Included |

Total Pump Station Price \$159,578

DELIVERY AND INSTALLATION

Delivery: 10-12 weeks after receipt of order. Tri-State Pump & Controls will make all reasonable efforts to meet requested delivery date after the receipt of signed quote and 50% down payment, but shall not be liable for incidental or consequential damages for delay in delivery. Tri State Pump & Controls will provide personnel for installation of pump station at time of delivery for one day. If pump station cannot be installed at the scheduled time, additional charges of \$950 per day (plus expenses) will be charges for additional days required to set and assemble the pump station.

- Tri State Pump & Controls will be responsible for transportation of equipment to job site.
- Tri-State Pump and Control will be responsible for lifting equipment required for unloading and installation.
- Purchaser will be responsible for pump house construction / modifications as required.
- Purchaser will be responsible for primary electrical hookup to pump station.
- Purchaser will be responsible for providing concrete slab, wet well and ventilated pump house structure.
- Purchaser will be responsible for electrical & other permits as required.

STARTUP

Tri State Pump & Controls will provide factory trained personnel for startup of pump station and operator training for one day.

WARRANTY

Tri-State Pump & Control warrants its products to be free of defects in materials and workmanship for a period of (2) year from the date of startup, but no later than (27) months from the date of order.

- Variable Frequency Drive warrantied for 6-years
- Powder coating/paint warrantied for 3-years.
- Motors warrantied for 3-years.
- All Warranties are excluding labor.

Repair or replacement of defective product at the sole option of Tri State Pump & Controls. This warranty does not apply to equipment which has been damaged by accident, act of God, negligence, vandalism, misapplication or has been modified in any way. Any maintenance or repairs done without the pre-authorization of Tri State Pump & Controls shall void all warranties.

TERMS OF PAYMENT (Unless otherwise agreed upon)

- 50% payable with order
- 30% payable on 6 weeks from original deposit
- 20% payable net 10 days after start-up.
- Prices valid for 30 days from the date of this proposal
- State and local sales taxes are not included in these prices.
- Seller retains a security interest in the above mentioned equipment until payment is received in full.

I / We hereby agree that in the event of default in the payment of any amount due, and if this account is placed in the hands of an attorney or agency for collection or legal action, to pay an additional charge equal to the costs of collection including agency, private process servers fees and reasonable attorney's fees, court costs incurred and any other costs of collection permitted by the laws governing these transactions.

A charge up to 1.5% per month (or maximum allowable under State law) which is ANNUAL PERCENTAGE RATE OF 18% will be added to any balance due after thirty (30) days from the date of invoice. All payments and / or credits are applied to the outstanding balance before computing a finance charge.

ACCEPTED BY:

Print Name _____ Signature _____

Date _____ Title _____



Watertronics LLC.
P.O. Box 530
Hartland, WI 53029
PH: 262-367-5000
FX: 262-367-6897

CUSTOM PUMP SYSTEM QUOTATION

Project Name:	Sugar Hill Golf Course	Date:	2/26/2025
Site Location:	Cummins,GA	Quotation:	SugarHillGolfCourse_250109Q2
		Quoted By:	Brian Blaschka
Customer Contact Name:	Mike Williamson	Sales Rep:	Brian Blaschka
Company Name:	Jerry Pate	Phone:	305-916-9458
Address:		Email:	brian.blaschka@watertronics.com
Phone:	404-7879670		
Email:	mwilliamson@jerry pate.com		
Performance:	1000GPM @ 150PSI	Wetwell Depth:	16Ft. - 0in.
Site Voltage:	480Y/277 volt, 3Phase/60Hz only	Panel SCCR:	35KA
Model Number:	VTQ-7C-60X2/5ST-480-3-1000-150	FCC Type:	B

CATEGORY	DESCRIPTION	QTY
Approvals and Certifications	• UL Listed - Industrial Control Panel	1
Approvals and Certifications	• UL Listed - Packaged Pumping System	1
Approvals and Certifications	• FCC Part #15 Subpart B - Radio Frequency Devices	1
Paint Color	• Paint Color - Watertronics - Green	1
Pump Motors - Submersible	• 5HP Submersible Motor - 380-460V/3ph	1
Pump Motors - VHS	• 60HP VHS Premium Efficiency Motor - 460V/3Ph	2
Pumps - Submersible Turbine	• Pump, Submersible Turbine, 5HP	1
Pumps - Vertical Turbine	• Pump, Vertical Turbine, 11IDLH-6	2
Pump Discharge Heads	• Discharge Head - 6" Ductile Iron	2
Pump Columns	• Pressure Maint Pump Column - 2" Dia - 304 SS	1
Pump Columns	• VT Pump Column - 6" Dia, 3 Piece, Carbon Steel	2
Pump Seals	• Mechanical Shaft Seal	2
Discharge Manifolds	• Discharge Manifold - Duplex Pump	1
Pressure Relief Valves	• 3" Pressure Relief Valve	1
Discharge Drop Pipes	• Drop Pipe, Steel - 6" FL x 10" PE, 36" Bury Depth	1
Regulation EBVs	• Electronic Butterfly Valve - 2-6"	2
Flow Meters	• Growsmart IM3000 Series Magnetic Flowmeter - 6"	1
Level Controls	• Wetwell Level Control w/1 Pond Fill	1
Pump Station Bases	• Pump Station Base - Formed Steel	1
Pump Station Base Accessories	• Skid Shim Kit, Stainless Steel	1
Disconnects	• Station Disconnect Switch - 200A Fused	1
VFDs	• Variable Frequency Drive, 60HP, 380-480V/3ph	1
XL Contactors	• VFD (XL) Contactor - 460-575V/3Ph - 60HP	2
XL Contactors	• Motor Starter - 460-575V/3Ph - 5HP	1
Control System	• Power - Phase Monitor Protection	1
Control System	• Type 7C - M262 PLC	1
Touchscreen Displays	• 10" Raspberry Pi ComFile	1
Control Switches	• Lighted HOA Switch	3
Surge Protection	• Premium Surge/Lightning Protection	1
Optical Devices	• Flow Signal Opto Coupler - For Sharing Signal	1
Optical Devices	• Flow Sensor Opto Isolator	1

PUMP STATION PRICE (INCLUDES ALL STANDARD EQUIPMENT FEATURES) U.S. Dollars Only	\$197,734.00
Domestic US Freight from Factory to Job Site: FOB Factory	INCLUDED
Off Load & Setup Supervision:	NOT INCLUDED
Crane To Off-Load and Set Pump Station:	NOT INCLUDED
Start-Up:	INCLUDED
Warranty - (Including Parts and Labor)	2 YR STANDARD
Taxes :	NOT INCLUDED
Shipment. Estimated 28-30 weeks after receipt of signed contract and drawing approval. A firm delivery date will be established and transmitted within 5 days of receipt of all final details and documents.	

WIRE TRANSFER:

1 WARNING regarding wiring of funds:
 Due to the growing occurrence of identity theft and phishing scams, please do not wire funds to Watertronics without first receiving a verbal confirmation of our receiving bank's wiring instructions. Upon receiving wiring instructions from Watertronics, please contact John Bizub with Watertronics at +1-262-367-5000 x1203 prior to initiating any wire transfer to confirm the instructions match. Once the wire transfer is complete, please contact John Bizub again to obtain verbal confirmation of the transfer as well.

Watertronics is not responsible for any funds that are unintentionally wired to the wrong recipient, regardless of cause.

QUOTE

Quote Date	Customer #	Order #
1/13/25	137199	34702820-00
PO #	Account Leader	Email and Phone
Sugar Hill Pump - v2	TRAVIS CROSBY	TCROSBY@CENTRALTIS.COM (770) 539-3701



Quotes are valid for 30 days.

Sold To	Ship To	Central Branch
CITY OF SUGAR HILL ECONOMIC DEVELOPMENT 6094 SUWANEE DAM RD SUGAR HILL GA 30518	CITY OF SUGAR HILL ECONOMIC DEVELOPMENT 5039 W BROAD STREET SUGAR HILL GA 30518	CENTRAL IRRIGATION - 347 1519 WHITE CIRCLE ROAD MARIETTA GA 30060 770-420-3395 marietta@centraltis.com

Instructions

Ship Via	Terms
PICK UP	NET 30

Notes

Line	Central Part#	Product Description	Quantity	Price	Unit	Total
1	WT250109Q2 - 50% DEPOSIT REQUIRED AT TIME OF ORDER - PRINT NAME: _____ - SIGNED NAME: _____ - DELIVERY ADDRESS: _____ - DELIVERY ADDRESS: _____ - SITE CONTACT NAME: _____ - SITE CONTACT PHONE: _____	WATERTRONICS PUMPSUGAR HILL GOLF COURSE	1.00	216,500.00	EACH	216,500.00
2	QNOTE00	-----	1.00	0.00	EACH	0.00

2	Lines Total	0.00 Cash discount if paid by Cash/ACH/Check within terms.	Subtotal	216,500.00
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Taxes are not included in this quote.
Taxes are dependent on the delivery terms and the applicable taxes will be added to the final invoice.



Watertronics LLC.
P.O. Box 530
Hartland, WI 53029
PH: 262-367-5000
FX: 262-367-6897

CUSTOM PUMP SYSTEM QUOTATION

Project Name:	Sugar Hill Golf Course	Date:	1/9/2025
Site Location:	Cummins,GA	Quotation:	SugarHillGolfCourse_250109Q2
		Quoted By:	Brian Blaschka
Distributor:	Central Turf & Irrigation Supply		
Contact:	Travis Crosby	Sales Rep:	Brian Blaschka
Phone:	770-539-3701	Phone:	305-916-9458
Email:	tcrosby@centraltis.com	Email:	brian.blaschka@watertronics.com
CC:	skreis@centraltis.com		
Performance:	1000GPM @ 150PSI	Wetwell Depth:	16Ft. - 0in.
Site Voltage:	480Y/277 volt, 3Phase/60Hz only	Panel SCCR:	35KA
Model Number:	VTVQ-7C-60X2/5ST-480-3-1000-150	FCC Type:	B

CATEGORY	DESCRIPTION	QTY
Approvals and Certifications	• UL Listed - Industrial Control Panel	1
Approvals and Certifications	• UL Listed - Packaged Pumping System	1
Approvals and Certifications	• FCC Part #15 Subpart B - Radio Frequency Devices	1
Paint Color	• Paint Color - Watertronics - Green	1
Pump Motors - Submersible	• 5HP Submersible Motor - 380-460V/3ph	1
Pump Motors - VHS	• 60HP VHS Premium Efficiency Motor - 460V/3Ph	2
Pumps - Submersible Turbine	• Pump, Submersible Turbine, 5HP	1
Pumps - Vertical Turbine	• Pump, Vertical Turbine, 11IDLH-6	2
Pump Discharge Heads	• Discharge Head - 6" Ductile Iron	2
Pump Columns	• Pressure Maint Pump Column - 2" Dia - 304 SS	1
Pump Columns	• VT Pump Column - 6" Dia, 3 Piece, Carbon Steel	2
Pump Seals	• Mechanical Shaft Seal	2
Discharge Manifolds	• Discharge Manifold - Duplex Pump	1
Pressure Relief Valves	• 3" Pressure Relief Valve	1
Discharge Drop Pipes	• Drop Pipe, Steel - 6" FL x 10" PE, 36" Bury Depth	1
Regulation EBVs	• Electronic Butterfly Valve - 2-6"	2
Flow Meters	• Growsmart IM3000 Series Magnetic Flowmeter - 6"	1
Level Controls	• Wetwell Level Control w/1 Pond Fill	1
Pump Station Bases	• Pump Station Base - Formed Steel	1
Pump Station Base Accessories	• Skid Shim Kit, Stainless Steel	1
Disconnects	• Station Disconnect Switch - 200A Fused	1
VFDs	• Variable Frequency Drive, 60HP, 380-480V/3ph	1
XL Contactors	• VFD (XL) Contactor - 460-575V/3Ph - 60HP	2
XL Contactors	• Motor Starter - 460-575V/3Ph - 5HP	1
Control System	• Power - Phase Monitor Protection	1
Control System	• Type 7C - M262 PLC	1
Touchscreen Displays	• 10" Raspberry Pi ComFile	1
Control Switches	• Lighted HOA Switch	3
Surge Protection	• Premium Surge/Lightning Protection	1
Optical Devices	• Flow Signal Opto Coupler - For Sharing Signal	1
Optical Devices	• Flow Sensor Opto Isolator	1

Remote Start Options	• Remote Disable Relay - 24VAC/DC	1
Communication and RTUs	• WaterVision Cloud - Verizon 4G - w/1YR Subscription	1
Fertigation Accessories	• Fertigation Run Relay	1
Fertigation Accessories	• Chemical Treatment Relay	1
Electrical Enclosure	• Electrical Enclosure - 75x48x16 STL/WHT	1
Electrical Enclosure Cooling	• Heat Exchanger - Large (5-12K Btu)	1
Documentation	• Operation & Maint Manual (English) - Electronic Copy	3

STANDARD EQUIPMENT FEATURES : (Included In Total Station Price)		
OPTION NO	DESCRIPTION	QTY
001-0000009	Vertical Turbine - Quick Ship - Station Spec	1
	<ul style="list-style-type: none"> A variable speed Vertical Turbine pump station shall be provided. The pump station shall include variable frequency drive speed control vertical turbine pumps piping valves electrical panel base and all other features (where applicable as specified below). Station shall be designed to be installed either outside or inside a weather resistant building furnished by the owner as specified below. A formed and reinforced base platform will support all manifolding pumps motors and control panels to provide an integral unit ready to quickly install at the job site. Configuration of station inlet discharge power connections and layout/orientation of basic system components shall be indicated on the sales drawing. The station shall be completely assembled (where applicable) calibrated and subjected to a dynamic run test including safety check prior to breakdown and shipment to customer. 	
005-0000002	UL Listed - Industrial Control Panel	1
	<ul style="list-style-type: none"> The station ELECTRICAL CONTROL PANEL shall be UL listed and meet or exceed UL508A specifications for safety of industrial control panels. Panel shall be assembled and tested in a UL508A certified panel shop. 	
005-0000003	UL Listed - Packaged Pumping System	1
	<ul style="list-style-type: none"> The PUMP STATION shall be UL listed and meet or exceed UL specifications for a Packaged Pumping System. The station electrical control panel shall meet or exceed UL508A specifications for safety of industrial control panels. Panel shall be assembled and tested in a UL508A certified panel shop. 	
005-0000006	FCC Part #15 Subpart B - Radio Frequency Devices	1
	<ul style="list-style-type: none"> The station electrical control panel shall meet or exceed Federal Communications Commission (FCC) Part #15 Subpart B performance requirements for conducted and radiated emissions. 	
010-0000001	Paint Color - Watertronics - Green	1
	<ul style="list-style-type: none"> Pump station pumping components shall be painted Watertronics GREEN for maximum durability and resistance to corrosion. The paint system shall consist of a multi-step system including media blasting application of a rust prohibitive epoxy prime coat followed by a two part industrial grade ultraviolet resistant polyurethane finish having a total dry film thickness of not less than 5 mils. Each coat will be applied and baked for one half hour at 165 degrees F. Pump station components including base pipework discharge heads manifolds isolation and relief valves grooved clamps and supports shall be painted unless otherwise specified on sales drawing. 	
100-0000009	5HP Submersible Motor - 380-460V/3ph	1
	<ul style="list-style-type: none"> A 5HP high efficiency submersible motor shall be provided. The motor shall be inverter duty rated class F windings and shall be fully sealed with stainless steel splined output shaft. 	
101-0000015	60HP VHS Premium Efficiency Motor - 460V/3Ph	2
	<ul style="list-style-type: none"> A 60HP premium efficient (VHS) vertical hollow shaft motor shall be provided. The motor shall be inverter duty rated class F windings and include internal 120V winding heaters. The motor shall be sized properly for continuous operation of the pump at any point along the designed pump performance curve without exceeding the motors specified horsepower rating. The motor shall be equipped with a "Self Release Coupling" factory configured (bolted to upper bearing) for momentary up thrust protection. 	
120-0000002	Pump, Submersible Turbine, 5HP	1
	<ul style="list-style-type: none"> A 5HP Submersible Turbine pump shall be provided. The pump shall consist of one or more stages and be designed for maximum performance and efficiency. Bowls shall be made of cast iron or stainless steel. Impellers shall be investment cast stainless steel. 	
121-0000110	Pump, Vertical Turbine, 11IDLH-6	2

	<ul style="list-style-type: none"> A Vertical Turbine pump assembly shall be provided. The pump assembly shall consist of one or more stages designed and manufactured by Watertronics in order to achieve maximum performance and efficiency. Standard features shall include ductile iron bowls with O-ring seals between each stage polymer bearings rated for 4 minute dry run 304 STAINLESS STEEL impellers with minimum pressure rating of 100000PSI 416 stainless steel pump shafts 18/8 stainless steel fasteners and a stainless steel inlet basket strainer properly sized for the pump. Each pump assembly shall be factory tested to Hydraulic Institute ANSI/HI 14.6 acceptance grade 2B. 	
140-0000002	Discharge Head - 6" Ductile Iron	2
	<ul style="list-style-type: none"> A heavy duty ductile iron 6 INCH pump discharge head assembly shall be provided for superior durability. The discharge head assembly shall include a check valve butterfly valve and related hardware flow rated for up to 900GPM and 150 PSI per ANSI B2.1. 	
150-0000020	Pressure Maint Pump Column - 2" Dia - 304 SS	1
	<ul style="list-style-type: none"> A 2 INCH diameter pressure maintenance pump column pipe shall be provided. The column pipe shall be fabricated from 304 STAINLESS STEEL. A butterfly valve and check valve shall be provided on the outlet of the column pipe assembly. 	
150-0000039	VT Pump Column - 6" Dia, 3 Piece, Carbon Steel	2
	<ul style="list-style-type: none"> A 3 Piece 6 INCH diameter vertical turbine pump column and shaft assembly shall be provided. The column pipe shall be fabricated from ASTM Grade A-53 CARBON STEEL pipe. Line shafts shall be fabricated from 416 STAINLESS STEEL. The shaft diameter shall be no less than prescribed by ANSI B58.1 Section 4.2 Table 4. Bearing retainers shall be stainless steel with polymer bearings. The column and shaft assembly shall be designed per the total pump length specified on the sales drawing. 	
180-0000002	Mechanical Shaft Seal	2
	<ul style="list-style-type: none"> Each turbine pump discharge head shall contain a mechanical seal assembly located where the line shaft protrudes through the discharge head. The mechanical seal assembly shall consist of a main housing shaft sleeve assembly locking and drive collars. The shaft sleeve shall be machined from 416 stainless steel. The locking and driving collars shall be machined from 7075 aluminum. Integral to the seal housing a permanently lubricated ball bearing shall be mounted located out of the pumping media. The mechanical seal shall be resistant to corrosion and abrasives totally self lubricating and rated for no less than 300 PSI. The seal assembly shall require no bypass tubes or related devices to provide cooling or lubrication. One seal required per Vertical Turbine pump. 	
200-0000002	Discharge Manifold - Duplex Pump	1
	<ul style="list-style-type: none"> A custom fabricated DUPLEX PUMP discharge manifold shall be provided. The manifold shall be designed and fabricated by Watertronics to maximize flow and efficiency and to meet specific customer installation requirements. All fabricated piping shall conform to ASTM specifications A53 for Grade B welded or seamless pipe. Discharge piping 12" and larger shall be a minimum "Standard Wall" thickness. Discharge piping 10" and smaller shall be Schedule 40. All welded flanges shall be forged steel slip on or weld neck type. All welded fittings shall be seamless conforming to ASTM Specification A234 with pressure rating not less than 150 psi. The manifold assembly shall include a main discharge isolation valve discharge pressure gauge three 3/4" fertigation ports and a winterization drain port with 3/4" ball valve. 	
210-0000001	3" Pressure Relief Valve	1
	<ul style="list-style-type: none"> A 3" pressure relief valve shall be installed on the discharge piping downstream of the pressure regulating valves. The valve shall be sized to bypass sufficient water back to the water source to avoid the discharge pressure from exceeding the maximum programmed pressure set point by more than 10 PSI. 	
240-0000040	Drop Pipe, Steel - 6" FL x 10" PE, 36" Bury Depth	1

- A steel 6" Flange X 10" Plain End - 36" bury depth DISCHARGE drop pipe shall be provided. The drop pipe shall be custom fabricated for the application and shall be painted the station pipework color unless otherwise specified on the sales drawing. All fabricated piping shall conform to ASTM specifications A53 for Grade B welded or seamless pipe. Discharge piping 8" and above shall be a minimum of Schedule 10. Discharge piping 6" and smaller shall be Schedule 40. All welded flanges shall be forged steel slip-on or weld neck type. All welded fittings shall be seamless conforming to ASTM Specification A234 with pressure rating not less than 150 psi. A grove lock swivel shall be provided in drop section and a 2" blowout port shall be provided in upper leg of drop pipe.

270-0000001	Electronic Butterfly Valve - 2-6"	2
	<ul style="list-style-type: none"> • A patented Watertronics 2-6" EBV "Electronic Butterfly Valve" shall be provided on the pump discharge head. The EBV shall provide for gradual entry of water from the pump into the discharge manifold to allow for complete purging of pump column air and elimination of water hammer surges and check valve slam. The EBV shall also facilitate smooth pump sequencing enhanced flow and pressure regulation. In the event of a VFD failure the EBV shall function as a by-pass regulation device to maintain constant pressure regulation and flow without disruption of the irrigation process. 	
280-0000011	Growsmart IM3000 Series Magnetic Flowmeter - 6"	1
	<ul style="list-style-type: none"> • A 6" diameter Growsmart electromagnetic flow meter shall be provided to measure water flow rate with an accuracy of +/- 2%. The flowmeter shall include an integrated LCD display and be constructed of epoxy coated ASTM carbon steel suitable for indoor or outdoor installation. Maximum recommended flow rate 1322 GPM. 	
290-0000001	Wetwell Level Control w/1 Pond Fill	1
	<ul style="list-style-type: none"> • A robust industrial grade WETWELL level control system shall be provided. The system shall consist of a level transducer and a low level safety shutdown float located in the WETWELL for accurate and reliable level control. The controls shall be fully integrated with the control system with programmable set points accessible through the station touchscreen display. The level control system shall function to shutdown the pump system in the event of a low water condition. An additional isolated 5A relay contact shall be provided for control of ONE external pond fill or other external fill source. The level transducer shall be rated for a maximum water depth of 33.5 feet. 	
400-0000001	Pump Station Base - Formed Steel	1
	<ul style="list-style-type: none"> • Pump station components shall be mounted on a formed steel base. Formed steel construction is used to minimize weld seams and maximize strength. The base material shall be 3/8" thick ASTM A-26 hot rolled carbon steel plate. Structural steel shall be welded on the underside of the base to maximize structural rigidity. Base shall have a minimum of 8 (eight) lifting points (two at each corner). Base shall include a hinged wet well hatch whenever possible. Base shall be supplied with four anchor brackets and concrete wedge anchor bolts if base length is under 12ft. For base lengths over 12ft six anchors shall be provided. 	
410-0000001	Skid Shim Kit, Stainless Steel	1
	<ul style="list-style-type: none"> • A skid shim kit shall be provided to take up small gaps between skid and floor and to insure level installation of skid. Each kit shall include the following stainless steel shims; Qty (2) - 1/2"x2"x5" Qty(2) - 3/8"x2"x5" Qty(4) - 1/4"x2"x5" Qty(4) - 1/8"x2"x5" . 	
500-0000011	Station Disconnect Switch - 200A Fused	1
	<ul style="list-style-type: none"> • A 3-pole 200 amp maximum FUSED UL Listed main disconnect switch shall be provided. The disconnect switch shall include an operating handle mounted in the main electrical panel door that shall open all ungrounded conductors of the service entrance to the panel. The disconnect switch shall be mechanically interlocked to prevent access while the operating handle is in the ON position. The station disconnect switch shall be correctly sized for the maximum station load and shall meet all applicable NEC and UL508A requirements. 	
520-0000028	Variable Frequency Drive, 60HP, 380-480V/3ph	1

- A high efficiency industrial grade 60HP variable frequency drive shall be provided. The VFD shall be specifically designed for water pumping applications and include a graphical control interface keypad. All internal printed circuit boards shall be conformal coated for long service life.

540-0000038	VFD (XL) Contactor - 460-575V/3Ph - 60HP	2
	<ul style="list-style-type: none"> • A 460-575V/3Ph - 60HP cross line (XL) industrial grade dual interlocking contactor set shall be provided for the pump. The contactor set shall allow the assigned pump to be run manually across the line or from the VFD output. It will also facilitate sequencing of pumps when more than one main pump is present. An HOA (Hand-Off-Auto) switch will be provided for each pump. When HOA is in Hand position the contactor set will engage to power pump directly across the line. If Off position pump will be disabled and when in Auto pump will run on VFD when assigned as lead pump otherwise the contactor set will sequence the pump on as a lag pump where applicable. 	
540-0000070	Motor Starter - 460-575V/3Ph - 5HP	1
	<ul style="list-style-type: none"> • A 460-575VAC/3Ph - 5HP industrial grade Motor Starter shall be provided. The motor starter shall provide integrated switching thermal and current overload protection per NEC article 430 safety requirements. The switching contacts shall be rated for a minimum of 200000 cycles under full load conditions. 	
600-0000003	Power - Phase Monitor Protection	1
	<ul style="list-style-type: none"> • An advanced microprocessor based Power Phase Monitoring system shall be provided to protect the pump system from equipment failure due to power faults occurring on the incoming electrical service to the pump station. The monitor shall actively monitor for phase loss phase reversal phase unbalance under voltage and overvoltage conditions. In the event that these one or more of these conditions occur the Phase Monitor shall signal the PLC logic controller to shut down the pump system preventing damage to pump system components. The phase monitor fault limits and time to trip shall be adjustable. A status LED shall indicate the fault type causing the shutdown event. 	
600-0000004	Type 7C - M262 PLC	1
	<ul style="list-style-type: none"> • The electrical control system shall be an Industrial grade PLC with custom programming written specifically for this project. Control logic shall be based on redundant design and interlocking of control devices for maximum safety and proper sequence of operation. The PLC controller shall have diagnostic LEDs for monitoring status of discrete inputs and outputs as well as a general PLC error feedback. The PLC shall contain RS485 and Ethernet communication ports for monitoring and programming purposes. The PLC will have a high speed counter clock and calendar function with year month day hour minute and day of week. 	
610-0000006	10" Raspberry Pi ComFile	1
	<ul style="list-style-type: none"> • An industrial grade 10.1" (1024 × 600) LCD touchscreen user interface display shall be provided for monitoring and diagnostic purposes featuring: Digital flow (GPM) and pressure (PSI) display. Both cumulative and resettable gallons pumped indicators. Pump ready/running status with elapsed run time display per pump. Flow-based pressure regulation to match discharge pressure with irrigation demand Individual motor overload reporting Minute by minute data logging saved internally for Historic and real time X-Y plotting of pump station operation. Filter controls. Alarm log. Ability to change system parameters such as setpoint pressure time delays Fertigation graphic and control interface when sold with a Watertronics EZ Feed Injection Package. Life of the display shall be 50000 hours. The display software shall be configured for the pump station features. 	
620-0000001	Lighted HOA Switch	3
	<ul style="list-style-type: none"> • A lighted switch actuator shall be provided which shall be illuminated GREEN whenever the controlled item is active. One required per switch. 	
630-0000002	Premium Surge/Lightning Protection	1

	<ul style="list-style-type: none"> A Premium 200kA max impulse current rated surge protective device shall be provided on the incoming power connections to the station. The SPD shall utilize high energy solid state suppression circuitry to effectively protect electrical equipment from extreme electrical disturbances. An additional 70kA max impulse current rated surge protective device shall be installed on the secondary of the control transformer. Diagnostic LEDs shall be provided on the devices to indicate operational status when powered. 	
640-0000001	Flow Signal Opto Coupler - For Sharing Signal	1
	<ul style="list-style-type: none"> An optical coupling device shall be provided for sharing of pump station flow signal with external customer control systems. The opto-coupler is rated for 3-30VDC (24VDC) nominal supply from customer control system and shall provide a minimum of 2500V isolation between station control system and external systems. 	
640-0000002	Flow Sensor Opto Isolator	1
	<ul style="list-style-type: none"> An optical isolation device shall be provided for isolating OFF SKID station flow sensor from the control system. The optical isolator shall effectively improve flow signal quality and eliminate interference ground loops and other signal disturbances from entering station control electronics. 	
650-0000003	Remote Disable Relay - 24VAC/DC	1
	<ul style="list-style-type: none"> A 24VAC/DC remote disable relay input shall be provided. The remote disable relay shall effectively disable the pump station when the remote start relay coil is supplied 24VAC/DC power from an irrigation controller or other external power source provided by customer. If the station is running and relay is powered the station will safely shutdown. When power is removed from the relay the station will return to normal operation. 	
680-0000006	WaterVision Cloud - Verizon 4G - w/1YR Subscription	1
	<ul style="list-style-type: none"> WaterVision Cloud - Verizon Network 4G/LTE CELLULAR remote pump system monitoring package shall be provided. The system includes all hardware software and 1 YEAR SUBSCRIPTION for connection of a single pump station to the WaterVision Cloud Network via a cellular connection. The system shall allow customer to remotely monitor the pump station and the customer's other WaterVision Cloud enabled pump stations on the same property or multiple properties at any time from a cell phone tablet PC or other web based device. The system shall also allow control of the pump station enable/disable and reset of alarms. The communication hardware will accept up to eight additional CHOICE CARD inputs The WaterVision Cloud system is also expandable through connection of additional WaterVision Cloud enabled pump systems. Additional hardware required for system expansion. Subscription may be renewed in future years for low annual fee approximatley \$450/year. Contact PSN for future subscription pricing. 	
720-0000001	Fertigation Run Relay	1
	<ul style="list-style-type: none"> A Fertigation Run relay shall be provided to activate a customer provided chemical injection system. The relay output shall turn on when the station reaches a minimum flow set point and turn off when station flow drops below set point. The minimum flow set point shall be adjustable through the touchscreen display where provided. 	
720-0000003	Chemical Treatment Relay	1
	<ul style="list-style-type: none"> A Chemical Treatment relay shall be provided to activate a customer provided chemical injection system. The relay output shall turn on anytime a main pump is running. The chemical treatment relay shall have 2 DPDT 8A contacts. 	
750-0000003	Electrical Enclosure - 75x48x16 STL/WHT	1
	<ul style="list-style-type: none"> A heavy duty industrial grade 75Hx48Wx16D UL Listed NEMA 4 outdoor rated enclosure shall be provided to protect electrical control system components. The enclosure shall be custom built to Watertronics specifications specifically for water pumping applications and shall be fabricated of no less than 12GA carbon steel finished on all inside and outside surfaces in polyester based WHITE powder coat finish for maximum durability. The enclosure shall be provided with heavy duty integral hinges with lift off doors INTERIOR LIGHTING PACKAGE heavy duty key lockable door handles continuously welded seams mechanical interlocks and drip shield. The electrical component back panel shall be galvanized steel for superior EMC performance. 	

770-0000002	Heat Exchanger - Large (5-12K Btu)	1
	<ul style="list-style-type: none"> A premium quality closed loop water to air HEAT EXCHANGER cooling system shall be provided. The heat exchanger shall control temperature levels within the electrical enclosure protecting sensitive electronic components from overheating conditions. The heat exchanger shall be rated NEMA 4 for indoor/outdoor installations and prevent outside air or cooling water from entering electrical enclosure. The heat exchanger shall be properly sized to the application up to a maximum of 5-12K Btu cooling capacity. 	
975-0000001	Operation & Maint Manual (English) - Electronic Copy	3
	<ul style="list-style-type: none"> A detailed OPERATION and MAINTENANCE manual shall be provided detailing basic system operation alarms general maintenance procedures and use of the operator interface. The manual shall be in English and provided in electronic format. 	

PUMP STATION PRICE (INCLUDES ALL STANDARD EQUIPMENT FEATURES) U.S. Dollars Only	Central Quote
Domestic US Freight from Factory to Job Site: FOB Factory	INCLUDED
Off Load & Setup Supervision:	NOT INCLUDED
Crane To Off-Load and Set Pump Station:	NOT INCLUDED
Start-Up:	INCLUDED
Warranty - (Including Parts and Labor)	2 YR STANDARD
Taxes :	NOT INCLUDED
Shipment: Estimated 28-30 weeks after receipt of signed contract and drawing approval. A firm delivery date will be established and transmitted within 5 days of receipt of all final details and documents.	

WIRE TRANSFER:

1 WARNING regarding wiring of funds:

Due to the growing occurrence of identity theft and phishing scams, please do not wire funds to Watertronics without first receiving a verbal confirmation of our receiving bank's wiring instructions. Upon receiving wiring instructions from Watertronics, please contact John Bizub with Watertronics at +1-262-367-5000 x1203 prior to initiating any wire transfer to confirm the instructions match. Once the wire transfer is complete, please contact John Bizub again to obtain verbal confirmation of the transfer as well.

Watertronics is not responsible for any funds that are unintentionally wired to the wrong recipient, regardless of cause.

TERMS AND CONDITION

DELIVER AND SETUP

- 1 All reasonable efforts will be made to meet the requested delivery date after the receipt of a signed contract however; Watertronics will not be liable for delays in delivery.
- 2 Pump station components shipped separately from the station, at the Customer's request, may incur additional freight charges, payable by the Customer.
- 3 Customer will be responsible for having job site readily accessible for station delivery via flatbed truck.
- 4 Customer will provide the equipment and personnel required to unload and/or set the pump station.
- 5 DOMESTIC (USA): Station Set-up charges include one day on site. If more than one day is required, additional charges of \$950.00 per day will be assessed if the customer caused the delay. Travel time not included if separate service call is required. INTERNATIONAL DESTINATIONS: It is the responsibility of the owner's representative (contractor) to offload the station, identify any freight damage, inventory equipment and place the skid in position on the concrete slab. Vertical Turbines may be set in place on the skid for final assembly by an authorized service agent at time of technical startup. Any delays when on site due to events out of our control may incur additional charges. Charges include technician's time (\$950/day), travel fees, airline penalties, hotel, and meals. FREIGHT DAMAGE must be written on shipping documents with copies going to the carrier and Watertronics. Watertronics will require pictures of damage caused by the carrier. MISSING EQUIPMENT from the Bill of Materials (BOM) must be identified within 2 weeks of delivery.
- 6 Customer will be responsible for electrical permit if required.
- 7 Customer will be responsible for primary electrical hookup to pump station.
- 8 Customer will be responsible for making all piping connections.
- 9 Customer will be responsible for building modifications (roof removal & installation) if required.
- 10 Customer will be responsible for wet well, slab, and concrete work.
- 11 Customer will be responsible for piping wye strainer / filter flush line back to supply lake.

START-UP

- 1 Customer is responsible to guarantee the following before station calibration can be performed: a.) Permanent utility power is available and installed on pump station disconnect, b.) adequate water supply to operate station to full capacity, c.) installed irrigation system to operate station to full capacity. DOMESTIC (USA): Start-up charges include one day on site. If more than one day is required, additional charges of \$950.00 per day will be assessed if the customer caused the delay. INTERNATIONAL DESTINATIONS: Final assembly and startup will be completed under the terms listed above. If the site is ready for startup i.e. power in place, site and infrastructure ready to run water the time allotted is adequate. Any delays due to events out of our control may incur additional charges. Charges include technician's time (\$950/day), travel fees, airline penalties, hotel, and meals.
- 2 Purchaser will notify Watertronics two weeks in advance of the desired start-up date.

POWER SUPPLY

- 1 **The pump station proposed herein is designed for 480/277 volt, WYE configured 3 phase power. The acceptable range of voltage is 455 volts (min) – 495 volts (max). Unless specifically stated under Optional Equipment, open delta, phase converter, or other forms of unbalanced three phase power are not acceptable.**
- 2 If the supply voltage is not within this acceptable range, the purchaser is responsible for making the necessary corrections. This may include re-tapping or replacing the primary transformer. If the supply voltage is outside the stated range, electrical components such as VFD's, fuses, breakers, overloads, motors, power supplies may intermittently trip or prematurely fail and will not be considered for warranty coverage.
- 3 The use of generator power is not recommended. If a generator is required as a temporary power supply, the pump station will be covered under Watertronics' limited warranty provided that their "Engine Driven Generator Power Warranty Policy and Operation Guidelines" document is strictly adhered to.
- 4 Proper electrical grounding of the pump station is a requirement. Station will not operate properly and could pose a health hazard if not properly grounded. Failures of any magnitude due to improper grounding will not be covered under warranty.

WARRANTY

- 1 Watertronics warrants its pump station products to be free of defects in materials and workmanship for a period of two (2) years from the date of startup, but not later than twenty seven (27) months from the date of invoice, unless modified by customer with the selection of the extended warranty option. Stations deemed delivery complete and invoiced accordingly, at Watertronics' factory and stored there, shall have the warranty period commence as of the invoice date. Should the system require storage before startup after leaving the Watertronics' facility, the system must be stored in a secured, climate controlled environment that will not allow for degradation of the system due to moisture, extreme temperature variations, or human negligence.
- 2 This warranty is limited to replacing or repairing any defective component supplied by Watertronics at Watertronics' sole discretion and does not apply to equipment that has been damaged, misapplied or has been modified in any way.
- 3 Any work performed on the pump station must be provided by a Watertronics recognized PSN (Pump Service Network) service provider and documentation of all work performed within the warranty period must be on file at the factory. Any maintenance or repairs done without the pre-authorization of Watertronics, or its recognized service providers shall void this warranty.
- 4 This warranty does not cover damages under the following conditions, unless otherwise specified in writing: (1) Misapplied or inappropriate incoming power, improper grounding, vandalism, or any incidental damage, consequential damage, or act of God, (2) repairs or replacements made without the pre-authorization of Watertronics, or its recognized service providers, (3) exposure to destructive gaseous or chemical solutions, (4) exposure to water pH levels of less than 6.0 which is typically the result of SO2 burner or sulfuric acid injection, (5) water salinity levels greater than 2000 parts per million, (6) water from a reverse osmosis process plant, (7) unusually high dirt load or abrasives in the water, or (8) pumping water not suitable for turf irrigation.
- 5 Watertronics will not accept liability for any costs associated with the removal or replacement of equipment in difficult to access locations. This includes, but is not limited to, the use of cranes larger than 15 tons, scuba divers, barges, helicopters, or other unusual means. These extraordinary costs shall be borne by the owner, regardless of the reason necessitating removal of the product from service.
- 6 THIS WARRANTY IS ABSOLUTELY IN LIEU OF ANY OTHER EXPRESS OR IMPLIED WARRANTIES. THIS INCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND OF ANY OTHER OBLIGATION ON THE PART OF WATERTRONICS. NO AGENT, EMPLOYEE OR REPRESENTATIVE OF WATERTRONICS HAS ANY AUTHORITY TO BIND WATERTRONICS TO AN AFFIRMATION, REPRESENTATION OR WARRANTY CONCERNING THE PRODUCT SOLD UNDER THIS WARRANTY. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

PAYMENT TERMS (U.S. DOLLARS ONLY)

- 1 All purchase orders are subject to acceptance at factory in Hartland, Wisconsin. Receipt of Production deposit, verification of acceptable credit and confirmation of order are required before production. On domestic orders of \$100,000 or less, a 25% production deposit is required to initiate the order with the balance due net 30 days from date of final invoice. Orders over \$100,000 require a 50% production deposit.
- 2 Late fee of 1.5% per month will be added to any balance due after thirty (30) days from the date of invoice. All payments and/or credits are applied to the outstanding balance before computing a finance charge.
- 3 In the event the customer cannot take delivery on the requested date, delivery shall be deemed completed, and the warranty period shall commence, at Watertronics' factory with storage for future shipment. For the purpose of payment, eighty (80) percent of the contract price will be due, payable net 30 days from invoice. The customer will be responsible for storage and handling charges at the factory. A minimum charge of \$200 per week will apply, with total storage charges added to the final invoice.
- 4 WARNING regarding wiring of funds: Due to the growing occurrence of identity theft and phishing scams, please do not wire funds to Watertronics without first receiving a verbal confirmation of our receiving bank's wiring instructions. Upon receiving wiring instructions from Watertronics, please contact John Bizub with Watertronics at +1-262-367-5000 x1203 prior to initiating any wire transfer to confirm the instructions match. Once the wire transfer is complete, please contact John Bizub again to obtain verbal confirmation of the transfer as well. Watertronics is not responsible for any funds that are unintentionally wired to the wrong recipient, regardless of cause.

OTHER INFORMATION

- 1 Prices valid for thirty (30) days from the date of this proposal.
- 2 State and local sales taxes are not included in these prices.
- 3 Seller retains a security interest in the above mentioned equipment as provided by the UNIFORM COMMERCIAL CODE, until payment is received in full.
- 4 All claims for incorrect deliveries must be submitted in writing to Watertronics Customer Service within 15 days after receipt of goods.
- 5 All claims for price discrepancy must be submitted in writing to Watertronics Customer Service within 60 days after receipt of goods.
- 6 A completed pump station may not be returned to Watertronics for credit.

CHANGE ORDERS

- 1 1. Change Orders initiated by parties outside of Watertronics, after an order has been entered, may require additional charges to the purchaser regardless of the reason or initiating party. A minimum administrative fee of \$ 150.00 will be charged. a. Lost engineering and order administration time will be charged to the purchaser at \$150.00 per hour. b. Purchase orders to vendors perfected by Watertronics made invalid by the Change Order will incur charges against the purchaser equal to any penalties levied against Watertronics. To include, re-stocking charges, lost freight charges or return goods freight charges and any vendor administrative costs. c. Watertronics lost manufacturing time will be charged to the purchaser at \$100.00 per hour. Additional labor to satisfy the Change Order will be estimated at \$100.00 per hour and added to the total Change Order amount. d. Materials made unusable or scrapped because of the Change Order will be charged to the purchaser at actual sale value as originally assigned to the job. Replacement materials or goods will be valued as required by the Change Order and be shown in its total.

ACCEPTANCE

- 1 Purchaser hereby agrees that in the event of default in the payment of any amount due, that if this account is placed in the hands of an attorney, or agency for collection or legal action, to pay any and all related attorney fees, costs of collection including agency, private process servers fees, court costs, etc., incurred and any other costs of collection permitted by the laws governing these transactions.
- 2 Equipment cancelled before completion will incur restocking charges that will be calculated at time of cancellation. Restocking fees may be the full cost of the pump station depending on the nature of the pump station that is cancelled
- 3 Terms are subject to final credit approval.
- 4 Equipment shipped separately from the station, at Purchaser's request, may incur additional freight charges, payable by Purchaser.
- 5 Delayed deliveries by the customer once equipment is ready to ship, will incur minimum storage charges of \$200 per week, added to the final invoice.



Rain Bird Corporation
 6991 East Southpoint Drive
 Tucson, AZ 85756
 Email: pumps@rainbird.com

PUMP STATION QUOTE

Quote #: GVT031522 401B

Project Information	Job Name:	Sugar Hill GC - Transfer	Date:	3/18/2025
	Job Country:	USA	Distributor Name:	Ewing Outdoor Supply
	Job State/Province:	GA	Distributor Contact:	Cole Childers
	Job City:	Sugar Hill	Dist. Contact Email:	cchilders@ewingos.com
	Rain Bird Rep.:	Trevor Brinkmeyer	Dist. Contact Phone:	480-492-1337

Station Details	Pump Platform:	T2L060Y1N30058SAX8	Power Requirement:	230/3/60
	Station Type:	Vertical Turbine In Wet Well	Max Flow Rate (GPM)	1500
	Low water level from slab:	Verify	Discharge Pressure (PSI)	125
	Water Source:	Irrigation Pond	Main Disconnect Switch:	600
	Water Quality:	Average	Full Load Amps:	591

Site Conditions	Wet well diameter (area):	72" x 72"	Site Elevation:	1056'
	Low water level:	10'	Intake Flume Dia:	TBD
	Pump set:	16'	Discharge Pipe Dia.:	6", 6"
	Wet Well Depth:	17'	Slab Dimensions:	TBD

Pump Station Pricing

Base Price:	\$239,971	The GRAND TOTAL includes the base pump station price, the total price of all selected options, one day of Authorized Service Provider start-up and training assistance, freight to the job site.
Option Pricing:	\$16,468	
Freight:	Included	
ASP Startup/Set Assistance :	\$2,500	
GRAND TOTAL:	\$258,939	

Prices valid for thirty (30) days from the date of this proposal.

Lead Time to Shipment

16 WEEKS	From receipt of all documents below:	Pump Stations are included in Rain Bird's Pump Station Professional Customer Satisfaction Policy.
	Purchase Order	
	Signed Quote	
	Signed Approval Drawing	

All reasonable efforts will be made to meet the requested shipment date after the receipt of a signed contract however, Rain Bird Corporation will not be liable for delays in shipment or delivery.

SUGAR HILL GOLF IRRIGATION INSTALLATION SERVICES AGREEMENT

1. **PARTIES:** This contract (hereinafter referred to as "Agreement") is made and entered into on this ____ day of May, 2025, by and between:

Owner: **CITY OF SUGAR HILL**
5039 W. Broad Street Sugar Hill, GA 30518
ATTN: Jim Dickson, *Golf Superintendent*
jdickson@cityofsugarhill.com

Contractor: **TRI STATE PUMP & CONTROLS, INC.**
1162 Chastain Rd.
Liberty, SC 39657

ATTN: _____

The project is described in the proposal provided (EXHIBIT A) and is included by reference.

The project is located at: **6094 Suwanee Dam Rd, Sugar Hill, GA 30518**

In consideration of the mutual promises and conditions contained herein, the parties agree as follows:

2. **CONTRACT DOCUMENTS:** The following documents are incorporated by reference into this Agreement and hereby made contract documents.
 - A. This Agreement
 - B. Proposal – Exhibit A to this document.
3. **OWNER-SUPPLIED MATERIALS:** There are no Owner furnished materials for this project.
4. **ALLOWANCES:** There are no allowances for this project.
5. **SCOPE OF WORK:** Contractor will furnish all labor, materials, expertise, equipment, tools, and related items required for to carry out and complete, in a good, substantial and workmanlike manner, the following work:

- TSP vertical turbine VFD pump station model VT2-VFD60-P5-1000-150
- Two (2) 60hp 1800-rpm main vertical turbine pumps each capable of 500gpm 150psi and
- One 5hp submersible pressure maintenance pump capable of 30gpm 150psi
- Total pump length TBD from pump skid to the bottom of basket strainer.

Standard features include:

- Fabricated steel discharge head with integral air relief
- Vertical turbine pumps
- 6" steel channel construction
- Blasted to bare metal, primed and epoxy coated inside and out
- Skid coated with rust preventative polyurethane cover with Kevlar™ additive
- Clayton pressure relief valve with butterfly style isolation valve.
- Butterfly style station isolation valve
- Butterfly style individual pump isolation valve
- Water style silent check valve on each pump

- Hose bib connection for station wash down

NEMA 12 Analog Control Panel to Include:

- 250 amp main disconnect
- Premium grade incoming surge protection
- Panel air conditioner to control panel temperature and humidity
- Industrial micro-processor
- TSP pump control software with SIMPLESENSE Technology
- Touch screen operator interface with systems status display and PUMPWATCH for remote access
- 48 Month Data Plan included with purchase of pump station.
- 60 Variable frequency drive per motor
- Data Industrial flow sensor
- Auto alternation of main pumps based on hours of operation
- Phase loss safety
- Low water safety
- Low discharge pressure safety
- High discharge pressure safety
- High flow (discharge rate) safety
- Motor overload safety
- Total flow accumulator
- Pump motor elapsed time clock

Additional items included:

- Factory assembly, testing and calibration prior to shipment
- Factory trained on-site unloading, setting and assembly of pump station.
- Factory trained on-site station start-up, station tuning and operator training
- 2-year manufacturer warranty
- Freight to Job Site
- Factory trained personnel for startup of pump station and operator training for one day.

(Pump house modifications if required are excluded from this contract)

Delivery: 10-12 weeks after receipt of order. Contractor will make all reasonable efforts to meet requested delivery date after the receipt of signed quote and 50% down payment, but shall not be liable for incidental or inconsequential damages for delay in delivery. Contractor will provide personnel for installation of pump station at time of delivery for one day. Additional days' mobilization is/are charged at \$950 each.

Contractor shall be responsible for transportation of equipment to job site, unloading and installation

- Owner will be responsible for primary electrical service to pump station.
- Owner will be responsible for providing concrete slab, wet well and ventilated pump house structure.
- Owner will be responsible for pump house modifications; all permits.

6. **CLARIFICATIONS & EXCLUSIONS, TERMS & CONDITIONS:**

The contractor shall follow all manufacturer's recommendations, procedures, and precautions, and is responsible for obtaining all necessary drawings, details and/or designs elements from the manufacturer. All safety measures, disposal cost/compliance, and regulatory compliance are the responsibility of the contractor.

7. **LUMP SUM CONTRACT AMOUNT AND PAYMENT SCHEDULE:** Owner will pay Contractor the total lump sum of: **\$ 159,578.00 (One Hundred Fifty-Nine Thousand, Five Hundred and Seventy-Eight Dollars, No Cents) plus taxes.** Full payment due NET 30 DAYS upon approved completion of work and in accordance with the following schedule:

- 50% payable with order
- 50% payable net 30 days after start.up.
- Seller retains a security interest in the equipment until payment is received in full.

8. **CONTRACT TIME:** Time is of the essence and the irrigation system being a critical component of golf operations, the time for completion is described below.

A. Time of completion for all installation work associated with this project shall be 120 days.

B. The Owner and Contractor have agreed that a reasonable amount of damages for each day that the project remains incomplete after the contract time, with any time extensions added (as stated in paragraph 8C) having expired, will be \$950. If the work as set forth herein is not completed within the time specified, the Owner will suffer damage and loss that is difficult or impossible to accurately calculate. The Owner and Contractor agree that a reasonable amount to fully compensate the Owner for damage and loss it would incur as a result of the Contractor's failure to complete the work in the time allowed by this Agreement shall be the sum of \$950 per day. The amount contained in this provision is an amount that Owner and Contractor agree is a reasonable amount to fully compensation the Owner for any damage or loss it would suffer due to delay and is intended to provide Owner with reasonable liquidated damages and is not intended as a penalty.

C. Where Contractor is prevented from completing any part of the Work within the Contract time due to weather delay(s), the Contractor shall submit a daily summary of 'rain days' to the Owner for verification and determination of contract time extension. The OWNER shall extend the contract time by 1 day for each day requested where a trace of rain, or more, has been recorded on the USGA website at station #02334578 Level Creek at Suwanee Dam Road. For any other weather related delays that may impact this project, the CONTRACTOR shall make a request stating the date, time and adverse weather conditions and their impact on the project. The OWNER shall make a reasonable determination in granting additional time for other weather-related requests.

9. **MISCELLANEOUS**

A. The Contractor shall within fifteen days after the receipt of the Notice Of Award furnish the Owner with a Performance Bond and a Payment Bond in penal sums equal to the amount of the Contract Price, conditioned upon the performance by the Contractor of all undertakings, covenants, terms, conditions and agreements of the Contract Documents, and upon the prompt payment by the Contractor to all persons supplying labor and materials in the prosecution of the Work provided by the Contract Documents. Such Bonds shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the state in which the Work is to be performed and named on the current list of "Surety Companies Acceptable on Federal Bonds" as published in the

Treasury Department Circular Number 570. The expense of these Bonds shall be borne by the Contractor. If at any time a surety on any such Bond is declared a bankrupt or loses its right to do business in the state in which the Work is to be performed or is removed from the list of surety companies accepted on Federal Bonds, the Contractor shall within ten days after notice from the Owner to do so, substitute an acceptable Bond (or Bonds) in such form and sum and signed by such other surety or sureties as may be satisfactory to the Owner. The cost for such Bond shall be paid by the Contractor. No further payments by the Owner to the Contractor shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable Bond to the Owner.

B. In the event that Contractor employs or contracts with any subcontractor(s) in connection with this contract, Contractor agrees that it will secure from the subcontractor(s) such subcontractor(s') indication of the employee-number category applicable to the subcontractor and will secure from such subcontractor(s) attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 and Rule and Regulation of the State of Georgia #300-10-1-.02 by the subcontractor's execution of a subcontractor affidavit, if applicable, in the form set forth in Rule and Regulation of the State of Georgia #300-10-1-.08 or a substantially similar subcontractor affidavit, and that it will maintain records of such attestation for inspection by the City of Sugar Hill, Georgia at any time. Such subcontractor affidavit shall become a part of the contract between the Contractor and the subcontractor.

10. **WORK COMMENCEMENT AND COMPLETION TIME:** Work shall commence with ordering of materials upon execution of this Agreement and disbursement of the deposit. Installation shall commence on the date listed in the Notice of Proceed and shall take no more than 5 consecutive business days to complete.
11. **CHANGES IN WORK:** Owner reserves the right to make changes in the Scope of Work (increases and decreases of any kind) and alterations in material and product selections. Contractor and Subcontractors shall make no changes in the work without issuance of a written change order that is first executed by both Contractor and Owner's Representative. Owner will not pay for verbal change orders. Contractor must obtain written change orders or, at minimum, email authorization of additional fixed-price change order work **BEFORE** proceeding with any additional work or any variations in specified materials.
12. **CONFLICT OF DOCUMENTS:** N / A
13. **INDEPENDENT CONTRACTOR:** Contractor warrants that he is fully experienced, properly licensed and properly qualified as an expert to perform the work described in this agreement. Contractor shall finance its own operations and affirms that it is and shall at all times be an Independent Contractor on this project and not an agent, employee, or servant of the Owner.
14. **INSPECTION AND CORRECTION OF WORK:** The work shall at all times be subject to the inspection of the Owner and the Owner's Representative. In the event that at any time a portion of the work is reasonably determined by the Owner or the Owner's Representative to be improper, defective, or of substandard quality, Contractor shall correct and/or repair said work immediately upon being notified by Owner's Representative.
15. **INDEMNIFICATION:** Contractor (and its Agents, Subcontractors, Suppliers, etc.) agree at all times to indemnify, protect, defend, and hold the Owner harmless from all loss and damage, and against all lawsuits, arbitrations, actions, legal or administrative proceedings, claims, debts, demands, awards, fines, judgments, damages, consequential damages, liabilities, interest, attorney's fees, costs, and expenses of any kind or nature whatsoever whether they may arise before, after, or during the completion of Contractor's work under this Agreement, which are in any manner directly or

indirectly caused or contributed to in whole or in part, or claimed to be caused in whole or in part through any act, omission, fault, or negligence whether active or passive of the Contractor, or anyone acting under the Contractor's direction, control, or on their behalf in connection with or incidental to work of this Agreement.

16. **ACCEPTANCE OF FINAL PAYMENT AS RELEASE:** The acceptance by the Contractor of final payment shall be and shall operate as a release to the Owner of all claims and all liability to the Contractor, other than claims attached to the final payment request by the Contractor, for all things done or furnished in connection with the Work and for every act and neglect of the Owner, Engineer and others relating to or arising out of the Work. Any payment, however, final or otherwise, shall not release the Contractor or its sureties from any obligations under the Contract Documents or the Performance Bond and Payment Bond.
17. **INSURANCE:** Before commencing work on the project, Contractor shall procure and maintain:
 - A. Comprehensive General Liability in occurrence form with limits of not less than \$1,000,000 per occurrence (including coverage for: products, complete operations, contractual liability, and broad form property damage).
 - B. Automobile liability in comprehensive form with coverage of owned, hired, and non-owned automobiles, with limits not less than \$100,000 per occurrence for bodily injury and property damage.
18. **SAFETY MEASURES:** It is the sole responsibility of the Contractor to continually operate, monitor and supervise all of its operations in a manner that meets or exceeds all statutes and regulations that establish safety requirements as established by state law.
19. **CLEANUP:** On a **DAILY BASIS**, and at his own expense, Contractor will clean up its work areas and keep them in a safe and sanitary condition on a daily basis. On a regular basis, Contractor will remove all of its debris from the site. Upon completion, Contractor will clean up worksite of all related debris.
20. **EXPRESS WARRANTY:** Contractor unconditionally guarantees that all new material supplied by Contractor will be new and of good quality, and that all work performed by Contractor will be performed in a good substantial and workmanlike manner. Contractor shall warranty its work for the period of twenty-four (24) months following the final acceptance of the work by the Owner. This warranty covers workmanship, and new materials for any reason. Other manufacturer's warranties are as follows:
 - Variable Frequency Drive warrantied for 8-years
 - Powder coating/paint warrantied for 3-years
 - Motors warrantied for 3-years
 - All Manufacturer's warranties exclude labor charges
21. **TERMINATION FOR CAUSE/ CONTRACTOR DEFAULT:** If Contractor fails to commence or prosecute the work hereunder promptly and diligently at all times, or, in the opinion of the Owner's Representative falls significantly behind schedule, or Contractor fails in any way to perform the conditions contained within this Agreement, or any of the conditions relating to Contractors contained in this Agreement, or repeatedly fails to follow the instructions of the Owner's Representative, Contractor may be terminated for default by Owner or Owner's Representative after being given 48 hours' notice by Owner's Representative if Contractor fails to take significant steps to cure his default. Owner agrees to make payments to Contractor for all work and materials in place at time of termination in accordance with the terms of this Agreement as long as Contractor is not in default under this Agreement.

- 22. LAWS AND REGULATIONS:** Contractor, its employees and representatives and Subcontractors of every tier, shall at all times comply with any applicable laws, rules and regulations, whether Federal, State or Municipal, safety, all applicable Building Codes, and the payment of all taxes and fees.
- 23. DISPUTE RESOLUTION: ARBITRATION OF DISPUTES & ATTORNEY'S FEES**
Any dispute over the dollar limit of the Small Claims Court arising out of this Agreement that is not settled by informal attempts to resolve shall be settled by mediation in good faith by both parties, and if mediation is not successful, then by litigation in Superior Court of Gwinnett County, Georgia. This Agreement shall be interpreted in accordance with the laws of the State of Georgia.
- 24. ENTIRE AGREEMENT, MODIFICATION, and SEVERABILITY:** This Agreement represents the entire agreement and legal understanding of the parties. It shall be deemed to have been drafted by both parties to this Agreement.
- 25. REVIEW OF AGREEMENT BY INDEPENDENT COUNSEL:** Both parties to this Agreement have been strongly advised to have this Agreement reviewed by their own attorney prior to signing it. Both parties to this Agreement have either had this Agreement reviewed by their own attorney prior to signing it or have knowingly and willingly waived their right to do so and agree to be bound by the terms of this Agreement.

Entered and agreed to as of the date indicated at the beginning of this agreement.

CONTRACTOR'S CORPORATE OFFICER **(TRI STATE PUMP & CONTROLS, INC.)**

Signature Printed Name Title Date

CONTRACTOR'S CORPORATE SECRETARY **(TRI STATE PUMP & CONTROLS, INC.)**

Signature Printed Name Title Date

[Seal]

OWNER'S REPRESENTATIVE **(CITY OF SUGAR HILL)**

Signature *Paul D. Radford* Printed Name *City Manager* Title Date

SUGAR HILL CITY CLERK **(CITY OF SUGAR HILL)**

Signature *Jane Whittington* Printed Name *City Clerk* Title Date

[Seal]

TERMS & CONDITIONS

1. Changes in The Work:

Additional work desired by the owner shall not be commenced until an official Change Order has been drafted and executed by all parties. The additional work shall become part of the original contract, and shall be binding with regard to terms and conditions, and to payment, in accordance with the base contract.

2. Unforeseen Circumstances:

Any conditions which are not clearly visible upon inspection of the site shall not be the responsibility of the Contractor. Such conditions include, but are not limited to unsuitable soils, water damage, dry rot, pest damage, concealed rock, asbestos, hazardous materials, utilities not located or indicated on plans, or existing code violations. These and other unforeseen conditions shall not be the responsibility of the Contractor, even if discovered during the course of the Contractor's work. These items may be corrected, at the direction of the owner, with a Change Order per Item# 1.

3. Existing Conditions:

Contractor shall make every effort to match existing conditions (color, texture, style, etc.) where required, however, in the case where exact material manufacturer, style, color, or other identifying information is not available, contractor cannot guarantee an exact match to existing conditions. Variance in appearance due to age differences in existing and new materials is not the responsibility of the contractor, even if the new and old materials are the same product.

4. Construction Documents:

Work shall be completed per Construction Documents (plans and specifications), if any, provided by owner, and any approved and executed written agreements between both parties, including change orders. Any discrepancies shall be field verified. If variances are determined to exist, they shall be addressed and corrected via Change Order per Item # 1.

5. Property Rights and Restrictions:

Owner verifies, by executing this agreement, that he is the right and true owner of the property where work is conducted. Owner is solely responsible for accuracy of any and all boundary lines. Land surveys to verify any such lines are the responsibility of the owner, and are not included in the contract amount. If any easements exist, owner shall provide contractor copies of property lines of such easements prior to commencement of work.

6. Construction Schedule:

Contractor shall commence work in a timely manner after notice to proceed and executed contract are received from owner. Work shall be completed per agreed upon schedule, or in a timely fashion if no schedule is set forth. Owner shall incur costs of extra time on the project if change orders extend the schedule of work. Contractor is not responsible for delays occurring due to owner, acts of God, weather, strikes, labor disputes, material shortages, or uncontrollable forces.

7. Access & Facilities:

Owner shall provide, at no expense to the contractor, free access to work areas without obstructions, vehicle parking for contractor's crews, storage space for materials, electric power, potable water, toilet facilities, and local telephone. Contractor is not responsible for damage to items left in the areas of construction by the owner.

8. Insurance:

The contractor shall carry and maintain workman's compensation and general liability insurance during the course of all work to insure the owner against damages caused by the contractor to the owner's property as a result of the work. Proof of such insurance shall be provided to owner upon request.

9. Warranty:

Contractor shall warranty its workmanship for a period of two (2) years from date of completion, training and O&M manual delivery. Manufacturer's warranties on parts, supplies as indicated.

10. Dispute Resolution

Any grievances arising as from this agreement or the breach thereof that cannot be resolved through good faith negotiation and/or mediation between owner and contractor, shall be settled through litigation in appropriate local court jurisdiction as agreed upon by both parties.

11. Payment:

Payments shall be processed based on percentage completion of project. Payment due within 30 days of invoice, unless terms are otherwise noted in this agreement. Full contract amount shall be due and payable net 30 days or according to the terms herein whichever is sooner.