



Date: January 20, 2025

Contact: Kyle Flanagan
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Project: Glenwyck Park – Well Repair Plus Control Updates

inCon-trol Water Systems is pleased to provide the following proposals to repair and update the existing well system. There are multiple irrigation controllers on the property that send run signals to the existing well pump. There are also continuity controllers that can open valves to several fill sources. Proposal does not include the price of the probes or fill valves in the event that any have failed.

The previous contractor included the cost of the VFD and other hardware as the well pump does directly charge a mainline for irrigation purposes. If the pump is not sized perfectly for the zones, or if one of the zones fail to open, the pump will dead head and fail prematurely. This is the reason the other contractor included a cost for the pressure transmitter and VFD. We have included a new VFD and pressure transmitter in the well proposal.

NOTE: This project is a repair job; it should be expected to find unknowns during the removal and replacement of components. inCon-trol is providing this proposal based on investigation of the system and experience with similar structures, but there will be repairs necessary that are not apparent at this time that may incur additional cost.

NOTE: Pricing model is based on agreement with Southlake at the following rates: Material pricing is already discounted. Well Pump & Motor replacement is subcontracted.

InCon-Trol Water Systems			2024 Updated Unit Cost	Increase Percentage May Not Exceed 2%
ITEM Description:		Unit Cost	Unit Cost	
1	Hourly Labor Rates			
1-1	Hourly Labor Rate for Service Technician to Provide Required Preventative Maintenance Services per Scope of Services.	\$ 110.00	\$ 112.20	2.00%
1-2	Hourly Labor Rate for Service Technician to Provide Required Repair Services per Scope of Services.	\$ 110.00	\$ 112.20	2.00%
1-3	Hourly Labor Rate for Service Technician Helper to Provide Required Preventative Maintenance or Repair Services per Scope of Services.	\$ 55.00	\$ 56.10	2.00%
1-4	Hourly Labor Rate for Service Technician to Provide Emergency or After Hours Repair Services per Scope of Services.	\$ 165.00	\$ 168.30	2.00%
1-5	Hourly Labor Rate for Service Technician Helper to Provide Emergency or After Hours Repair Services per Scope of Services	\$ 82.50	\$ 84.15	2.00%
1-6	Vendor Trip Charge - Normal Business Hours	\$ 199.25	\$ 203.24	2.00%
1-7	Vendor Trip Charge - Emergency or After Normal Business Hours	\$ 299.95	\$ 305.95	2.00%



OPTION A; Scope of Work: Well Update & Repair

- Pull and Set new Equipment – Dailey Rate \$7,280.00 proposal assumes 1.5 days @ \$10,920.00
- New Motor – 10hp 460V 3ph Motor – Size is assumed and will need to be confirmed when pulled
 - \$6,164.93
- New Pump End – 10hp 35gpm - \$5,957.42
- 2.5" Check Valve (2) - \$504.00 each
- Splice kit, Air Line Manifold, 1/4" Air line with cable wrap/secure wire - \$1,455.23
- VFD 10hp, 480V 22amp with disconnect, output sine wave filter, and surge protector with Nema3R enclosure - \$15,681.51
- 10/4 & 8/4 Twisted Shielded Submersible Cable \$5,398.40
- Programmer labor: 8 hours @ \$112.50 = \$900.00
- Fence Removal and Reinstallation
 - Two Leads – 9 hours @ \$112.50 each = \$2,025.00
 - Two Helpers – 9 hours @ \$56.10 each = \$1,009.80
 - Concrete/Materials - \$834.30
- Equipment/logistics/Fuel - \$290.46

Total: \$51,651.05 + applicable taxes
(Fifty-One Thousand Six Hundred Fifty-One Dollars & Five Cents)
Pricing in this proposal is valid for 30 days

Option A Acceptance: X _____ **Date:** _____

OPTION B; Scope of Work: Update Level Control Panel

- New Panel
 - Enclosure - \$576.00
 - Level Control Relay (5) - \$27 each @ a total of \$135.00
 - 24VAC Transformer - \$198.00
 - Terminal - \$180
 - Breakers (2) - \$41.40 each @ a total of \$82.80
 - Switches/lights (5) - \$36.00 each @ a total of \$180.00
 - Fabricator – 5 hours @ \$112.50 per hour totaling \$562.50
 - Programmer – 5 hours @ \$112.50 per hour totaling \$562.50
 - Electricians (2) – 4 hours each @ \$112.50 per hour totaling \$900.00
 - Equipment/logistics/Fuel - \$290.46

Total: \$4,477.26 + applicable taxes
(Four Thousand Four Hundred Seventy-Seven Dollars & Twenty-Six Cents)

410 Interchange, McKinney, TX 75071
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www.incontrolwatersystems.com



Pricing in this proposal is valid for 30 days

Option B Acceptance: X _____ **Date:** _____

OPTION C; Scope of Work: Load Center

- **Installation of new GFCI and 1 pole with Load Center**
 - **E Position Load Center - \$216.00**
 - **1 pole (4) - \$28.80 each totaling \$115.20**
 - **2 Pole GFCI - \$576.00**
 - **Electricians (2) – 6 hours each @ \$112.50 per hour totaling \$1,350.00**
 - **Equipment/logistics/Fuel - \$194.67**

Total: \$2,451.87 + applicable taxes
(Two Thousand Four Hundred Fifty-One Dollars & Eighty-One Cents)
Pricing in this proposal is valid for 30 days

Option C Acceptance: X _____ **Date:** _____

OPTION D; Scope of Work: Transformer

- **New Transformer**
 - **Transformer - \$2,880.00**
 - **Electrician – 5 hours @ \$112.50 totaling \$562.50**
 - **Equipment/logistics/Fuel - \$139.05**

Total: \$3,581.55 + applicable taxes
(Three Thousand Five Hundred Eighty-One Dollars & Fifty-Five Cents)
Pricing in this proposal is valid for 30 days

Option A Acceptance: X _____ **Date:** _____



Project specific notes:

- Pricing is subject to change based on changes requested by the client.
- inCon-trol Water Systems is not responsible for the pre-existing pumps, motors, vault, or related items.
- inCon-trol Water Systems reserves the right to withdraw its bid upon final review of all contract documents, including, but not limited to, schedules, bonds, and owner contracts.
- Not responsible for vegetation destroyed, utilities, sidewalks, approaches or any other damages to ancillary facilities during installation.
- It is assumed that the equipment required will fit into the spaces provided for such equipment. If it is found that the specified equipment does not fit into the spaces provided, additional costs may apply. Any design, demolition, or construction of such modifications is not included in this proposal.

Start up:

1. Start-up charges include one day on site. If more than one day is required, additional charges will be assessed if the delay is not the fault of inCon-trol Water Systems.

Delivery and Set-up:

1. All reasonable efforts will be made to meet the requested repair date after the receipt of a signed contract; however, inCon-trol Water Systems will not be liable for delays in delivery.
2. Customer will be responsible for having job site readily accessible.
3. Station Set-up charges, if included above, reflect one day on site. If more than one day is required, additional charges will be assessed if the customer caused the delay.

Conditions of Contract:

inCon-trol Water Systems will start the repair process upon the signature of this agreement. When work begins, it cannot be halted. If customer changes his or her mind about work being done, The Buyer is responsible for the full price quoted on this agreement. Any changes shall be brought to inCon-trol Water Systems' attention before work begins. If changes are needed due to Buyer changes, an extra cost for material and labor will be added to the total amount due at the end of the project.

Payment terms are net 30 unless stated specifically elsewhere. Please initial below acknowledging the payment terms.

Initial: Customer: _____ inCon-trol Water Systems _____

Warranty:

1. inCon-trol Water Systems warranties work to be free of defects in materials and workmanship for a period of one (1) year from the date of startup.
2. This warranty is limited to replacing or repairing any defective component at the sole option of inCon-trol Water Systems and does not apply to equipment that has been damaged, misapplied, **age of existing equipment**, or has been modified in any way.
3. inCon-trol Water Systems is not responsible for any and all pre-existing pumps, pump motors, or related equipment.
4. This warranty does not cover damages under the following conditions, unless otherwise specified in writing: (1) Lighting strikes, misapplied or inappropriate in-coming power, improper grounding, freeze damage, vandalism, or any incidental, consequential, or act of God, (2) repairs or replacements made without the pre-authorization of inCon-trol Water Systems or its recognized service provides, (3) exposure to destructive gaseous or chemical solutions

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Initial: Customer _____ inCon-trol Water Systems _____



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5. THIS WARRANTY IS ABSOULELY 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 INCON-TROL WATER SYSTEMS.

InCon-trol Water Systems is not liable for any loss, damage, or injury directly or indirectly caused due to the use or failure of workmanship of this product.

InCon-trol Water Systems is not responsible for the following items, "Disclaimer"

1. Not responsible for water quality coming through the suction manifold. It is the buyer's responsibility to check for sediment and debris that will hinder pump operation.
2. Not responsible for debris clogging flows through the suction or discharge manifold.
3. Pumping Equipment are mechanical items; therefore, they will break down or fail at any given time. inCon-trol Water Systems is not responsible for any damages that may occur in the situation of a Pumping Equipment failure; this includes but is not limited to, loss of plants, livestock, revenues produced. However, inCon-trol Water Systems will schedule a repair or warranty repair crew to assess the potential Pumping Equipment failure at inCon-trol Water System's earliest possible time frame that work schedules will allow.
4. Acts of God.

Thank you for your consideration
Cole Gray

A handwritten signature in black ink, appearing to read "Cole Gray", with a small mark at the end.

Business Development
inCon-trol Water Systems
410 Interchange
McKinney Texas, 75071
972-439-6761
cgray@incontrolwatersystems.com

Printed Name

X _____
Owner/Authorized Agent

Title

Date