

***Lexington Oaks
Community Development
District***

July 29, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Lexington Oaks Community Development District

Board of Supervisors

Rick Carroll, Chairman
Terry Bechtel, Vice Chairperson
William Palermo, Assistant Secretary
Scott A. Carlson, Assistant Secretary
Butch Straber, Assistant Secretary

District Staff

Mark Vega, District Manager
Whitney Sousa, District Counsel
Stephen Brletic, District Engineer
John Fowler, Field Service Manager
Todd Wilhelmi, Site Manager
Ruben Nesbitt, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Wednesday, July 29, 2026, at 9:00 a.m.

The Regular Meeting of the **Lexington Oaks Community Development District** will be held on **July 29, 2026, at 9:00 a.m.**
at the Location **Lexington Oaks Community Center, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida, 33544.**

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. Site Manager

- i. Discussion and Comparison of ASI and Pine Lake Irrigation Inspection Reports

B. District Counsel

- i. Discussion of Landscape RFP Vendor Selection

D. District Engineer

E. Field Manager

F. District Manager

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

6. ADJOURNMENT



Proposal #169015

Date: 7/16/2026

Customer:

Mark Vega
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property:

Lexington Oaks CDD
26304 Lexington Oaks Boulevard
Wesley Chapel, FL 33544

Lexington Oaks Irrigation Repairs Jul'26

Irrigation Repairs after Initial Inspection July 2026

Note: An additional irrigation proposal will be submitted following the completion of the repairs included in this estimate, once they have been approved and completed. As tracking and troubleshooting progress, additional deficiencies may be identified. Therefore, please expect supplemental repair recommendations, particularly for irrigation zones requiring restoration or further repairs to ensure proper system operation and coverage.

Controller by the back entrance North Hampton

Back Entrance North Hampton:

- Zone 1: - Replace 2 Sprinklers. and repair a Lateral Line 1/2in.
- Zone 2: - Replace a Rotor.
- Zone 5: - Replace 2 Sprinklers.
- Zone 6: - Replace a Sprinkler 12in., a Rotor and repair a Lateral Line 1/2in.
- Zone 7: - Replace a Rotor.
- Zone 12: - Replace 4 Sprinklers.
- Zone 14: - Replace a Sprinkler 12in.
- Zone 20: - Replace a Sprinkler 12in.
- Zone 21: - Replace a Rotor and repair a Lateral Line 1/2in. – *Heavy Roots*.

Track and troubleshoot, **zones 3,11, 16 and 18** not responding to controller.

- Zone 10: - Replace a low-pressure valve.
- Zone 17: - Replace a low-pressure valve.
- Zone 21: - Replace a low-pressure valve.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller by the back entrance North Hampton

Items	Quantity	Unit	Price/Unit	Price
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Labor Irrigation Tech				\$1,360.00
Rain Bird 1806 6" Pop-Up Spray Head	8.00	EA	\$13.07	\$104.52
Rain Bird 1812 - 12" Pop-Up Spray Head	3.00	EA	\$28.08	\$84.24
Rain Bird Spray Nozzle	11.00	EA	\$3.09	\$33.99
Rain Bird 5006 6" Rotor	4.00	EA	\$37.12	\$148.48
Flex Pipe 1/2"	27.00	EA	\$1.32	\$35.64
Slip-Fix - 1/2"	3.00	EA	\$16.78	\$50.34
Sch 40 PVC Coupling 1/2" Socket	3.00	EA	\$0.51	\$1.53
Misc Irrigation Parts	1.00	EA	\$65.56	\$65.56

Controller by the back entrance North Hampton: \$1,884.30

Track and Troubleshoot Controller by North Hampton

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$1,140.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	7.00	EA	\$8.49	\$59.43
Labor Irrigation Tech				\$1,020.00
Hunter ICV Inline Valve w/ Flow Control & Filter Sentry 2" FNPT	3.00	EA	\$408.66	\$1,225.99
Slip-Fix - 2"	3.00	EA	\$39.87	\$119.62
Misc Irrigation Parts	1.00	EA	\$100.01	\$100.01

Track and Troubleshoot Controller by North Hampton: \$3,665.05

Controller by the Lift Station

Lift Station inside white Fence:

- Zone 3: - Replace 2 Rotors.
- Zone 4: - Replace 2 Rotors – *Roots present.*
- Zone 5: - Replace 3 Rotors and repair a Lateral Line 1in.
- Zone 6: - Replace 2 Rotors and repair a Lateral Line 1/2in. – *Roots present.*
- Zone 8: - Replace a Rotor – *oak tree roots.*
- Zone 9: - Replace 5 Rotors and repair a Lateral Line 1in – *A Rotor and a lateral with lots of roots and a rotor under tree debris.*
- Zone 10: - Repair a Lateral Line 1in. – *Heavy Roots.*
- Zone 11: - Replace a Sprinkler 12in.
- Zone 13: - Replace a Nozzle and a Sprinkler 12in.

Track and troubleshoot, **zones 2, 7, 14 and 16** are not responding to controller.

- Zone 2: - Replace faulty valve.
- Zone 7: - Replace faulty valve.
- Zone 14: - Replace faulty valve.
- Zone 16: - Replace faulty valve.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller by the Lift Station

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$2,125.00
Rain Bird 1812 - 12" Pop-Up Spray Head	2.00	EA	\$28.08	\$56.16
Rain Bird Spray Nozzle	3.00	EA	\$3.09	\$9.27
Rain Bird 5006 6" Rotor	15.00	EA	\$37.12	\$556.80
Flex Pipe 1/2"	30.00	EA	\$1.32	\$39.60
Slip-Fix - 1/2"	1.00	EA	\$16.78	\$16.78
Sch 40 PVC Coupling 1/2" Socket	1.00	EA	\$0.51	\$0.51
Slip-Fix - 1"	3.00	EA	\$23.09	\$69.27
Sch 40 PVC Coupling 1" Socket	3.00	EA	\$1.22	\$3.67
Misc Irrigation Parts	1.00	EA	\$65.56	\$65.56

Controller by the Lift Station: \$2,942.62

Track and Troubleshoot Controller by Lift Station

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$1,140.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	8.00	EA	\$8.49	\$67.92
Labor Irrigation Tech				\$1,360.00
Hunter ICV Inline Valve w/ Flow Control & Filter Sentry 2" FNPT	4.00	EA	\$408.67	\$1,634.67
Slip-Fix - 2"	4.00	EA	\$39.87	\$159.48
Misc Irrigation Parts	1.00	EA	\$122.23	\$122.23

Track and Troubleshoot Controller by Lift Station: \$4,484.30

Controller by the Community Center**Community Center:**

- Zone 6: - Replace a Rotor.
- Zone 8: - Replace a Rotor – *Roots present.*
- Zone 11: - Replace a Sprinkler 12in.
- Zone 14: - Replace a Sprinkler.
- Zone 15: - Adjust 6 Rotors and straighten a Rotor.
- Zone 17: - Straighten a Rotor and Raise a Rotor.
- Zone 18: - Replace a Nozzle and 2 Sprinklers 12in.
- Zone 19: - Replace a Sprinkler.
- Zone 21: - Replace 2 Sprinklers 12in. and repair a Lateral Line 1in. – *Roots present.*

Track and troubleshoot, **zones 12, 14, 16 and 22 through 24** not responding to controller.

- Zone 12: - Replace faulty valve.
- Zone 16: - Replace faulty valve.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller by the Community Center

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$765.00
Rain Bird 1812 - 12" Pop-Up Spray Head	5.00	EA	\$28.08	\$140.40
Rain Bird 1806 6" Pop-Up Spray Head	2.00	EA	\$13.07	\$26.13
Rain Bird Spray Nozzle	8.00	EA	\$3.09	\$24.72
Rain Bird 5006 6" Rotor	2.00	EA	\$37.12	\$74.24
Flex Pipe 1/2"	15.00	EA	\$1.32	\$19.78
Slip-Fix - 1"	1.00	EA	\$23.09	\$23.09
Sch 40 PVC Coupling 1" Socket	1.00	EA	\$1.23	\$1.23
Misc Irrigation Parts	1.00	EA	\$60.00	\$60.00

Controller by the Community Center: \$1,134.59

Track and Troubleshoot Controller by the Community Center

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$1,900.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	6.00	EA	\$8.49	\$50.93
Labor Irrigation Tech				\$680.00
Hunter ICV Inline Valve w/ Flow Control & Filter Sentry 2" FNPT	2.00	EA	\$408.67	\$817.33
Slip-Fix - 2"	2.00	EA	\$39.87	\$79.74
Misc Irrigation Parts	1.00	EA	\$100.01	\$100.01

Track and Troubleshoot Controller by the Community Center: \$3,628.01

Controller by the Fitness Center/Maintenance Room

Fitness Center:

- Zone 4: - Replace a Rotor.

Track and troubleshoot, **zones 3 and 6**, not responding to controller.

- Zone 3: - Replace faulty valve.
- Zone 6: - Replace faulty valve.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller by the Fitness Center/Maintenance Room

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$42.50

Rain Bird 5006 6" Rotor	1.00	EA	\$37.12	\$37.12
Flex Pipe 1/2"	1.50	EA	\$1.32	\$1.98
Misc Irrigation Parts	1.00	EA	\$10.11	\$10.11

Controller by the Fitness Center/Maintenance Room: \$91.71

Track and Troubleshoot Controller by the Fitness Center/Maintenance Room

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$570.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	4.00	EA	\$8.49	\$33.96
Labor Irrigation Tech				\$680.00
Hunter ICV Inline Valve w/ Flow Control & Filter Sentry 2" FNPT	2.00	EA	\$408.67	\$817.33
Slip-Fix - 2"	2.00	EA	\$39.87	\$79.74
Misc Irrigation Parts	1.00	EA	\$75.56	\$75.56

Track and Troubleshoot Controller by the Fitness Center/Maintenance Room: \$2,256.59

Controller by Preakness Village

Preakness Village Exit Wall:

- Zone 1: - Replace a Nozzle.
- Zone 2: - Replace 2 Nozzles and repair 2 Lateral Lines 1in. – *One break by or under sidewalk.*
- Zone 3: - Replace a Rotor.
- Zone 4: - Replace a Nozzle, repair 2 Lateral Lines 1in.
- Zone 6: - Replace 3 Nozzles and repair a Lateral Line. – *Lateral break underneath big oak tree roots.*
- Zone 10: - Replace a Rotor and Investigate an Irrigation Line. – *Big leak by oak tree that goes underneath the road.*
- Zone 12: - Replace 2 Rotors.
- Zone 14: - Replace 2 MPR Nozzles.
- Zone 16: - Replace 2 Sprinklers 12in.

Lateral Line Investigation for Zone 10:

Upon completion of the investigation, findings and recommendations for repair or replacement will be provided under a separate proposal.

Track and troubleshoot, **zones 7 through 9**, not responding to controller.

- Zone 7: - Replace faulty valve.
- Zone 8: - Replace faulty valve.
- Zone 9: - Replace faulty valve.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller by Preakness Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$2,550.00
Rain Bird 1812 - 12" Pop-Up Spray Head	2.00	EA	\$28.08	\$56.16
Rain Bird Spray Nozzle	9.00	EA	\$3.09	\$27.81
Hunter MP Rotator MP2000 Nozzle	2.00	EA	\$12.12	\$24.23
Rain Bird 5006 6" Rotor	4.00	EA	\$37.12	\$148.48
Flex Pipe 1/2"	9.00	EA	\$1.32	\$11.86
Slip-Fix - 1"	6.00	EA	\$23.09	\$138.55
Sch 40 PVC Coupling 1" Socket	6.00	EA	\$1.22	\$7.31
Owned Equipment	1.00	Day	\$150.00	\$150.00
Misc Irrigation Parts	1.00	EA	\$90.01	\$90.01

Controller by Preakness Village: \$3,204.41

Track and Troubleshoot Controller by Preakness Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$950.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	6.00	EA	\$8.49	\$50.93
Labor Irrigation Tech				\$1,020.00
Hunter ICV Inline Valve w/ Flow Control & Filter Sentry 2" FNPT	3.00	EA	\$408.66	\$1,225.99
Slip-Fix - 2"	3.00	EA	\$39.87	\$119.62
Misc Irrigation Parts	1.00	EA	\$75.56	\$75.56

Track and Troubleshoot Controller by Preakness Village: \$3,442.10

Controller by Fairmount Village
Fairmount Village Exit Wall

- Install timer properly to the pole.
- Zone 5: - Replace a Rotor and repair a Lateral Line.

Track and troubleshoot, **zones 1, 6 and 7**, not responding to controller.

- Zone 1: - Replace faulty valve.
- Zone 6: - Replace faulty valve.
- Zone 7: - Replace faulty valve.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller by Fairmount Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$382.50
Rain Bird 5006 6" Rotor	1.00	EA	\$37.12	\$37.12
Flex Pipe 1/2"	1.50	EA	\$1.32	\$1.98
Slip-Fix - 1"	1.00	EA	\$23.09	\$23.09
Sch 40 PVC Coupling 1" Socket	1.00	EA	\$1.23	\$1.23
Misc Irrigation Parts	1.00	EA	\$35.56	\$35.56

Controller by Fairmount Village: \$481.48

Track and Troubleshoot Controller by Controller by Fairmount Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$950.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	6.00	EA	\$8.49	\$50.93
Labor Irrigation Tech				\$1,020.00
Hunter ICV Inline Valve w/ Flow Control & Filter Sentry 2" FNPT	3.00	EA	\$408.66	\$1,225.99
Slip-Fix - 2"	3.00	EA	\$39.87	\$119.62
Misc Irrigation Parts	1.00	EA	\$75.56	\$75.56

Track and Troubleshoot Controller by Controller by Fairmount Village: \$3,442.10

Controller by the Entrance/Exit Side
Entrance/Exit side:

- Zone 1: - Replace 2 MPR Nozzles and repair a 2in. Lateral Line.
- Zone 4: - Replace 2 MPR Nozzles.
- Zone 5: - Replace a Sprinkler 12in.
- Zone 7: - Replace a Nozzle, 2 Sprinklers 12in.
- Zone 9: - Replace 4 Risers, 4 MPR Nozzles and a Rotor. – Raise a Riser.

Controller by the Entrance/Exit Side

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$680.00
Rain Bird 1812 - 12" Pop-Up Spray Head	3.00	EA	\$28.08	\$84.24
Riser	4.00	EA	\$13.25	\$53.00
Rain Bird Spray Nozzle	8.00	EA	\$3.09	\$24.72
Hunter MP Rotator MP2000 Nozzle	8.00	EA	\$12.11	\$96.90
Rain Bird 5006 6" Rotor	1.00	EA	\$37.12	\$37.12
Flex Pipe 1/2"	24.00	EA	\$1.32	\$31.63
Slip-Fix - 2"	1.00	EA	\$39.88	\$39.88

Sch 40 PVC Coupling 2 in. Socket	1.00	EA	\$2.76	\$2.76
Misc Irrigation Parts	1.00	EA	\$33.34	\$33.34

Controller by the Entrance/Exit Side: \$1,083.59

Controller by Pimlico Village

Pimlico Village Exit Wall

- Zone 2: - Repair a Lateral Line. – Roots present on lateral break.
- Zone 3: - Straighten 3 Rotors.
- Zone 4: - Straighten 2 Rotors.
- Zone 6: - Replace 2 Rotors and Straighten 2 Rotors.

Controller by Pimlico Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$595.00
Rain Bird 5006 6" Rotor	2.00	EA	\$37.12	\$74.24
Flex Pipe 1/2"	3.00	EA	\$1.32	\$3.95
Slip-Fix - 1"	1.00	EA	\$23.09	\$23.09
Sch 40 PVC Coupling 1" Socket	1.00	EA	\$1.23	\$1.23
Misc Irrigation Parts	1.00	EA	\$20.00	\$20.00

Controller by Pimlico Village: \$717.51

Controller by Pocono Village

Pocono Village Exit Wall:

- Zone 1: - Replace 2 Nozzles.
- Zone 2: - Change a rotor for a 12in. Sprinkler with an MPR Nozzle.
- Replace the SmartLink Card.

Controller by Pocono Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$212.50
Rain Bird 1812 - 12" Pop-Up Spray Head	1.00	EA	\$28.08	\$28.08
Rain Bird Spray Nozzle	3.00	EA	\$3.09	\$9.27
Hunter MP Rotator MP2000 Nozzle	1.00	EA	\$12.11	\$12.11
Flex Pipe 1/2"	1.50	EA	\$1.32	\$1.98
Misc Irrigation Parts	1.00	EA	\$15.56	\$15.56

Controller by Pocono Village: \$279.50

SmartLink AirCard Replacement Controller by Pocono Village

Items	Quantity	Unit	Price/Unit	Price
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Labor Irrigation Advanced				\$190.00
Smartlink Aircard w/ Flow for Cellular Network w/ 50 ft. Extension (No Service Plan)	1.00	EA	\$1,077.49	\$1,077.49
Misc Irrigation Parts	1.00	EA	\$55.56	\$55.56

SmartLink AirCard Replacement Controller by Pocono Village: \$1,323.05

Controller by Saratoga Village

Saratoga Village Exit Wall:

- Zone 3: - Replace 2 Sprinklers.
- Zone 5: - Replace a Sprinkler.

Track and troubleshoot, **zones 1, 2, 6, 7, 9 and 10**, not responding to controller.

- Zone 6: - Replace faulty valve.
- Zone 7: - Replace faulty valve.
- Zone 9 - 10: - Install an Add-a-Zone.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller by Saratoga Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$85.00
Rain Bird 1806 6" Pop-Up Spray Head	3.00	EA	\$13.07	\$39.20
Rain Bird Spray Nozzle	3.00	EA	\$3.09	\$9.27
Flex Pipe 1/2"	5.00	EA	\$1.32	\$6.60
Misc Irrigation Parts	1.00	EA	\$15.56	\$15.56

Controller by Saratoga Village: \$155.63

Track and Troubleshoot Controller by Saratoga Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$1,900.00
The Source Add-A-Zone	1.00	EA	\$312.24	\$312.24
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	6.00	EA	\$8.49	\$50.93
Labor Irrigation Tech				\$680.00
Hunter ICV Inline Valve w/ Flow Control & Filter Sentry 2" FNPT	2.00	EA	\$408.67	\$817.33
Slip-Fix - 2"	2.00	EA	\$39.87	\$79.74
Misc Irrigation Parts	1.00	EA	\$75.56	\$75.56

Track and Troubleshoot Controller by Saratoga Village: \$3,915.80

Proposal # 169015

PROJECT TOTAL: \$38,132.34

Terms & Conditions

By _____
Jeff Myers
Date 7/16/2026
Yard-Nique

By _____
Date _____
Lexington Oaks CDD



Proposal #169183

Date: 7/16/2026

Customer:

Mark Vega
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property:

Lexington Oaks CDD
26304 Lexington Oaks Boulevard
Wesley Chapel, FL 33544

Lexington Oaks Irrigation Upgrades Jul'26

Irrigation Upgrades after Initial Inspection July 2026

Controller by the back entrance North Hampton

Back Entrance North Hampton:

- Zone 1: - Upgrade 9 Sprinklers from 4in. to 6in. and 2 Sprinklers from 6in. to 12in.
- Zone 5: - Upgrade 6 Sprinklers from 6in. to 12 in.
- Zone 12: - Upgrade 9 Sprinklers from 6in. to 12 in.
- Zone 13: - Upgrade 3 Rotors from 4in. to 6in.
- Zone 14: - Upgrade 29 Sprinklers from 6in. to 12 in.

Controller by the back entrance North Hampton

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$2,040.00
Rain Bird 1806 6" Pop-Up Spray Head	9.00	EA	\$13.07	\$117.59
Rain Bird 1812 - 12" Pop-Up Spray Head	46.00	EA	\$28.08	\$1,291.68
Rain Bird 5006 6" Rotor	3.00	EA	\$37.12	\$111.36
Rain Bird Spray Nozzle	55.00	EA	\$3.09	\$169.95
Hunter 1/2" x 100' Swing Pipe	1.00	Roll	\$58.47	\$58.47
Misc Irrigation Parts	1.00	EA	\$110.01	\$110.01

Controller by the back entrance North Hampton: \$3,899.06

Controller by the Lift Station

Lift Station inside white Fence:

- Zone 11: - Upgrade 15 Sprinklers from 6in. to 12 in.
- Zone 13: - Upgrade a Sprinkler from 6in. to 12 in.
- Zone 15: - Upgrade 5 Sprinklers from 6in. to 12 in.

Controller by the Lift Station

Items	Quantity	Unit	Price/Unit	Price
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Labor Irrigation Tech				\$850.00
Rain Bird 1812 - 12" Pop-Up Spray Head	21.00	EA	\$28.08	\$589.68
Rain Bird Spray Nozzle	21.00	EA	\$3.09	\$64.89
Flex Pipe 1/2"	35.00	EA	\$1.32	\$46.14
Misc Irrigation Parts	1.00	EA	\$65.56	\$65.56

Controller by the Lift Station: \$1,616.27

Controller by the Community Center

Community Center:

- Zone 1: - Install a Riser.
- Zone 4: - Upgrade 3 Sprinklers from 6in. to 12 in.
- Zone 7: - Upgrade 2 Sprinklers from 4in. to 6 in. and a Sprinkler from 4in. to 12 in.
- Zone 10: - Install a Sprinkler on a Riser.
- Zone 18: - Upgrade a Sprinkler from 6in. to 12 in.

Controller by the Community Center

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$510.00
Rain Bird 1812 - 12" Pop-Up Spray Head	5.00	EA	\$28.08	\$140.40
Rain Bird 1806 6" Pop-Up Spray Head	3.00	EA	\$13.07	\$39.20
Riser	1.00	EA	\$13.25	\$13.25
Rain Bird Spray Nozzle	10.00	EA	\$3.09	\$30.90
Flex Pipe 1/2"	15.00	EA	\$1.32	\$19.78
Misc Irrigation Parts	1.00	EA	\$40.00	\$40.00

Controller by the Community Center: \$793.53

Controller by Preakness Village

Preakness Village Exit Wall:

- Zone 4: - Upgrade 24 Sprinklers from 6in. to 12 in.
- Zone 16: - Upgrade 7 Sprinklers from 6in. to 12 in.

Controller by Preakness Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$1,275.00
Rain Bird 1812 - 12" Pop-Up Spray Head	31.00	EA	\$28.08	\$870.48
Rain Bird Spray Nozzle	31.00	EA	\$3.09	\$95.79
Flex Pipe 1/2"	50.00	EA	\$1.32	\$65.90
Misc Irrigation Parts	1.00	EA	\$55.56	\$55.56

Controller by Preakness Village: \$2,362.73

Controller by Fairmount Village

Fairmount Village Exit Wall

- Zone 2: - Upgrade 8 Sprinklers from 4in. to 6 in.

Controller by Fairmount Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$340.00
Rain Bird 1806 6" Pop-Up Spray Head	8.00	EA	\$13.07	\$104.52
Rain Bird Spray Nozzle	8.00	EA	\$3.09	\$24.72
Flex Pipe 1/2"	12.00	EA	\$1.32	\$15.82
Misc Irrigation Parts	1.00	EA	\$35.34	\$35.34
Controller by Fairmount Village:				\$520.40

Controller by the Entrance/Exit Side

Entrance/Exit side:

- Zone 4: - Upgrade a rotor from 4in. to 6in..
- Zone 7: - Upgrade 14 Sprinkler from 6in. to 12 in.
- Zone 8: - Upgrade 15 Sprinkler from 6in. to 12 in.

Controller by the Entrance/Exit Side

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$977.50
Rain Bird 1812 - 12" Pop-Up Spray Head	29.00	EA	\$28.08	\$814.32
Rain Bird Spray Nozzle	29.00	EA	\$3.09	\$89.61
Rain Bird 5006 6" Rotor	1.00	EA	\$37.12	\$37.12
Flex Pipe 1/2"	45.00	EA	\$1.32	\$59.32
Misc Irrigation Parts	1.00	EA	\$55.56	\$55.56
Controller by the Entrance/Exit Side:				\$2,033.43

Controller by Pimlico Village

Pimlico Village Exit Wall

- Zone 2: - Upgrade 2 Rotors from 4in. to 6in.
- Zone 4: - Upgrade a Rotor from 4in. to 6in.

Controller by Pimlico Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$255.00
Rain Bird 5006 6" Rotor	3.00	EA	\$37.12	\$111.36

Flex Pipe 1/2"	5.00	EA	\$1.32	\$6.60
Misc Irrigation Parts	1.00	EA	\$20.00	\$20.00

Controller by Pimlico Village: \$392.96

Controller by Pocono Village

Pocono Village Exit Wall:

- Zone 1: - Install 2 Sprinklers (10ft ea.)

Controller by Pocono Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$212.50
Rain Bird 1812 - 12" Pop-Up Spray Head	2.00	EA	\$28.08	\$56.16
Flex Pipe 1/2"	2.00	EA	\$1.33	\$2.65
Flex Pipe 1/2"	20.00	EA	\$1.32	\$26.35
Misc Irrigation Parts	1.00	EA	\$15.56	\$15.56

Controller by Pocono Village: \$313.22

Controller by Saratoga Village

Saratoga Village Exit Wall:

- Zone 3: - Upgrade 6 Sprinklers from 4in. to 6in.
- Zone 4: - Upgrade 3 Sprinkler from 4in. to 6in.
- Zone 5: - Upgrade 6 Sprinkles from 4in. to 6in.

Controller by Saratoga Village

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$595.00
Rain Bird 1806 6" Pop-Up Spray Head	15.00	EA	\$13.07	\$195.98
Rain Bird Spray Nozzle	15.00	EA	\$3.09	\$46.35
Flex Pipe 1/2"	25.00	EA	\$1.32	\$32.96
Misc Irrigation Parts	1.00	EA	\$30.00	\$30.00

Controller by Saratoga Village: \$900.29

PROJECT TOTAL: \$12,831.89

Terms & Conditions

The proposed sprinkler/rotor upgrades and installations are intended to improve sod coverage based on the findings of the initial inspection. System performance will be evaluated after installation. If additional adjustments or upgrades are determined to be necessary to achieve optimal irrigation coverage, a separate proposal will be provided for the recommended work.

By _____

Jeff Myers

Date 7/16/2026

Yard-Nique

By _____

Date _____

Lexington Oaks CDD