

Request for Pricing

Lawn, Snow, Irrigation, and RPZ Contract Services

which includes:

Lawn Maintenance, Irrigation, Snow Removal, Shrub and Flower Bed Maintenance, and RPZ
Inspection and Maintenance

For six (6) zones of properties for the:

Dakota County CDA
1228 Town Centre Drive
Eagan MN 55123

Contact:
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REQUEST FOR BIDS (RFB)

Lawn, Snow, Irrigation and RPZ Services

Qualified contractors are invited to submit a PRICE PROPOSAL for the above-mentioned services. The contract will be awarded to the qualified contractor with the low-price proposal.

On site review:	By contractor
Proposal due:	September 1, 2026, before 10:00 AM
Contract start date:	November 1, 2026
Contract length:	Three (3) years

Each zone will be awarded separately based on quality of service and response times. Zones will also be awarded based on the lowest qualified bidder. The CDA reserves the right to decide the number of zones awarded to one contractor based on providing the best service and response time to the CDA.

This is a formal bid process. Bids need to be sealed. Bids must be dropped off at the CDA Office or mailed to the CDA Office (1228 Town Centre Drive, Eagan MN 55123). Bids cannot be faxed or emailed. There will be a public opening of bids. For uniformity, please submit your bid on the **Bid Form** included in this Project Manual. All costs and alternates must be filled in; incomplete bids will be rejected. All bids must be signed.

A bid bond and performance bond is required for project pricing for a zone or zones whose sum is in excess of \$100,000.00 per year. The bond is 5% of your base bid price. A cashier's check (bank check, not a personal check) for 5% of your base bid price is also acceptable in lieu of a bid and performance bond

The CDA is exempt from the local .25% transit tax and the MN state tax of 6.875%. The CDA will send out an exemption certificate to the awarded contractor(s).

See the other sections of this RFB for further information and requirements.

The CDA **may** award (1) or more zones to a qualified, low bid contractor. The CDA reserves the right to decide which zones to be awarded, and the number of zones to a contractor. The decisions of an award will be based on providing the best benefit to the CDA. The best benefit will include fastest response times along with quality of service.

The CDA encourages contractors to bid on all (6) zones—since this increases the chances of a contractor being awarded a zone. The CDA also reserves the right to reject any bid, or all bids.

Respectfully,

Aaron Davis
Contract Service Coordinator
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e-mail: adavis@dakotacda.org

Scope of Work

LAWN MAINTENANCE

It is the intent of this section that the contractor has total responsibility for performing the care and maintenance of the lawn in all awarded sites.

Spring Cleanup

- The work is to be completed prior to **May 1**. The work is to proceed after the frost is out of the ground and the turf can support contractor's equipment. The contractor is responsible for repairing any ruts or damage currently existing or caused by their equipment.
- Work to be included in the Spring Cleanup will include: clearing debris from walkways, removing and disposing of all litter and debris accumulated during the winter from lawns and shrub beds, and raking up and disposing of fallen leaves and branches. All materials and debris will be removed from the site by the contractor and is included in the contract.

Irrigation

- The irrigation system is to be activated at all sites between **May 1-May 15th**. The water valve needs to be turned on and all heads and zones should be tested for proper operation. Water should not spray against the building or onto (unintended) paved areas. Water times should be at night, should be adequate to maintain the turf areas, and should follow city ordinances.
- The contractor and the owner's representative will agree to a watering schedule. The contractor shall adjust the time clock at each location as necessary to appropriately maintain the lawn areas and comply with local municipality watering/irrigation regulations. If an area is too wet or too dry, the irrigation times are to be adjusted. These types of adjustments are to be included in the base contract price and are not an extra cost.
- The work includes spring startup, inspection of all zones and all repairs needed. The contractor is responsible for notifying the Owner's representative any time the system needs further adjustment or appropriate maintenance.
- **NOTE** - it is the Dakota County CDA's intent to minimize the lawn irrigation to keep the lawn areas in presentable condition without overwatering (or over fertilizing). The contractor may receive requests to adjust the watering cycle times of the irrigation system.
- The contractor is responsible to exercise care to prevent damage to lawn irrigation equipment and systems. In the event the contractor damages the irrigation system, the contractor is to immediately contact the Contract Services Coordinator, repair the damage and/or to turn off the system so it does not leak the next cycle time. The contractor is responsible for the cost to repair any damage they do to the irrigation system that they caused.
- The following sites have irrigation systems or water shut off valves inside resident units:
 - **Erin Place, 4551 Villa Pkwy #A, Eagan (laundry room)**
 - **Parkside, 1421 – 122nd St #12, Burnsville (garage)**
 - **Oliver-Terrace 2300 Terrace Dr., Burnsville (mechanical room)**

The contractor must work with the Contract Services Coordinator to schedule a time to enter these specific locations. A 48-hour notice to the residents is required prior to entry into an occupied unit.

Mowing

- Mow the grass a minimum of once every (7) days, unless overly dry or wet conditions do not warrant mowing. The contractor must request in writing (via e-mail) and must have prior CDA confirmation, if mowing is not warranted within the (7) day period.
- Mowing to start prior to the turf getting more than 5" high, or prior to **May 1**. The first mowing can also assist with the spring clean-up.
- The preferred height of the turf is to be 3" high. The mowing blade(s) should be kept sharp and level to the mowing surface.
- The mower guard **MUST** be kept in place (down) at all times. Standard mower guards produced by the manufacturer of the mower to be used. Modified or custom guards are not to be used.
- Push mowers should be used in smaller or saturated areas to avoid ruts and damage.
- The contractor is responsible for preventing an accumulation of lawn clippings. Sweep, vacuum, pickup or blow grass clippings from sidewalks, parking lots hard surface areas, buildings, landscaped mulch/rock beds, and air conditioning units.
- Edge trimming--all areas around trees, shrubs, buildings, flower beds, buildings, sidewalks, and curbs will be edged with lawn trimmers after each mowing. The turf edges at the sidewalks and curbs to be trimmed/tapered down to the paving.

Fall Clean-up

- Remove and dispose of all leaves, litter and debris from lawns, planter beds, curbs and sidewalks off-site. This work may occur more than (1) time per season and depends on the landscape material and the weather. Usually, fall clean-up is done between October 21-October 31.
- Irrigation blow-outs. Irrigation systems must be blown out **before** temps drop below 32 degrees. Generally, the irrigation systems are blown out between October 1 to October 23. Variations from this schedule must be made in writing to the CDA. All of the irrigation system must be blown out and must be blown out by an air compressor that is large enough to accomplish the task in a reasonable amount of time.

Precautions

- The contractor will be responsible for the cost of replacing trees, shrubs or bushes damaged by inappropriate mowing or edging.
- The contractor, at their expense, will promptly repair damages to turf or vegetation. The contractor will attempt to vary the mowing pattern to relieve turf stress and wear patterns.
- The contractor will advise the Contract Services Coordinator (via e-mail) of the need for re-seeding or re-sodding of any areas and any potential erosion conditions.

Weed Control

- **Shrub and Perennial bed Areas:** Monitor and mechanically remove weeds throughout the season. Weeds may also be controlled via spray on herbicide by a certified herbicide applicator when needed but should not be sprayed as the sole method for weed control. MSDS (SDS) sheets need to be provided prior to use.
- **Parking lots and sidewalks:** Monitor and mechanically remove weeds throughout the season.
- The general turf areas are under contract (by others, not included in this contract) for weed control and fertilization; however **supplemental weed control will be required in the base price of this contract for those areas within 2' of curb edges and paved surfaces.** Weeds should not spill over the curb edge. Also, weeds should not be allowed to grow at the curb/asphalt edge.

Rough-cut areas

- The rough-cut areas are defined in the drawings or on the Bid Forms. These areas are to be cut every other week (**every 14 days**) or as agreed with the Contract Services Coordinator. The cutting equipment needs to be designed to perform the rough-cut task.

Pruning and Trimming

- Pruning and trimming is to be completed once each month to remove dead branches, dead blooms, and to maintain intended shapes and heights of bushes (**May through September**). Target dates for this work are May 1, June 1, July 1, August 1, and September 1. Shrubs/planting should be trimmed so that they do not cover windows on the 1st floor of any development.
- All flowering shrubs will be trimmed after budding/blooming period.
- Hydrangeas to be cut back in the fall at the end of the growing season. Remove debris.

Disease and Insect Control

- Inspection: the contractor is to complete a monthly inspection of all bushes and shrubs to determine if insect or disease control is needed. Recommendations and a cost per application are to be provided, as a part of the monthly written inspection report, or more often if necessary. **No additional work is to proceed until written authorization (via e-mail) is provided by the CDA.** MSDS (SDS) sheets need to be provided prior to use.
- The contractor is responsible to follow all manufacturers, local, state and federal regulations in regard to providing notice in the area of all treated bushes and shrubs that fertilizer and/or weed control products have been used. This includes removal of the notices in a timely manner after they have expired. This work can only be done after notifying the Contract Services Coordinator (via email) and confirmed.

Dead Plant, Shrub and Ornamental Grass Removal

- All dead plants, shrubs and ornamental grasses are to be removed and disposed of by the contractor. Replacement is not included as a part of this contract, unless the result of inappropriate maintenance by the contractor. Notify the Contract Services Coordinator (via e-mail) of any shrubs requiring removal and wait for approval before removing any dead items.

Weeding and Weed Control

- **Weed every (2) weeks to keep a weed-free appearance.** Weed whipping is not acceptable weed removal. **Pull weeds and roots.** Chemical treatment with herbicide may be acceptable but should not be the sole method for weed control. If you plan to use chemical treatments for weed control, submit your plans in writing for CDA approval.
- Remove and dispose of existing weeds from planting beds surrounding bushes and shrubs.

Precautions

- Contractor is responsible to exercise care to prevent damage to flower beds and shrubbery. In the event the contractor damages these materials, the contractor is to immediately contact the Contract Services Coordinator and will be responsible for the cost of replacement of the damaged plants and shrubs.

Perennial and Flower Bed Maintenance

The contractor has total responsibility for the maintenance for perennial and flower beds in all awarded sites.

- Inspect the beds weekly.
- Weed every (2) weeks to keep a weed-free appearance
- Chemical treatment of weeds is acceptable if a containment vessel is used with the attachment. Hand weeding may be required if the weeds are too close to the landscape plant. MSDS (SDS) sheets submittals are required.
- Remove and dispose of all dead perennials and weeds every two weeks.

Overall Responsibility

- The contractor is required to replace perennials & flowers that are significantly damaged, or die due to inappropriate maintenance and care under this Contract. It includes damage from pruning, trimming, weed control, fertilizer, disease, pest control, and not receiving adequate water etc.

Tree Maintenance

- Trees will be pruned to remove dead or broken branches up to a height of ten (10) feet. Branches overhanging sidewalks or walkways need to be cleared so that pedestrians can walk freely on sidewalks with no branches impeding these areas. Dead or broken branches must be trimmed with each mowing and removed off the property at no additional charge.
- Deciduous trees will also be trimmed from the bottom up to ten (10) feet to provide clearance for cars (at parking lots and driveways) and mowers. These too must be removed off the property at the time of trimming at no additional cost to the CDA.

Snow Removal

- Snow removal will be done when (1”) inch or more of snow has fallen at the site. Snow will be removed from the areas indicated in blue on the site maps.
- **All sites will be cleared within six (6) hours of receiving (1) inch of snowfall, including all units with a confirmed Reasonable Accommodation that the CDA has approved and provided to the contractor.**
- If snow is expected to continue beyond (2) inches, the contractor must start immediately. A path will be plowed so vehicles have access in and out of the site, and emergency vehicles can maneuver the site as needed. Additional snow clearing passes may be needed if there is accumulating snow. Our goal is to not have accumulations of more than (2) inches.
- If cleanup is necessary because of a large snowfall (over 6”), then the cleanup will be done within twelve (12) hours of the snowfall. Note that every effort should be made to make clearing passes for large snow events.

Priority sites. These sites should be cleared before all others. These sites have our highest priority and will require the contractor to have cleared the snow by 7:00 A.M. Daily, (7) seven days a week. The work includes the parking lots, sidewalks, mailboxes, and trash enclosures.

- **The Dakota County CDA Office Building (Eagan)**
- **The Dakotah & The Dakotah Commercial (West St. Paul)**
- **Main Street Manor & Main Street Commercial (Lakeville)**
- **Valley Ridge (Burnsville)**
- **Cobblestone--Emperor Ave. & 158th St. W. (2 private streets)**
- **Cobblestone—Emperor Ave. & 158th St. W. are private roads. These roads are shared with other businesses. These roads have become busy early and will require early priority service. These roads will also require an additional follow-up service after every snowfall. Your pricing for this site should reflect the additional work that is required. Since these are shared city streets, it will require bigger equipment and more time to clear. Clear the roads curb-to-curb.**
- Mailboxes and sidewalks at these sites to be cleared within (6) hours of snow.
- The work includes the private and public sidewalks at the sites indicated.
- Fire hydrants will have a three (3) foot radius cleared of snow; fire hydrants must always remain clear—all the way around.
- The main walkway to the front of all apartment style buildings will be cleared at the time of first plowing.
- If the City plows the public walk, you may benefit from this service, but all walks must be plowed within the (6) hours of receiving (1”) of snowfall. All sidewalks that are outer perimeter walks (boulevard walks) will be plowed at each snow fall. These boulevard walks will be the responsibility of the contractor, **NOT** the City. The contractor **MUST NOT** use snowplow trucks on any of CDA sidewalks. Snow blowers, small tractors, small equipment, or shovels must be used.
- The CDA may also require snow removal for snow events of less than (1) inch. The CDA will call for the

extra service and the contractor will need to have staff on site within two hours of receiving the call to do the clean up. This will be considered an extra charge at the hourly rate.

- At senior sites, the contractor must clear main drives, main walkways and underground ramps. All drives will be cleared so residents have access in and out of the site and emergency vehicles can maneuver the site as needed.
- Openers that operate the overhead doors to the buildings will be provided to the contractor. The contractor should not rely on CDA staff to open the overhead door. The contractor will use the openers to assist in the removal of snow from the ramp. Push-plow the snow off the garage ramps; do not back-drag the snow from the garage ramps.
- Snowplows must not get any closer than three (3) feet to any parked cars. The contractor must work around vehicles in the parking lot including back dragging or extra maneuvers to clear the snow within three (3) feet of a car. The contractor will be responsible for notifying CDA of cars not being moved.
- Prior to snow removal season, the contractor **MUST** spike/flag each site to show areas to be plowed.
- Individual driveways and sidewalks at the family sites are the responsibility of the resident. Only units marked as Reasonable Accommodation units, where assistance will be required, shall be done.
- Accessible sidewalks and parking spots are to be cleared properly and free of buildup and snow piles.
- Ramps to underground parking at buildings must be plowed and **sand/ice melt mix applied at each plowing** to maintain a clear surface that is not slippery. Snow at the overhead doors to be removed.
- Plowing coordination/clean-up. Clean up of plowing from other services to be included in the base contract such as removing snow from the site driveway (curb cut) after the city plows come through. The contractor must provide a plan indicating where snow is expected to be stacked or piled up and have this plan pre-approved by the Contract Services Coordinator. The Contractor cannot pile snow in front of trash areas and must enclosure gates open and close freely and completely.
- We will have an on-going list of vacant units throughout the year, when notified about a unit being vacated, the contractor must make sure to clear all walks and drives immediately so they are ready for staff entering these units to work and show to prospective new residents. These charges will not be part of the contract price.
- **Precautions:** The contractor is responsible for exercising care to prevent damage to the site amenities which may include--sod, curb, site utilities, signage, irrigation, etc. In the event the contractor damages these materials, the contractor is to immediately contact the Contract Service Coordinator and will be responsible for the cost of replacement of the damaged items or areas.

RPZ Inspections and Maintenance

Brief description of the work- annual testing of RPZ (reduced pressure zone backflow prevention devices) shall be inspected for proper operation on a yearly basis. The annual inspections must be completed prior to May 31st of each year of the contract with a copy sent to the city jurisdiction and to the CDA. Any RPZ that is scheduled to be rebuilt should be done before May 30th of that year.

Bidding

- The contractor to bid on doing an annual inspection on all RPZ valves located at sites listed in the project manual. The **work sheet** for each individual site shall be filled out and submitted with the BID Form that summarizes the costs. The **Bid Form** to be completely filled out including all alternate prices that are requested. Any city fees shall be included in contractor bid pricing. The **Contractor's Qualification Statement** must also be submitted to the CDA.

Testing

- Testing of all Dakota County CDA RPZ's in accordance to Minnesota State Plumbing Code Section 4715.2161, reduced pressure zone backflow prevention devices (RPZ) shall be inspected for proper operation on a annual basis. RPZ's to be rebuilt as needed and shall be done according to state and local laws as well as following manufacturer's recommendations.

Re-building

- RPZ's that are listed for rebuilding shall be done according to state and local laws and manufacturers' recommendations. All rebuild pricing shall include all parts, labor, associated administrative and city fees, and permit costs.

Reporting

- Use the form that is acceptable to the municipality such as the Annual Test Report. One form to be used for each RPZ. Submit the report to the municipality. Submit an electronic copy to the CDA.

Annual inspections & rebuilding completion

- The work shall be completed and reported by May 31st of each year.

Building access

- **Senior Buildings.** Main entry by provided entry code. Access to the interior mechanical rooms (where the RPZ's are typically located) to be by lockbox located near one of the principal door(s).
- **Workforce Housing.** Several irrigation RPZ's are located in the CDA site office or adjacent to the office. There are lockboxes on the exterior entry doors. There are some RPZ's located in occupied residences (see "system location") on the attached spreadsheets. If the RPZ is located in an occupied residence, arrangements must be made with the resident or by mailing or leaving a notice of RPZ work. The notice must be provided at least (2) days prior to entering the residence. A "Hi There" notice must be left behind stating that the work has been done inside the residence. Copies of the "Hi There" notices are to be provided to the CDA.
- **Public Housing.** These RPZ's are located in occupied residences (see "system location") on the attached spreadsheets. If the RPZ is located in an occupied residence arrangements must be made with the resident or by mailing or leaving a notice of RPZ work. The notice must be provided at least (2) days prior to entering the residence. A "Hi There" notice must be left behind stating that the work has been done inside the residence. Copies of the "Hi There" notices are to be provided to the CDA.
- **Public Housing (yard boxes).** The meters, RPZ's and fitting assemblies for the (5) yard boxes must be picked up at the CDA Office Building. The assembly must be installed in the yard box assembly between May 10-May 31st. The (5) sites

with the yard boxes are: Glazier, McKay, Portland North, Portland South, 145th & Biscayne.

Contractor requirements

- All Tests and rebuilding shall be completed by a Journeyman Plumber, No Apprentices, No Certified RPZ inspectors doing inspections only. Contractor shall provide **electronic reports** to the CDA on an annual basis withing **(14) days** of inspections being completed.

Special note(s)

- Testing of Oakridge Townhomes Vacuum Breaker must be done per City Requirement.

City inspection reporting

- Some cities require the inspection to be electronically reported on their website. Contractor shall file the inspection electronically with the required cities.

Vacant Lot Sites

Lawn Maintenance

- Mowing to be done as noted on the schedule. The contractor will adjust mowing height during the growing season with respect to weather conditions with CDA approval. The vacant lots are not irrigated.
- Property designated as weekly mows will be done weekly along with boulevards. If the City does the boulevard for you, then you benefit, but either way the boulevard is the responsibility of the contractor.
- Ruff-cut properties, designated as ruff-cuts, will be mowed every other week during the mowing season.

Snow Removal

- Sites will be cleared within twelve (12) hours of receiving (1”) inch of snowfall. All sidewalks that are outer perimeter walks (boulevard walks) will be plowed at each snow fall. These walks will be the responsibility of the contractor. The contractor may wait until all snow has stopped before the clearing of walks (per snowfall).
- Sites require only public sidewalk clearing and fire hydrants.

BID FORM #1 (Must be returned to CDA)

Zone 1: Eagan (see attached site drawings)

Property Name	Address	City	Type	Units	Fill in pricing					
					Year 1		Year 2		Year 3	
					Lawn	Snow	Lawn	Snow	Lawn	Snow
Oakwoods of Eagan	2065 Park Center Drive	Eagan	Senior	65						
Oakwoods East	2061 Park Center Drive	Eagan	Senior	55						
Erin Place	4551 Villa Pkwy #F - various addresses	Eagan	Family	34						
Oak Ridge	1613-1671 Oak Ridge Circle	Eagan	Family	42						
Oak Ridge	1640 Oak Ridge Circle	Eagan	Family RA	1	Inc		Inv		Inc	
Lakeside Pointe	1200 Town Centre Drive	Eagan	Senior	60						
O'Leary Manor	1220 Town Centre Drive	Eagan	Senior	65						
Lincoln Place	1997 Gold Trail	Eagan	Youth	25						
CDA Office Building	1228 Town Centre Drive	Eagan	Office							
Nicols Pointe	4012 Nicols Road	Eagan	Vets	25						
Riverview Ridge	3160-3214 Riverview Ridge Ave.	Eagan	Family	27						
Northwood	Oak & Maple Street	Eagan	Family	47						
Lakeshore	1302-1444 Shoreline Drive	Eagan	Family	50						
				SUBTOTAL						

RPZ Pricing					Fill in pricing		
Property Name	Address	City	Type	Units	RPZ YEAR 1	RPZ YEAR 2	RPZ YEAR 3
Oakwoods of Eagan	2065 Park Center Drive	Eagan	Senior	65			
Oakwoods East	2061 Park Center Drive	Eagan	Senior	55			
Erin Place	4551 Villa Pkwy #F - various addresses	Eagan	Family	34			
Oak Ridge	1613-1671 Oak Ridge Circle	Eagan	Family	42			
Lakeside Pointe	1200 Town Centre Drive	Eagan	Senior	60			
O'Leary Manor	1220 Town Centre Drive	Eagan	Senior	65			
Lincoln Place	1997 Gold Trail	Eagan	Youth	25			
CDA Office Building	1228 Town Centre Drive	Eagan	Office				
Nicols Pointe	4012 Nicols Road	Eagan	Vets	25			
Riverview Ridge	3160-3214 Riverview Ridge Ave.	Eagan	Family	27			
Northwood	Oak & Maple Street	Eagan	Family	47			
Lakeshore	1302-1444 Shoreline Drive	Eagan	Family	50			
				SUBTOTAL			

GRAND TOTAL Zone 1 (Snow, Lawn and RPZ)

Year 1 (2026-2027)	Year 2 (2027-2028)	Year 3 (2028-2029)	TOTAL for all 3 years combined
\$	\$	\$	\$

REQUIRED BID SUBMITTAL DOCUMENT – MUST TO RETURNED TO CDA

BID FORM #2 (Must be returned to CDA)

Zone 2: South St. Paul, West St. Paul, Inver Grove Heights, and Mendota Heights (see attached site drawings)

Property Name	Address	City	Type	Units	Fill in pricing					
					Year 1		Year 2		Year 3	
					Lawn	Snow	Lawn	Snow	Lawn	Snow
River Heights Terrace	1720 Thompson Ave	SSP	Senior	54						
Dakota Heights	337-15 th Avenue N	SSP	Senior	56						
Thompson Heights	1350 Thompson Ave	SSP	Senior	60						
VACANT LOT	1544 Concord Street W	SSP	ROUGH CUT	1						
VACANT LOT	1554 Concord Street W	SSP	ROUGH CUT	1						
Haskell Court	140 E Haskell	WSP	Senior	42						
The Dakotah	900 S Robert Street	WSP	Senior	59						
The Dakotah Commercial	882-894 S Robert Street	WSP	Commercial	3						
Gateway Place and adjacent vacant lot	895 S Robert Street and adjacent vacant lot	WSP	Single	54						
Colleen Loney Manor	1675 Livingston Ave	WSP	Public Housing	80						
Spruce Pointe	7801-7873 Chandler Lane	IGH	Family	24						
Lafayette	4900 Bongard Way, Bolger Trail	IGH	Family	30						
Inver Hills	8350-8389 Bravo Way	IGH	Family	24						
Carmen Court	5825 Carmen Ave	IGH	Senior	51						
Cahill Commons	5840 Cahill Ave	IGH	Senior	60						
Hillcrest Pointe	9170 Cahill Ave	IGH	Senior	60						
Duplex	7658-7660 Barbara Court	IGH	Dispo RA	2		N/A		N/A		N/A
VACANT PARCELS	6317x Concord, 6360x Dilley, 4110x 63 rd ENTIRE PARCEL	IGH	ROUGH CUT							
Hillside Gables	2400—2448 Lexington Ave	MH	Family	24						
Parkview Plaza	730 S. Plaza Drive	MH	Senior	65						
Village Commons	720 Linden Street	MH	Senior	60						
				SUBTOTAL						

RPZ Pricing					Fill in pricing		
Property Name	Address	City	Type	Units	RPZ YEAR 1	RPZ YEAR 2	RPZ YEAR 3
River Heights Terrace	1720 Thompson Ave	SSP	Senior	54			
Dakota Heights	337-15 th Ave N	SSP	Senior	56			
Thompson Heights	1350 Thompson Ave	SSP	Senior	60			
Haskell Court	140 E Haskell	WSP	Senior	42			
The Dakotah	900 S Robert Street	WSP	Senior	59			
The Dakotah Commercial		WSP					
Gateway Place	895 S. Robert Street	WSP	Singles	54			
Colleen Loney Manor	1675 Livingston Ave	WSP	Public Housing	80			
Spruce Pointe	7801-7873 Chandler Lane	IGH	Family	24			
Lafayette	4900 Bongard Way, etc.	IGH	Family	30			
Inver Hills	8350-8389 Bravo Way	IGH	Family	24			
Carmen Court	5825 Carmen Ave	IGH	Senior	51			
Cahill Commons	5840 Cahill Ave	IGH	Senior	60			
Hillcrest Pointe	9170 Cahill Ave	IGH	Senior	60			
Hillside Gables	2400-2448 Lexington Ave	MH	Family	24			
Parkview Plaza	730 S. Plaza Drive	MH	Senior	65			
Village Commons	720 Linden Street	MH	Senior	60			
				SUBTOTAL			

GRAND TOTAL Zone 2 (Snow, Lawn and RPZ)

Year 1 (2026-2027)	Year 2 (2027-2028)	Year 3 (2028-2029)	TOTAL for all 3 years combined
\$	\$	\$	\$

REQUIRED BID SUBMITTAL DOCUMENT – MUST TO RETURNED TO CDA

BID FORM #3 (Must be returned to CDA)

Zone 3: Hastings (see attached site drawings)

Property Name	Address	City	Type	Units	Fill in pricing					
					Year 1		Year 2		Year 3	
					Lawn	Snow	Lawn	Snow	Lawn	Snow
Pleasant Ridge	1324-1348 N. Frontage Road	HST	Family	31						
Marketplace	1601-1699 S. Frontage Road	HST	Family	28						
West Village	1725-1789 S. Frontage Road	HST	Family	21						
Rivertown Court	1791 S. Frontage Road	HST	Senior	63						
Mississippi Terrace	301 Ramsey Street	HST	Senior	40						
4-plex	610 Pleasant Drive	HST	Public Housing	4						
4-plex	650 Pleasant Drive	HST	Public Housing	4						
Dispo	1160 – 4 th Street	HST	Dispo RA	1	N/A		N/A		N/A	
SUBTOTAL										

RPZ Pricing					Fill in pricing		
Property Name	Address	City	Type	Units	RPZ YEAR 1	RPZ YEAR 2	RPZ YEAR 3
Pleasant Ridge	1324-1348 N. Frontage Road	HST	Family	31			
Marketplace	1601-1699 S. Frontage Road	HST	Family	28			
West Village	1725-1789 S. Frontage Road	HST	Family	21			
Rivertown Court	1791 S. Frontage Road	HST	Senior	63			
Mississippi Terrace	301 Ramsey Street	HST	Senior	40			
4-Plex	610 Pleasant Drive	HST	Public Housing	4			
4-Plex	650 Pleasant Drive	HST	Public Housing	4			
SUBTOTAL							

GRAND TOTAL Zone 3 (Snow, Lawn and RPZ)

Year 1 2026-2027	Year 2 2027-2028	Year 3 2028-2029	TOTAL for all 3 years combined
\$	\$	\$	\$

REQUIRED BID SUBMITTAL DOCUMENT – MUST TO RETURNED TO CDA

BID FORM #4 (Must be returned to CDA)

Zone 4: Lakeville (see attached site drawings)

Property Name	Address	City	Type	Units	Fill in pricing					
					Year 1		Year 2		Year 3	
					Lawn	Snow	Lawn	Snow	Lawn	Snow
Cedar Valley	17326-17358 Glacier Way	LK	Family	30						
Country Lane	7754-7870 – 210 th Street W	LK	Family	29						
Prairie Crossing	20336 Icefall Trail, Icefall Way, etc.	LK	Family	40						
Prairie Crossing	20366 Icefall Trail	LK	Family RA	1	Inc		Inc		Inc	
Keystone Crossing	20688-20696 Keystone Ave	LK	Family	34						
Keystone Crossing	20696-A Keystone Ave	LK	Family RA	1	Inc		Inc		Inc	
Meadowlark	20904-20997 Holiday Ave	LK	Family	40						
Winsor Plaza	20827 Howland Avenue	LK	Senior	64						
Main Street Manor	8725-209 th Street	LK	Senior	51						
Main Street Manor-COMMERCIAL	20818-20876 Holyoke Ave	LK	Commercial	4						
Crossroads Commons	17725 Glasgow Ave	LK	Senior	87						
Argonne Hills	17688 Junelle Path	LK	Senior	62						
8-plex	20008-20016 Ideal Way	LK	Public Housing	8						
VACANT LOT	8770 – 210 Street	LK	ROUGH	1						
				SUBTOTAL						

RPZ Pricing					Fill in pricing		
Property Name	Address	City	Type	Units	RPZ YEAR 1	RPZ YEAR 2	RPZ YEAR 3
Cedar Valley	17326-17358 Glacier Way	LK	Family	30			
Country Lane	7754-7870 – 210 th Street W	LK	Family	29			
Prairie Crossing	20336 Icefall Trail, Icefall Way, etc	LK	Family	40			
Keystone Crossing	20688-20696 Keystone Ave	LK	Family	34			
Meadowlark	20904-20997 Holiday Ave	LK	Family	40			
Winsor Plaza	20827 Howland Ave	LK	Senior	64			
Main Street Manor	8725-209 th Street	LK	Senior	51			
Main Street Manor – COMMERCIAL	20818-20876 Holyoke Ave	LK	Commercial	4			
Crossroads Commons	17725 Glasgow Ave	LK	Senior	87			
Argonne Hills	17688 Junelle Path	LK	Senior	62			
8-Plex	20008-20016 Ideal Way	LK	Public Housing	8			
				SUBTOTAL			

GRAND TOTAL Zone 4 (Snow, Lawn and RPZ)

Year 1 2026-2027	Year 2 2027-2028	Year 3 2028-2029	TOTAL for all 3 years combined
\$	\$	\$	\$

REQUIRED BID SUBMITTAL DOCUMENT – MUST TO RETURNED TO CDA

BID FORM #5 (Must be returned to CDA)

Zone 5: Apple Valley & Burnsville (see attached site drawings)

Property Name	Address	City	Type	Units	Fill in pricing					
					Year 1		Year 2		Year 3	
					Lawn	Snow	Lawn	Snow	Lawn	Snow
Glenbrook	12525-12639 Glenbrook Way	AV	Family	39						
Chasewood	7260-7310 W. 155 th Street	AV	Family	27						
Quarryview	15366-15476 Emblem Way	AV	Family	45						
Quarryview	15466 Emblem Way	AV	Family RA	1	Inc		Inc		Inc	
Quarryview	15458 Emblem Way	AV	Family RA	1	Inc		Inc		Inc	
Orchard Square	7375 – 157 th Street E	AV	Senior	50						
Cortland Square	7385 – 157 th Street E	AV	Senior	60						
Cobblestone Square	15848 Emperor Ave	AV	Senior	60						
Read RFB for details	Emperor and 157 th Street	AV	Private Road	2						
Glazier Townhomes	14631-14659 Glazier Ave	AV	Public Housing	15						
Glazier	14659 Glazier Ave	AV	Public Housing RA	1	Inc		Inc		Inc	
McKay Manor Townhomes	7630-7660 142 nd Street	AV	Public Housing	16						
4-Plex	14321-14325 Hayes & 8272-8276 143 rd Street	AV	Public Housing	4						
4-Plex	14325 Hayes Road	AV	Public Housing/RA	1	Inc		Inc		Inc	
4-Plex	14349-14355 Hayes Road	AV	NSP	4						
4-Plex	14349 Hayes Road	AV	NSP/RA	1	Inc		Inc.		Inc.	
Parkside	1401-1442 – 122 nd Street E	BV	Family	22						
Heart of the City	129 E. Travelers Trail, 125 th and 1 st Ave	BV	Family	34						
Eagle Ridge	12600 Eagle Ridge Drive	BV	Senior	60						
Park Ridge	301 E Burnsville Parkway	BV	Senior	66						
Valley Ridge	1921 Burnsville Parkway	BV	Senior	140						
Townhomes	12908-12916 Oliver Ave	BV	Public Housing	10						
Townhomes	2300-2310 Terrace Drive	BV	Public Housing	6						
Townhomes	2231-2237 Old Cty Road 34	BV	Public Housing	4						
Townhomes	13801-13831 Portland Ave	BV	Public Housing	16						
Townhomes	14151-14181 Portland Ave	BV	Public Housing	16						
SUBTOTAL										

RPZ Pricing					Fill in pricing		
Property Name	Address	City	Type	Units	RPZ Year 1	RPZ Year 2	RPZ Year 3
Glenbrook	12525-12639 Glenbrook Way	AV	Family	39			
Chasewood	7260-7310 W. 155 th Street	AV	Family	27			
Quarryview	15366-15476 Emblem Way	AV	Family	45			
Orchard Square	7375-157 th Street W	AV	Senior	50			
Cortland Square	7385-157 th Street W	AV	Senior	60			
Cobblestone Square	15848 Emperor Ave	AV	Senior	60			
Glazier Townhomes	14631-14659 Glazier Ave	AV	Public Housing	15			
McKay Townhomes	7630-7660 142 nd Street	AV	Public Housing	16			
4 Plex	14321-14325 Hayes & 8272-7276 143 rd	AV	Public Housing	4			
4 Plex	14349-14355 Hayes Road	AV	Public Housing	4			
Parkside	1401-1441 122 nd Street E	BV	Family	22			
Heart of the City	129 E. Travelers Trail, 125 th and 1 st Ave	BV	Family	34			
Eagle Ridge	12600 Eagle Ridge Drive	BV	Senior	60			
Park Ridge	301 E Burnsville Parkway	BV	Senior	66			
Townhomes	12908-12916 Oliver Ave	BV	Public Housing	10			
Townhomes	2300-2310 Terrace Drive	BV	Public Housing	6			
Townhomes	2231-2237 Old County Road 34	BV	Public Housing	4			
Townhomes	13801-13831 Portland Ave	BV	Public Housing	16			
Townhomes	14151-14181 Portland Ave	BV	Public Housing	16			
SUBTOTAL							

GRAND TOTAL Zone 5 (Snow, Lawn and RPZ)

Year 1 2026-2027	Year 2 2027-2028	Year 3 2028-2029	TOTAL for all 3 years combined
\$	\$	\$	\$

BID FORM #6 (Must be returned to CDA)

Zone 6: Rosemount & Farmington (see attached site drawings)

Property Name	Address	City	Type	Units	Fill in pricing					
					Year 1		Year 2		Year 3	
					Lawn	Snow	Lawn	Snow	Lawn	Snow
Carbury Hills	13430-13591 Carbury Way	RSMT	Family	32						
Prestwick Place	14101-14160 Addison Way	RSMT	Family	36						
Prestwick Place	14103 Addison Way	RSMT	Family RA	1	Inc		Inc		Inc	
Prestwick Place	14127 Addison Way	RSMT	Family RA	1	Inc		Inc		Inc	
Prestwick Place	14137 Addison Way	RSMT	Family RA	1	Inc		Inc		Inc	
Cameo Place	3101 L. 147 th Street	RSMT	Senior	44						
Cambrian Commons	14736 Cambrian Ave	RSMT	Senior	60						
Townhomes	14580-14602 Biscayne Ave	RSMT	Public Housing	12						
Townhomes	2470-2484 145 th Street W	RSMT	Public Housing	8						
Twin Ponds 1	22250-22298 Twin Ponds Circle	FARM	Family	25						
Twin Ponds 2	22201-22247 Twin Ponds Circle	FARM	Family	26						
Denmark Trail	22301-22354 Denmark Trail	FARM	Family	40						
Denmark Trail	22323 Denmark Trail	FARM	Family RA	1	Inc		Inc		Inc	
Denmark Trail	22320 Denmark Trail	FARM	Family RA	1	Inc		Inc		Inc	
Vermillion River Crsg	21400 DuShane Parkway	FARM	Family	66						
				SUBTOTAL						

RPZ Pricing					Fill in pricing		
Property Name	Address	City	Type	Units	RPZ YEAR 1	RPZ YEAR 2	RPZ YEAR 3
Carbury Hills	13430-13591 Carbury Way	RSMT	Family				
Prestwick Place	14101-14160 Addison Way	RSMT	Family				
Cameo Place	3101 L. 147 th Street W	RSMT	Senior				
Cambrian Commons	14736 Cambrian Ave	RSMT	Senior				
Townhomes	14580-14602 Biscayne Ave	RSMT	Public Housing				
Townhomes	2470-2484 145 th Street W	RSMT	Public Housing				
Twin Ponds 1	22250-22298 Twin Ponds Circle	FARM	Family				
Twin Ponds 2	22201-22247 Twin Ponds Circle	FARM	Family				
Denmark Trail	22301-22354 Denmark Trail	FARM	Family				
Vermillion River Crsg	21400 DuShane Parkway	FARM	Senior				
				SUBTOTAL			

GRAND TOTAL Zone 6 (Snow, Lawn and RPZ)

Year 1 2026-2027	Year 2 2027-2028	Year 3 2028-2029	TOTAL for all 3 years combined
\$	\$	\$	\$

Bid Form #7 - Zone Totals (Must be returned to CDA)

Zone	Total for 3 years
Zone 1 – Eagan (pg. 33 total)	\$
Zone 2 – South St. Paul, West St. Paul, Inver Grove Heights and Mendota Heights (pg. 34 total)	\$
Zone 3 – Hastings (pg. 35 total)	\$
Zone 4 – Lakeville (pg. 36 total)	\$
Zone 5 – Apple Valley and Burnsville (pg. 37 total)	\$
Zone 6 – Rosemount and Farmington (pg. 38 total)	\$

REQUIRED BID SUBMITTAL DOCUMENT – MUST TO RETURNED TO CDA

Bid Form #8: Alternates

Alternate pricing items must be filled out to be a completed/valid Proposal Form. Do not include the following in the base price proposal:

Provide a price for **one-time** additional single lot plowing/clean-up per site (such as when there were cars that were not moved at the time of plowing).

Year	2026-2027	2027-2028	2028-2029
Add (per time)	\$	\$	\$

Provide a price for **one-time** single site sand/salt (**calcium chloride**) on the parking lot/drive areas.

Year	2026-2027	2027-2028	2028-2029
Add (per time)	\$	\$	\$

Provide a price for **one-time** single site sand/salt (**magnesium chloride**) on the parking lot/drive areas.

Year	2026-2027	2027-2028	2028-2029
Add (per time)	\$	\$	\$

Provide a price for a **single** vacant unit or Reasonable Accommodation unit for one time plowing, including all costs.

Year	2026-2027	2027-2028	2028-2029
Add (per time)	\$	\$	\$

Provide a price for requested (extra) landscape services including equipment, mower and labor

Year	2026-2027	2027-2028	2028-2029
Add (hourly)	\$	\$	\$

Provide a price for 10 cy of **single** shredded mulch (for planting beds) including delivery and installation.

Year	2026-2027	2027-2028	2028-2029
Add (per time)	\$	\$	\$

Provide a price for 10 cy of **double** shredded mulch (for playground areas) inc. delivery and installation

Year	2026-2027	2027-2028	2028-2029
Add	\$	\$	\$

Provide a price for an additional annual inspection of an (1) RPZ (includes all costs-material, labor, taxes, permits, reporting etc.).

Year	2026-2027	2027-2028	2028-2029
Cost	\$	\$	\$

REQUIRED BID SUBMITTAL DOCUMENT – MUST TO RETURNED TO CDA

Provide a price for an additional **rebuild** of an (1) RPZ (includes all costs-material, labor, taxes, permits, reporting etc.)

Year	2026-2027	2027-2028	2028-2029
1/2" size	\$	\$	\$
3/4" size	\$	\$	\$
1" size	\$	\$	\$
1-1/2" size	\$	\$	\$
2" size	\$	\$	\$
3" size	\$	\$	\$
Total	\$	\$	\$

Provide a price for a **new** RPZ --in lieu of a rebuild--(includes all costs-material, labor, taxes, permits, reporting etc.).

Year	2026-2027	2027-2028	2028-2029
1/2" size	\$	\$	\$
3/4" size	\$	\$	\$
1" size	\$	\$	\$
1-1/2" size	\$	\$	\$
2" size	\$	\$	\$
3" size	\$	\$	\$
Total	\$	\$	\$

Provide a price for an additional plumbing hourly repairs (for non-RPZ repairs): journey man rate/per hour

Year	2026-2027	2027-2028	2028-2029
Cost	\$	\$	\$

Price per site to electronically report the inspection (includes boiler RPZ, trash RPZ, and irrigation RPZ) to the city upon completion of inspection.

Year	2026-2027	2027-2028	2028-2029
Cost	\$	\$	\$

REQUIRED BID SUBMITTAL DOCUMENT – MUST TO RETURNED TO CDA

The undersigned, having carefully examined the Project Manual prepared by The Dakota County CDA for the following work: **lawn maintenance, snow removal and RPZ (Dakota CDA), Minnesota**, and having examined the sites and being familiar with the local conditions affecting the cost of the Work, hereby proposes to furnish all labor, material, equipment, tools, transportation, taxes and services necessary to complete the Work in accordance with the proposed Contract Documents for the following sums:

If the base price proposal plus the total of all alternates exceed \$100,000.00 a Bid Guarantee is required for the up to (2) zones of the highest value. Alternates do not factor into the Bid Guarantee.

Accompanying this proposal is bid security in the form of a **money order or cashiers check** in the amount of \$_____. The bid security noted above includes the combination total of the base bid plus the (*dollar amount*) \$_____ total of all alternates.

The undersigned agrees that if this proposal is accepted and the undersigned refuses to enter into a Contract with the CDA on the terms stated in this Bid or fails to furnish satisfactory Performance and Payment Bonds in accordance with the Bidding Documents, this bid security shall be forfeited to the CDA, not as a penalty, but as liquidated damages.

- The undersigned agrees, if awarded the Contract, to enter into a Contract with the CDA and will execute the Agreement and furnish satisfactory Performance and Payments Bonds in accordance with the Bidding Documents.
- The undersigned agrees that this proposal may not be withdrawn for a period of (60) calendar days immediately following the date of receipt of bids. It is understood that the CDA reserves the right to reject any or all bids, to waive any informality or irregularity in any bid received and to accept any alternate in any order or combination.
- Addenda Nos. _____ have been received and incorporated in this Bid.
- I have reviewed the site conditions, the project manual/requirements, and required submittals in providing the costs for the noted services:

Legal Name of Person, Firm or Organization _____

Name _____

Address _____

By _____ Title _____

(Officer or Owner) (*signature*)

REQUIRED BID SUBMITTAL DOCUMENT – MUST TO RETURNED TO CDA

CONTRACTOR'S QUALIFICATION STATEMENT

(Submit this form as part of bid response)

SUBMITTED BY
CORPORATION
ADDRESS
PARTNERSHIP
PRINCIPAL OFFICE
INDIVIDUAL
PHONE
OTHER

How many years has your organization been in business?

How many years has your organization been in business under its present business

name? If a corporation answer the following: Date of incorporation:

State of incorporation:
President's name:
Vice-President's name:
Secretary's name:
Treasurer's name:

If individual or partnership, answer the following: Date of organization:

Name and address of all partners:

We normally perform _____% of the work with our own forces;

Have you failed to complete any work awarded to you? If so, note when, where, and why: List the construction experience of the principal individuals of your organization:

List your principal subcontractors:

List your principal suppliers:

List your bank references:

List three completed projects who may be contacted as references, type or work address, phone number and contact name.

1.
2.
3.

Insurance requirements

Name of Insurance company:
Name of Insurance agent:
Agents phone number:

Are you licensed by the

State of Minnesota? List

other licenses held:

I certify that the above is true and complete and I authorize the Dakota County CDA to verify any information on this statement.

Signature _____ Date _____

REQUIRED BID SUBMITTAL DOCUMENT – MUST TO RETURNED TO CDA

RPZ information

Zone 1: Eagan

Property	Install	Make	Model	Serves	serial #	Size
CDA Office	10/1/2002	Wilkins	975XL	Irrigation lawn	1346607	1 1/2"
Erin Place	6/24/2004	Wilkins	975XL	Irrigation	1667500	2"
Lakeshore	2015			Irrigation		
Lakeside	1/19/2004	Watts	009M3QT	Boiler Fill	143190	3/4"
Lakeside	1/19/2004	Watts	009M2QT	lawn irrigation	A28704	1 1/2"
Lakeside	1/19/2004	Watts	009QT	trash chute	220391	1/2"
Lincoln Place	2011	Watts	009QT	boiler		3/4"
Lincoln Place	2011	Watts	009QT	trash		1/2"
Lincoln Place	2011	Wilkins	975 XL	irrigation		1 1/2"
Nicols	2025					
Nicols	2025					
Northwood	2013			Irrigation		
Oakridge	8/27/1996	Febco	Vac B	Irrigation	720-A	2"
Oakwood E.	5/27/2008	Zurn	975XL	Trash Room	2914228	3/4"
Oakwood E.	5/27/2008	Zurn	975XL	Mech. Room	2914233	3/4"
Oakwood E.	8/14/2008	Wilkins	925XL	boiler/sprinkler	3017386	1 1/2"
Oakwoods	4/22/2004	Wilkins	975RP	Trash Compact.	37101	3/4"
Oakwoods	4/17/2003	Watts	009 QT	Makeup/Heat	1972	1/2"
Oakwoods	4/22/2006	Wilkins	575	lawn irrigation	W78446	1 1/2"
O'Leary	4/17/2003	Wilkins	975 XL	lawn irrigation	695840	1 1/2"
O'Leary	4/17/2003	Wilkins	975 XL	Makeup/Heat	1515802	3/4"
O'Leary	4/22/2004	Watts	009-M-2	Trash Compact.	75623	1/2"
Riverview	2014			Irrigation		

Zone 2: South St. Paul, W. St. Paul, Inver Grove Heights, Mendota Heights

Property	Install	Make	Model	Serves	serial #	Size
Dakotah	1/19/2004	Wilkins	975XL	lawn irrigation	1666331	1 1/2"
Cahill	10/21/2006	Wilkins	975 XL	Makeup/Heat	3177595	3/4"
Cahill	3/17/2004	Watts	009M3	trash chute	157399	3/4"
Cahill	10/21/2002	Wilkins	975XL	lawn irrigation	1405454	1 1/2"
Carmen	6/26/2002	Conbraco	4020302	Trash Compact.	M6871	1/2"
Carmen	5/13/2005	Wilkins	975 XL	lawn irrigation	179282	1 1/2"
Carmen	5/13/2005	Wilkins	975 XL	Makeup/Heat	162124	3/4"
CLM	9/18/1996	Wilkins	375XL	irrigation lawn	1452468	1 1/2"
CLM	5/5/2005	Watts	009M3	Boiler Feed	210070	3/4"
Dakotah	1/19/2004	Watts	009M3	trash chute	151548	3/4"
Dakotah	1/19/2004	Watts	009M3	Boiler Fill	153882	3/4"
Dakotah Hts	9/1/2007	Watts	009m3	boiler	4176	1/2"
Dakotah Hts	9/1/2007	Wilkins	975 XL	lawn irrigation	W290198	1/2"
Dakotah Hts	9/1/2007	Watts	9143	trash chute	11214	3/4"
Gateway	2023	Watts	919 QT	irrigation		
Gateway	2023	Watts	919 QT	boiler	90188	¾"
Gateway	2023	Watts	919 QT	trash	30193	¾"
Haskell	9/18/1996	febco	825Y	irrigation	AC3709	2"
Hillcrest	2015	Watts	919	boiler		3/4"
Hillcrest	2015	Watts	919	trash		3/4"
Hillcrest	2015	Watts	919	irrigation		1"
Hillside	5/1/2001	Wilkins	975 XL	Irrigation	1286915	1 1/2"
Inver Hills	2014			Irrigation		
Lafayette						2"
Parkview	8/8/1997	Wilkins	975 XL	lawn irrigation	3187970	1 1/4"
Parkview	7/12/2002	Wilkins	975 XL	Makeup/Heat	W047162	3/4"
Parkview	5/3/2006	Wilkins	975 XL	Trash chute W/	W277807	1/2"
River Hts.	6/30/1997	Wilkins	975 XL	lawn irrigation	455688	1 1/2"
River Hts.	5/30/1997	Watts	009 QT	Makeup/Heat	56243	1/2"
River Hts.	5/3/2006	Wilkins	975XL	Trash chute W/	W277422	1/2"
Spruce Pt.	4/13/2006	Febco	825 T	Irrigation	BC0864	1 1/2"
Thompson Hts.	2011	Watts	009 QT	boiler		1/2"

Thompson Hts.	2011	Wilkins	975 XL	trash		1/2"
Thompson Hts.	2011	Wilkins	975 XL	irrigation		1 1/2"
Village	8/1/2003	Wilkins	975XL	Boiler fill	1463330	3/4"
Village	8/1/2003	Wilkins	975XL	Trash Compact.	1577861	3/4"
Village	10/1/2003	Wilkins	975XL	irrigation	1422834	2"

Zone 3: Hastings

Property	Install	Make	Model	Serves	serial #	Size
Market Place	5/2/2013	Wilkins	720 A			2"
Pleasant R.	4/13/2006	Wilkins	975 XL	Irrigation	895657	1 1/2"
West Village	5/21/2007	Wilkins	975XL	Irrigation	2604907	1 1/2"
Mississippi Terr	6/25/1998	Wilkins	975 XL	lawn irrigation	819571	1 1/2"
Mississippi Terr	5/17/2005	Conbraco	4020302	Makeup/Heat	11629	1/2"
River Town	10/1/2005	Wilkins	975 XL	irrigation	2946997	2"
River Town	10/1/2005	Watts	009M3	trash chute	148273	3/4"
River Town	10/1/2005	Watts	009M3	Boiler Fill	221332	3/4"

Zone 4: Lakeville

Property	Install	Make	Model	Serves	serial #	Size
Cedar Valley						1 1/2"
Country Lane	5/1/2002	Watts	009M2	Irrigation	62133	1 1/2"
Keystone	2017	Ames	2000B	Fire Pro		1 1/2"
Keystone	2017	Wilkins	975	Irrigation		
Prairie Crossing	7/1/2005	wilkins	975XL	irrigation	1668200	2"
Argonne	2017	Watts	8 M2	boiler		3/4"
Argonne	2017	Watts	009 M3	trash	32192	3/4"
Argonne	2017	Watts	009 M2	irrigation	39852	1 1/2"
Crossroads	9/1/2009	Apollo	RP4A	North Trash Rm	162864	3/4"
Crossroads	9/1/2009	Watts	009M3QT	South Trash Rm	B32580RP	3/4"
Crossroads	9/1/2009	Zurn	975XL	lawn irrigation	3133310	1 1/2"
Mainstreet	9/1/01	Watts	009-M3QT	Makeup/Heat	6882	3/4"
Mainstreet	9/1/01	Wilkins	975XL	lawn irrigation	1146043	1"
Mainstreet	9/1/01	Wilkins	975XL	Trash Compact.	219800	1/2"
Winsor	9/1/2002	febco	825Y	lawn irrigation	BK 5155	1 1/2"
Winsor	5/30/2006	Watts	009MZ	Makeup/Heat	62084	3/4"
Winsor 'B'	5/30/2006	Watts	009-M3	Boiler m/u water	221053	3/4"
Meadowlark	8/1/2010			Irrigation		
Meadowlark	8/1/2010			Irrigation		

Zone 5: Burnsville and Apple Valley

Property	Install	Make	Model	Serves	serial #	Size
Cobblestone	8/1/2010	Watts	009N3AT	boiler		3/4"
Cobblestone	8/1/2010	Watts	009QT	trash		1/2"
Cobblestone	8/1/2010	Wilkins	975 XL	irrigation		1 1/2"
Cortland	2/20/2001	Wilkins	975XL	Trash Compact.	106925	1/2"
Cortland	2/20/2001	Watts	009-M3QT	Makeup/Heat	13167	3/4"
Cortland	2/20/2001	Wilkins	975XL	lawn irrigation	1165369	1 1/2"
Eagle Ridge	6/25/1998	Wilkins	975 XL	Makeup/Heat	61141	3/4"
Eagle Ridge	4/7/1994	Wilkins	975 RP	Trash Compact.	17481	3/4"
Orchard	5/17/2005	Wilkins	975 XL	Makeup/Heat	229637	3/4"
Orchard	5/17/2005	Wilkins	975 XL	Trash Compact.	246571	1/2"
Orchard	5/17/2005	Watts	009m2	lawn irrigation	32384	1 1/4"
Parkridge	4/23/2004	Watts	009-M-2	lawn irrigation	27334	1 1/2"
Parkridge	5/18/2005	Watts	009-M-3	Trash Compact.	3219184	3/4"
Parkside						1 1/2"
Heart of the City	2004	Febco	825Y	Irrigation	217474	2"
McKay	5/12/2000	Wilkins	975 XL	Irrigation lawn	816938	1 1/4"
Oliver-Terrace	4/20/2001	Wilkins	975 XL	Irrigation lawn	785204	1 1/2"
Portland North	6/26/2002	Wilkins	975XL	Irrigation lawn	784989	1 1/2"
Portland South	6/25/2002	Watts	009-m2	Irrigation	44428	1 1/2"
Glazier	6/23/2002	Watts	009-m2	Irrigation	43908	1 1/2"
Chasewood	4/5/2006	Wilkins	975XL	Irrigation	812573	1 1/2"

Glenbrook	4/13/2006	Wilkins	975XL	Irrigation	1889774	1 1/2"
Quarry View	2011	Wilkins	720A	Irrigation		2"
Zone 6: Rosemount and Farmington						
Property	Install	Make	Model	Serves	serial #	Size
Carbury			950XL	Irrigation		2"
Carbury	6/1/2008	Wilkins	950XL	Irrigation	2960272	
145th & Biscayne	6/24/2002	Watts	009-m2	Irrigation lawn	43924	1 1/2"
Cambrian	2016	Apollo	RPLF 4A	boiler		3/4"
Cambrian	2016	Apollo	APLF 4A	trash		3/4"
Cambrian	2016	Wilkins	975 XL	irrigation		1 1/2"
Cameo	5/17/2005	Watts	009 M-2	Makeup/Heat	110283	3/4"
Cameo	5/3/2006	Wilkins	975XL	Trash wash down	W280430	1/2'
Denmark	2025	Wilkins		Irrigation		2"
Prestwick	2019	Watts	919 QT	Irrigation		1 1/2"
Twin Ponds	6/1/2009	Wilkins	950XL	Irrigation	2885912	
Twin Ponds II	2012	Wilkins	950XL	Irrigation		
Vermillion	2012	Wilkins	975 XL	boiler		3/4"
Vermillion	2012	Wilkins	975 XL	trash		3/4"
Vermillion	2012	Wilkins	975 XL	irrigation		1 1/2"

List of Violations and Fines

Below is a list of lawn and snow contract violations. Two or more violations to a site (in the course of a year) may result in the loss of that site from your contract. If two or more sites are deducted from your inventory, then the contract may be terminated.

<u>Violation</u>	<u>Fine</u>
Mower guard not in place during mowing	Deduct \$100.00/site/time + cost of damages
Damages to property that are not reported	Deduct \$100.00/site/time + cost of damages
Not marking a site's curb layout	Deduct \$300
Missing weekly mowing service to a site	Deduct \$100 + ¼ of the price per site per month
Snow removal started after 6-hour service window	Deduct ¼ of the price per site per month
Missed accessible parking space or ramp	Deduct \$300
Missed sand/salt on Senior building ramp	Deduct \$100.00/site/time
Not using the overhead door operators to clear the Senior ramps	Deduct \$100

RETURN TO CDA



CDA Office



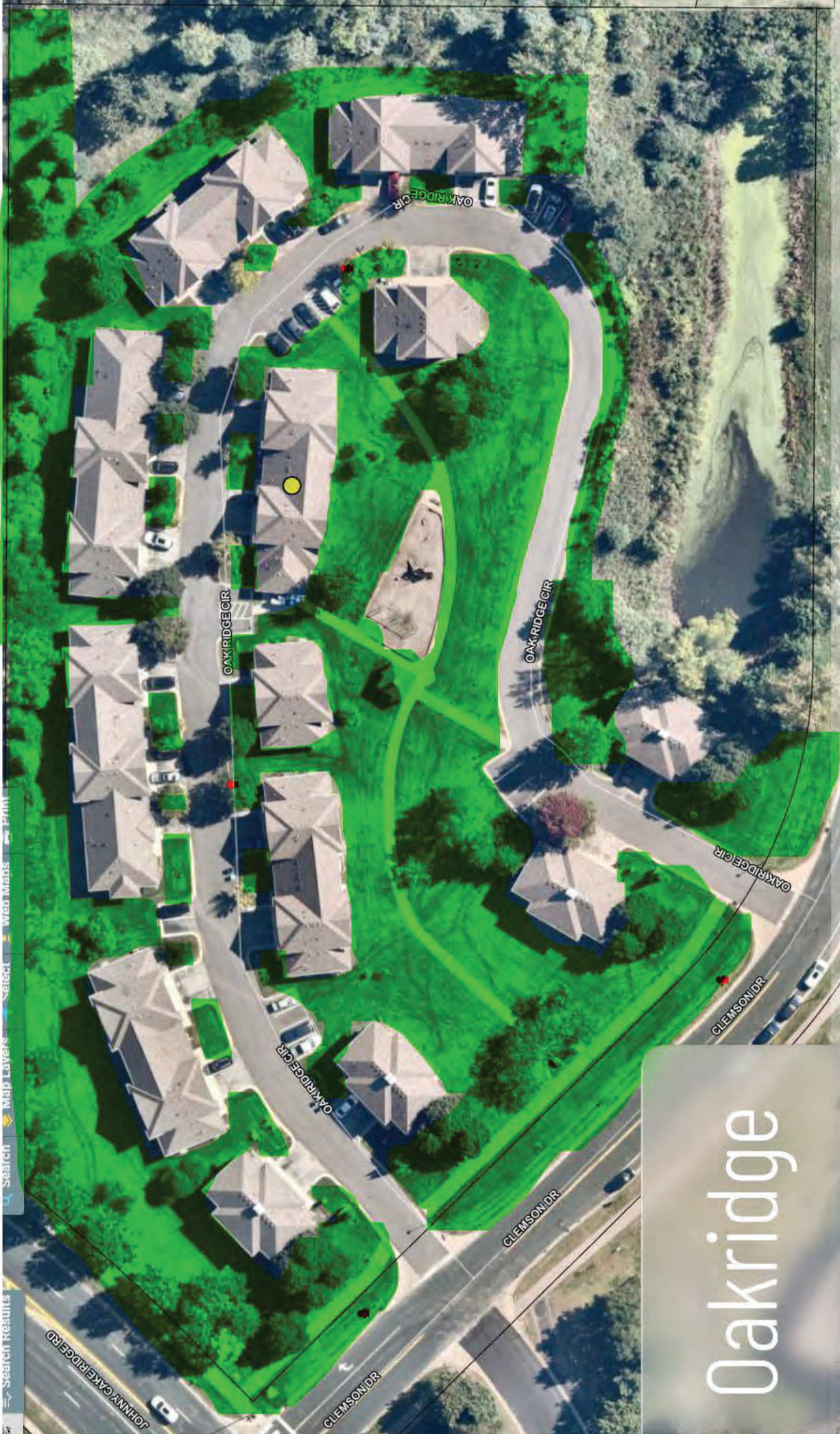
CDA Office

Erin Place





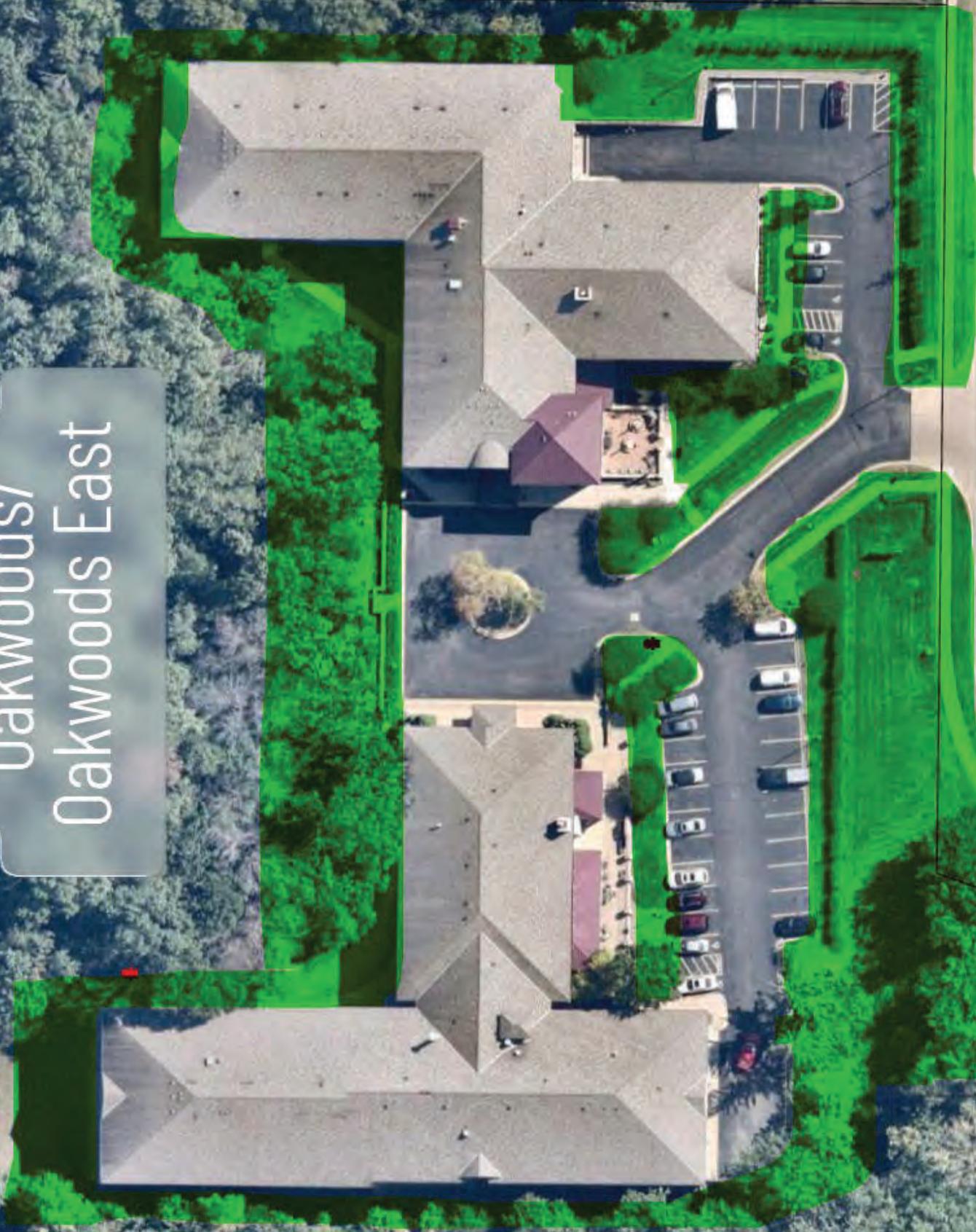
Erin Place



Oakridge



Oakwoods/ Oakwoods East





Riverview



Riverview



Lakeshore



Lakeshore





O'Leary Lakeside





Nicols



Nicols

Lincoln

51



Lincoln

52



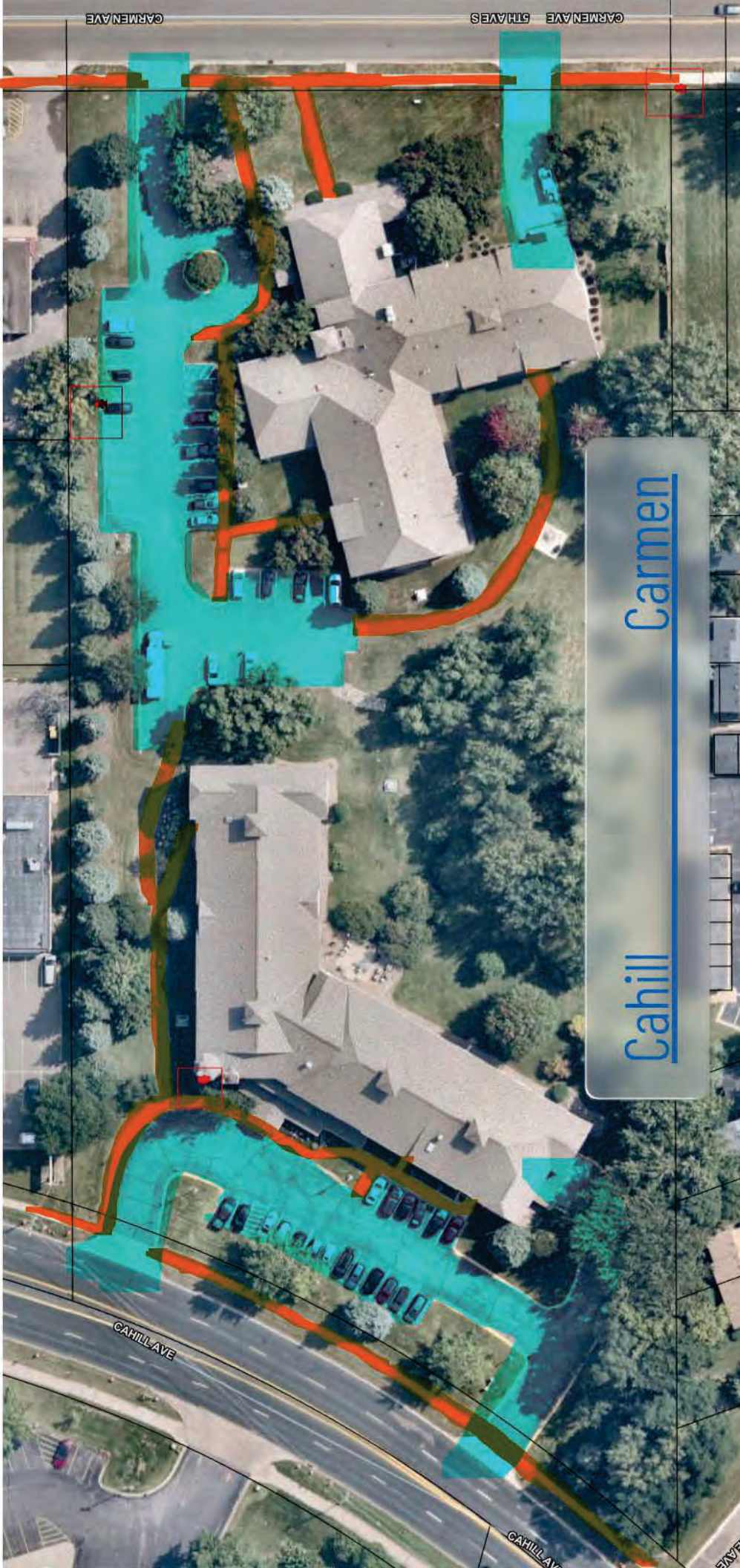


Northwoods



Northwoods





LIVINGSTON AVE

LIVINGSTON AVE

1675

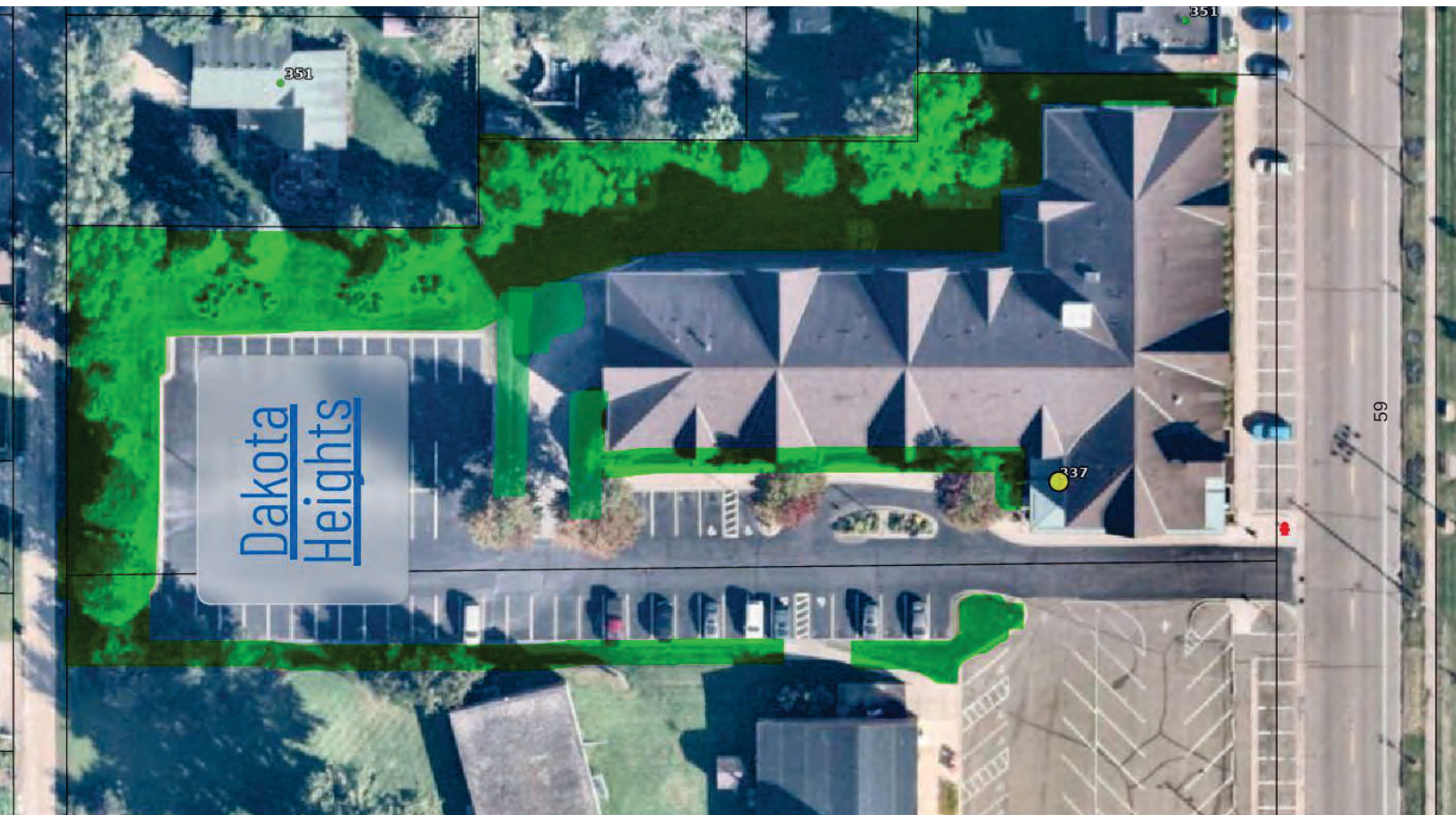
CLM

LIVINGSTON AVE

LIVINGSTON AVE

1675

CLM



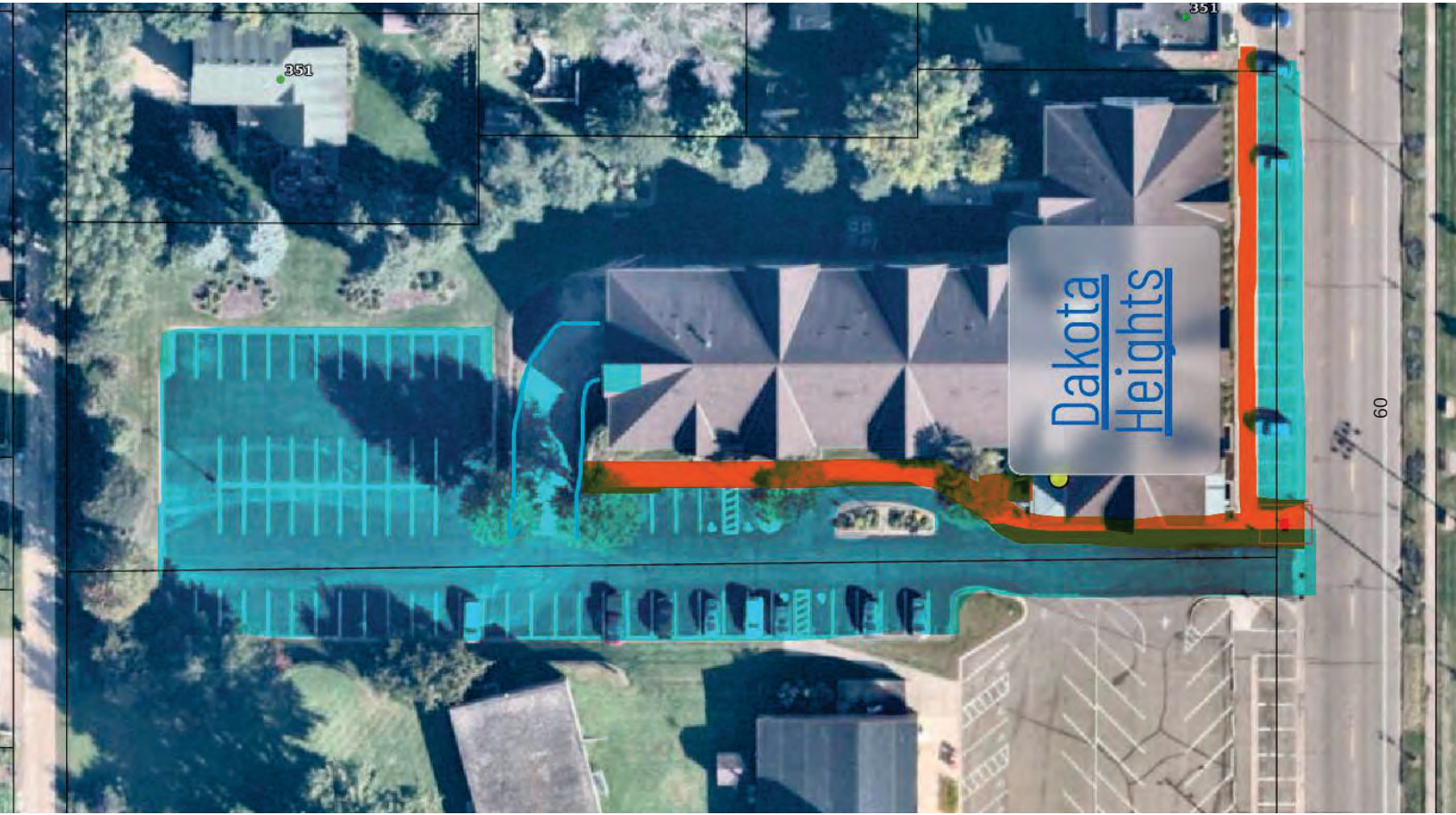
Dakota
Heights

351

337

351

59



Dakota
Heights

The Dakotah

900

890

882

61

132



The Dakotah

900

890

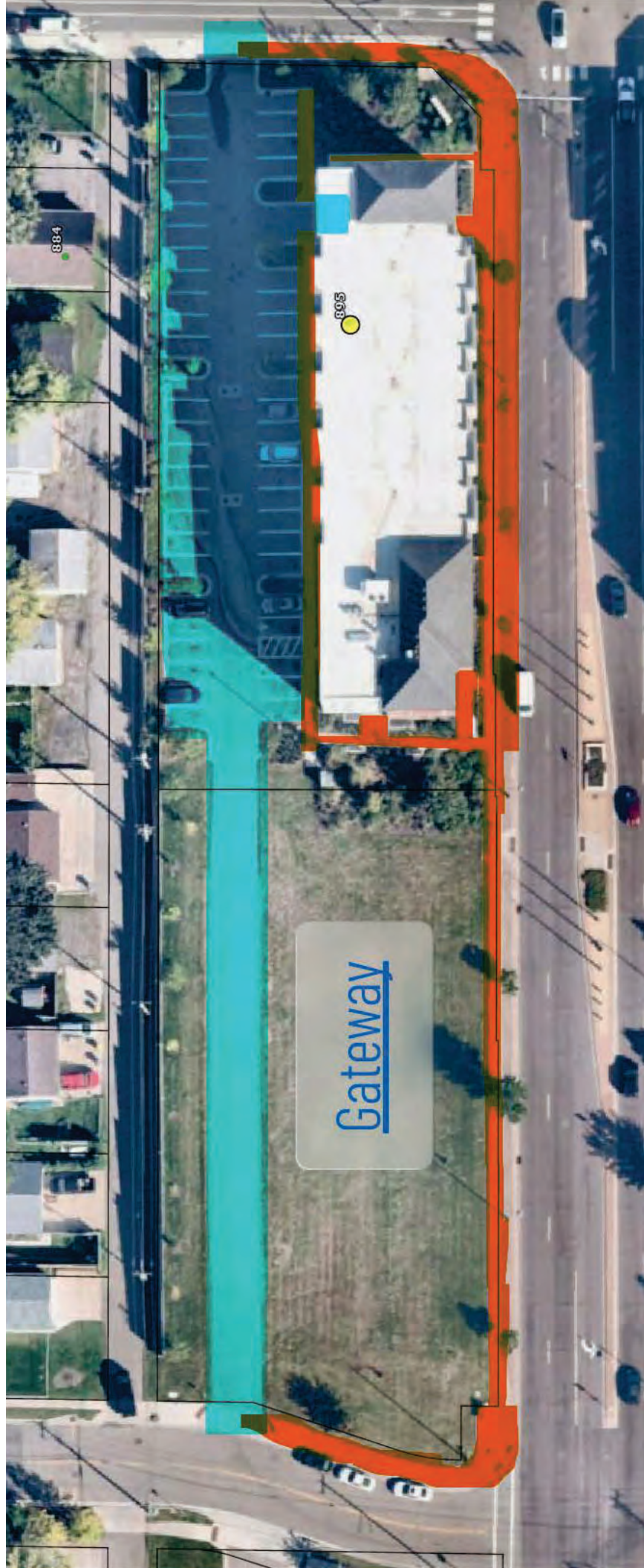
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62

132

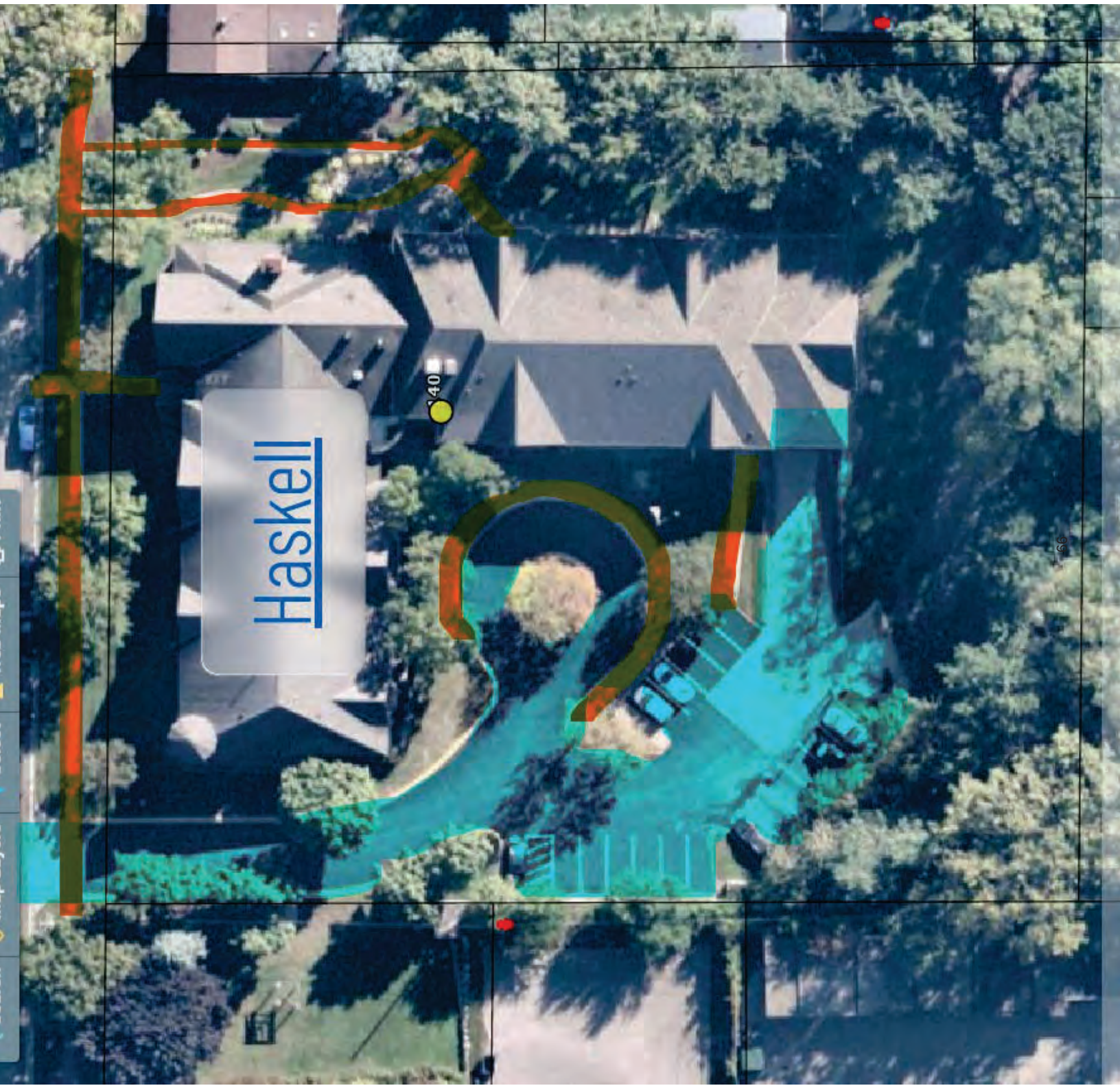








Haskell



Haskell

40





Hillside

LEXINGTON AVE

LEXINGTON AVE

LEXINGTON AVE

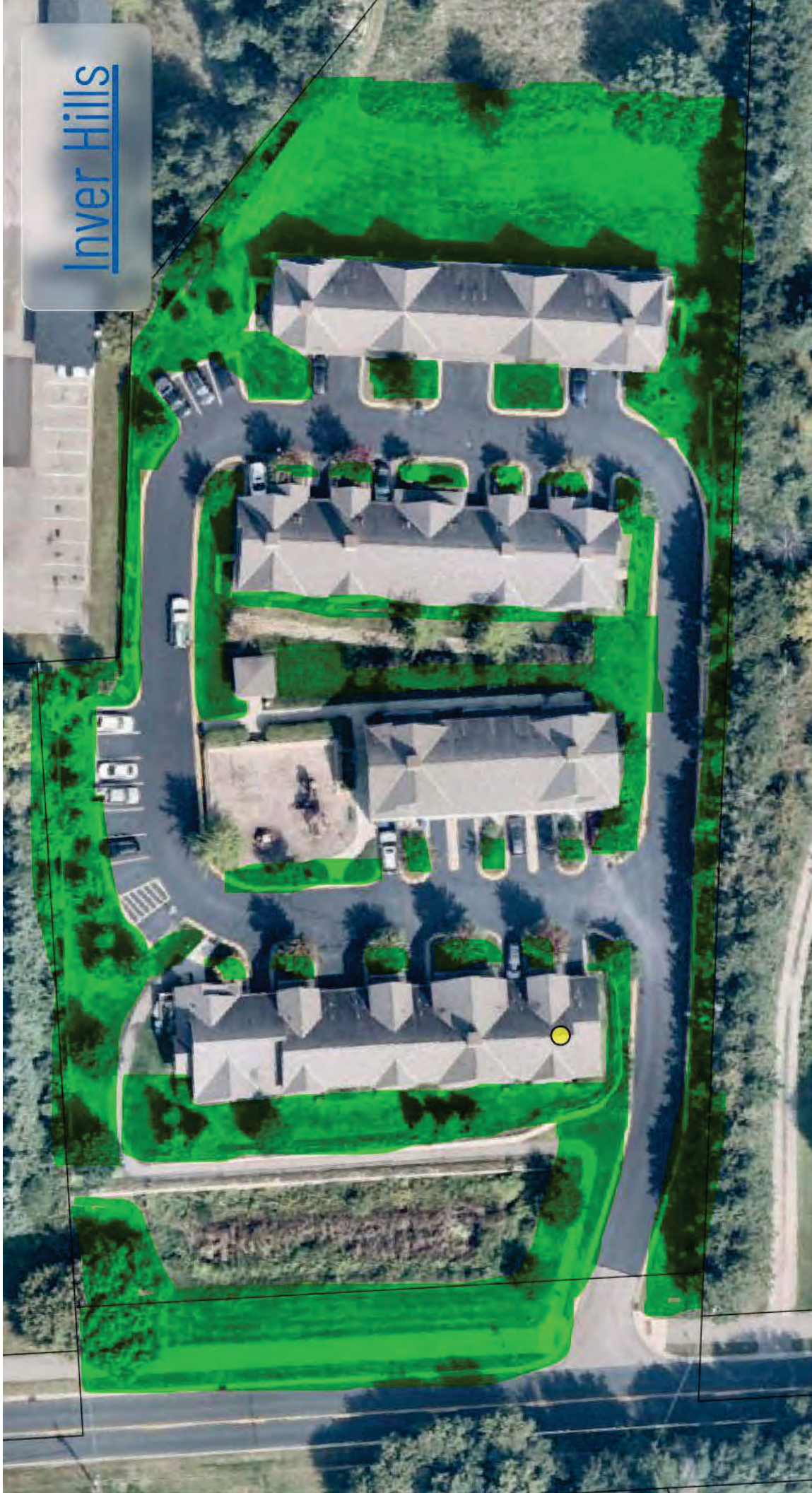
Hillside

LEXINGTON AVE

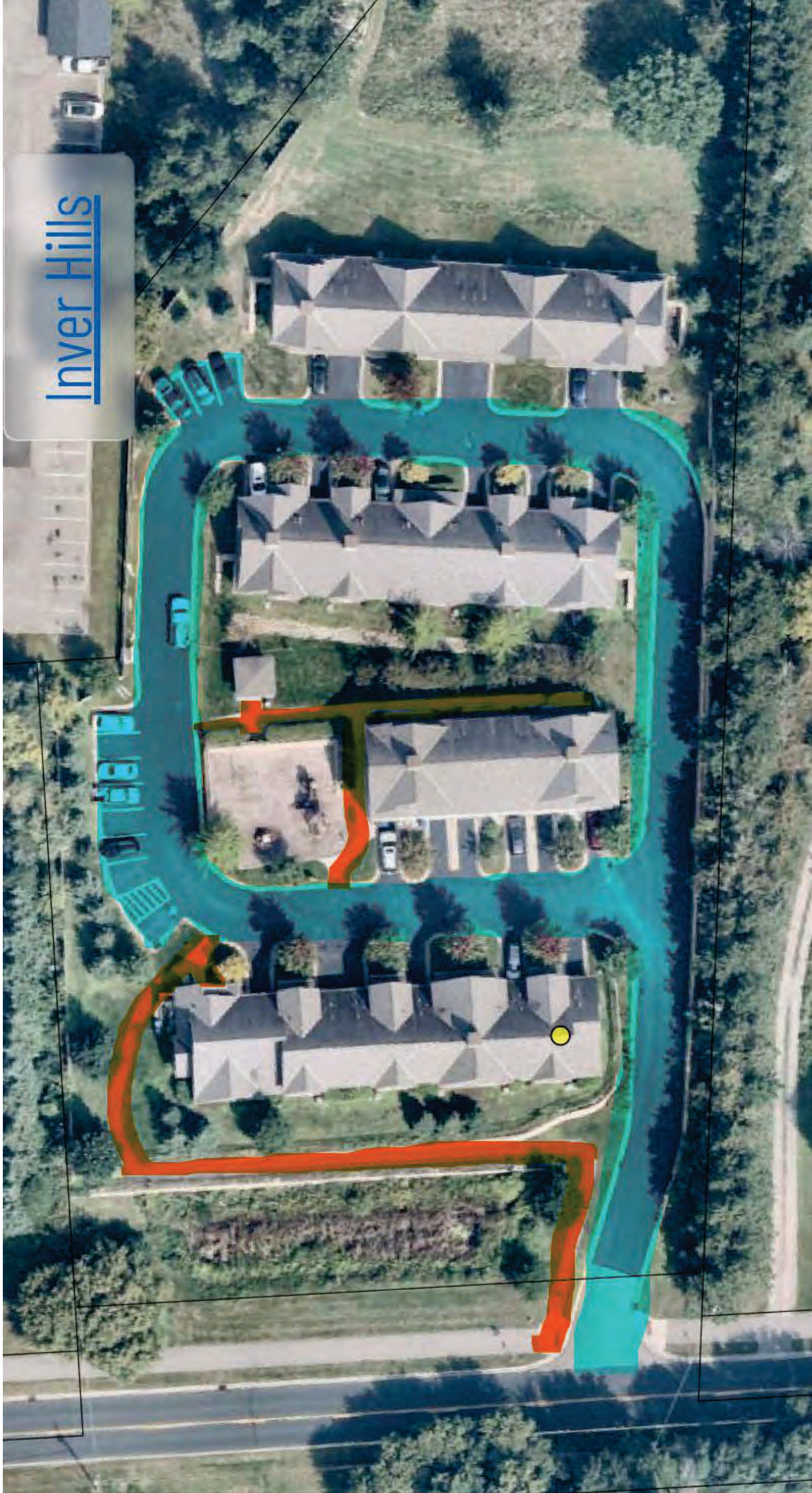
LEXINGTON AVE

LEXINGTON AVE

Inver Hills



Inver Hills



50TH STE

TH STE

BOLGER TRL

BOLGER TRL

BONGARD WAY

BONGARD WAY

BONGARD WAY

BONGARD WAY

BONGARD WAY

BONGARD WAY

BOYD AVE

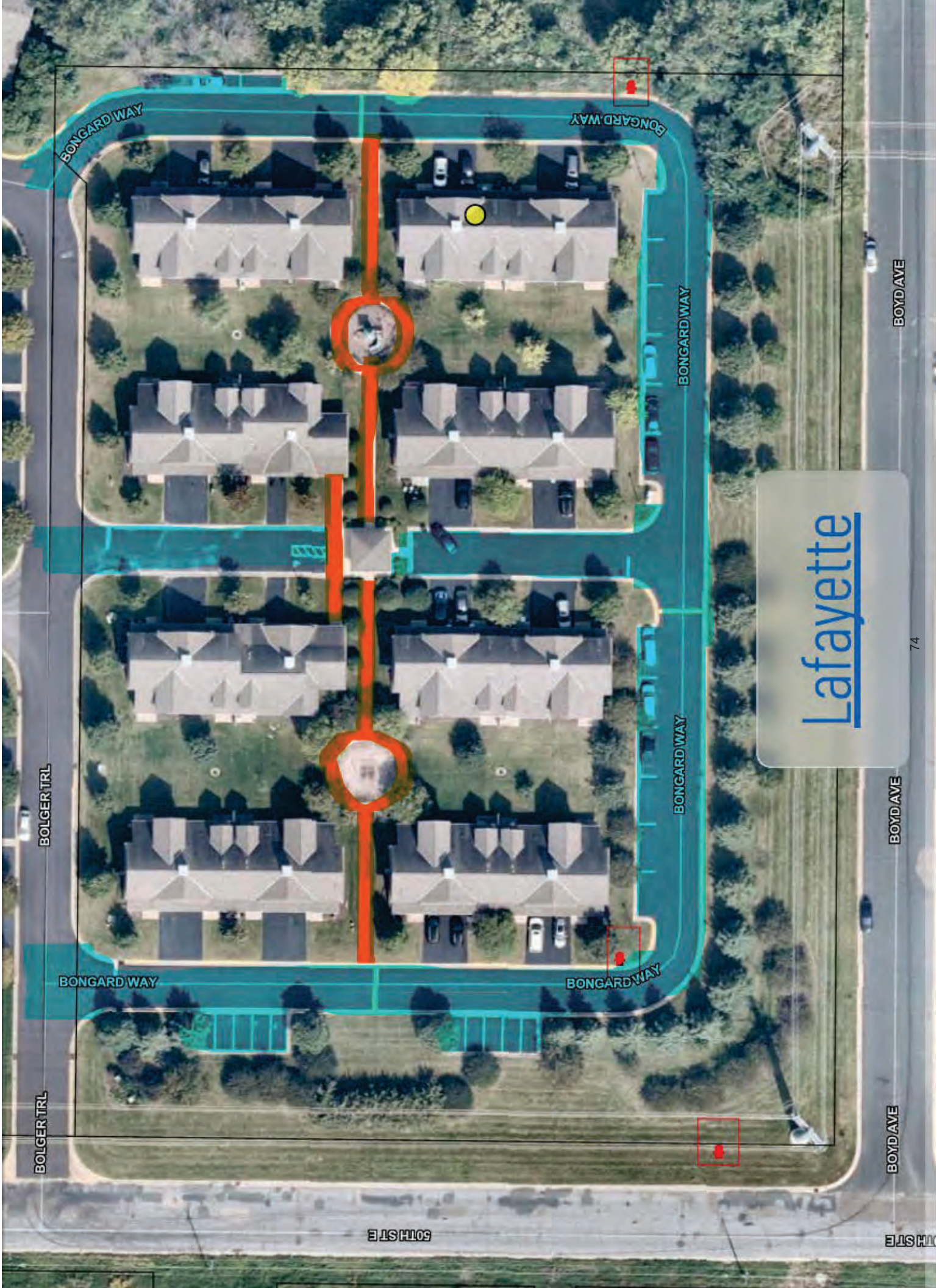
BOYD AVE

BOYD AVE

Lafayette

73





Lafayette

Parkview



Parkview



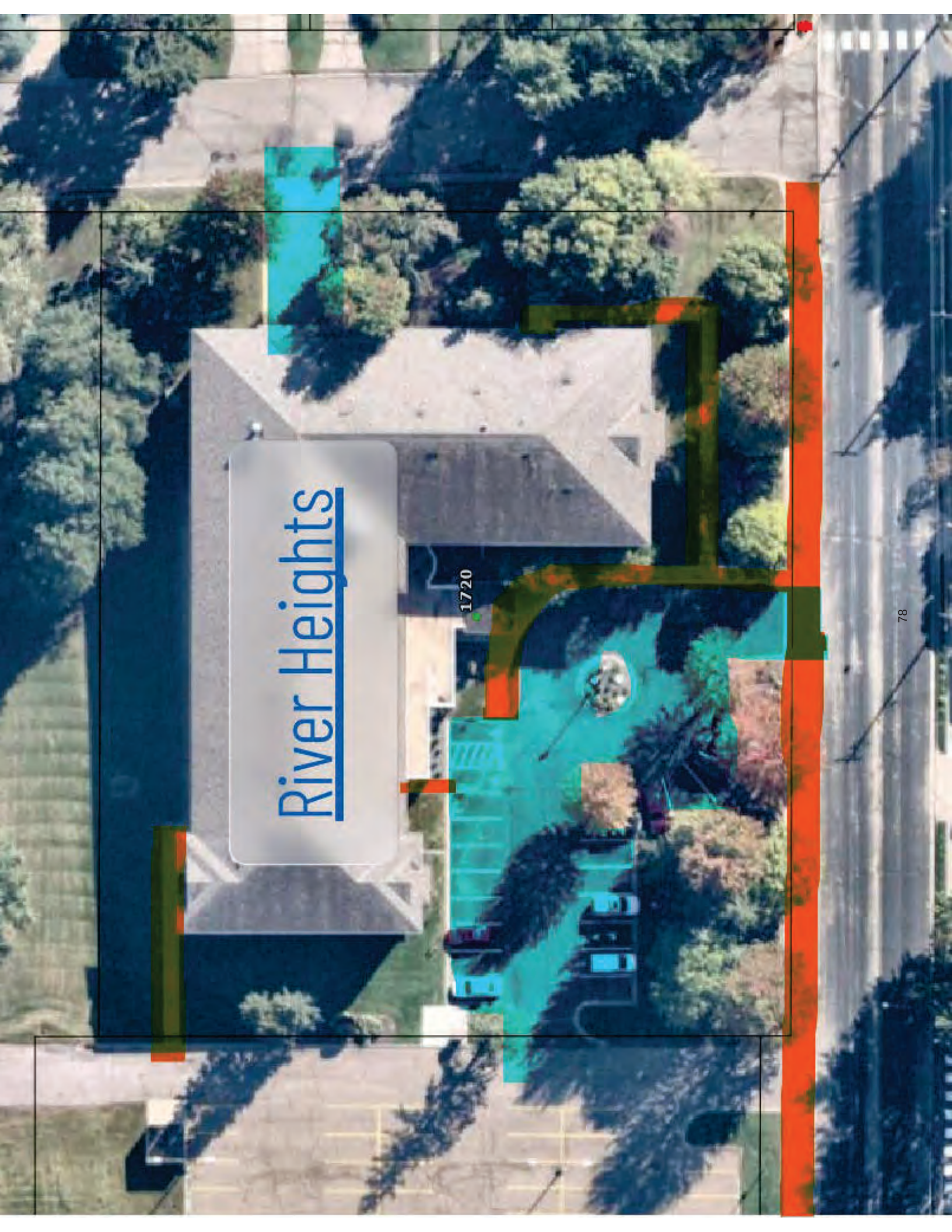
River Heights

1720

River Heights

1720

78



Spruce Pointe

78TH STE

CHANDLER LN

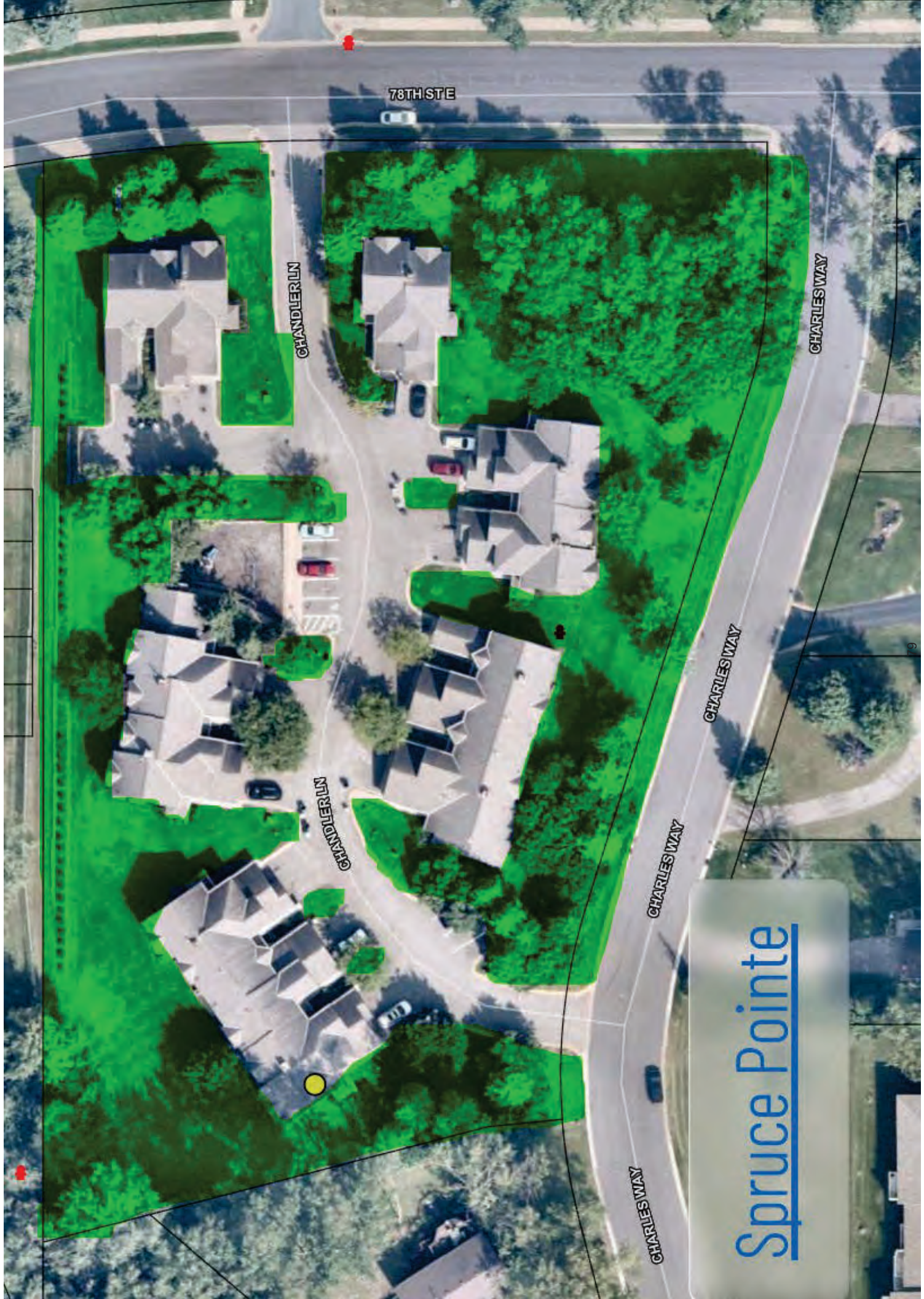
CHARLES WAY

CHARLES WAY

CHARLES WAY

CHARLES WAY

CHANDLER LN



78TH STE

CHANDLER LN

CHANDLER LN

CHARLES WAY

CHARLES WAY

CHARLES WAY

CHARLES WAY

Spruce Pointe

Thompson Heights

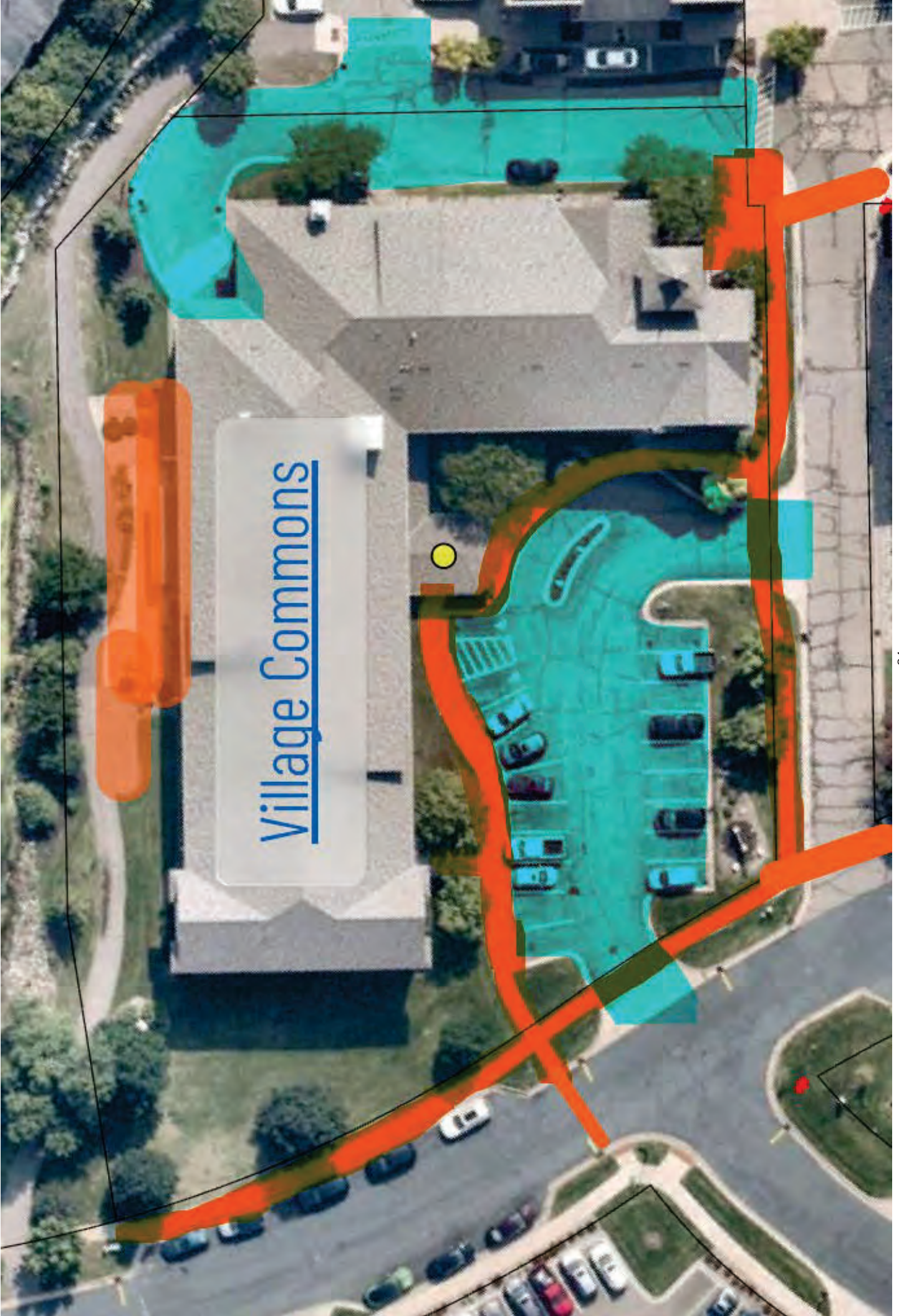




Thompson Heights



Village Commons



Village Commons





6319-75 Concord
6360-6380 Dilley
4110-4120 63rd





610 Pleasant



620

610

610 Pleasant

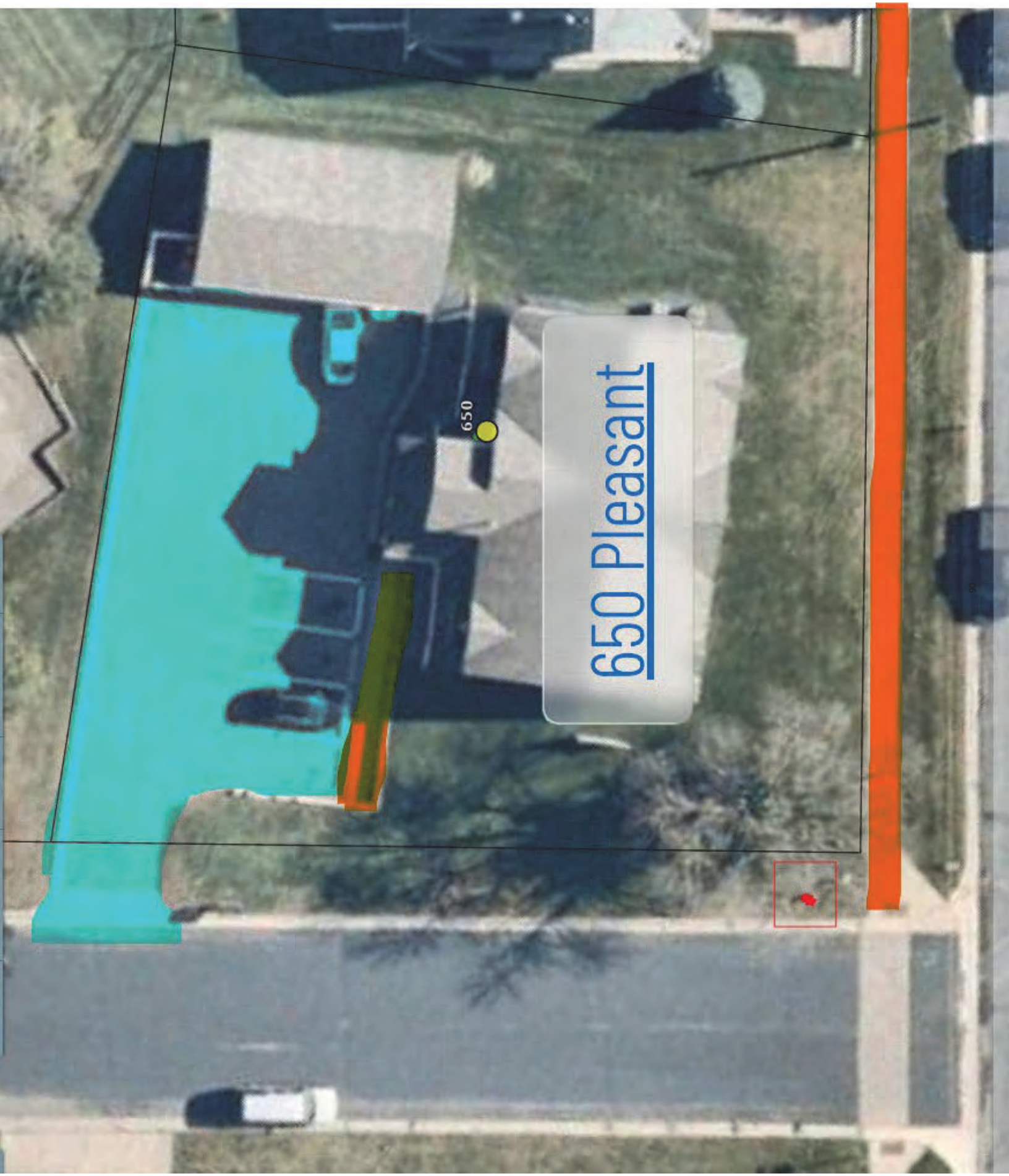
610

620

650 Pleasant

650





650 Pleasant

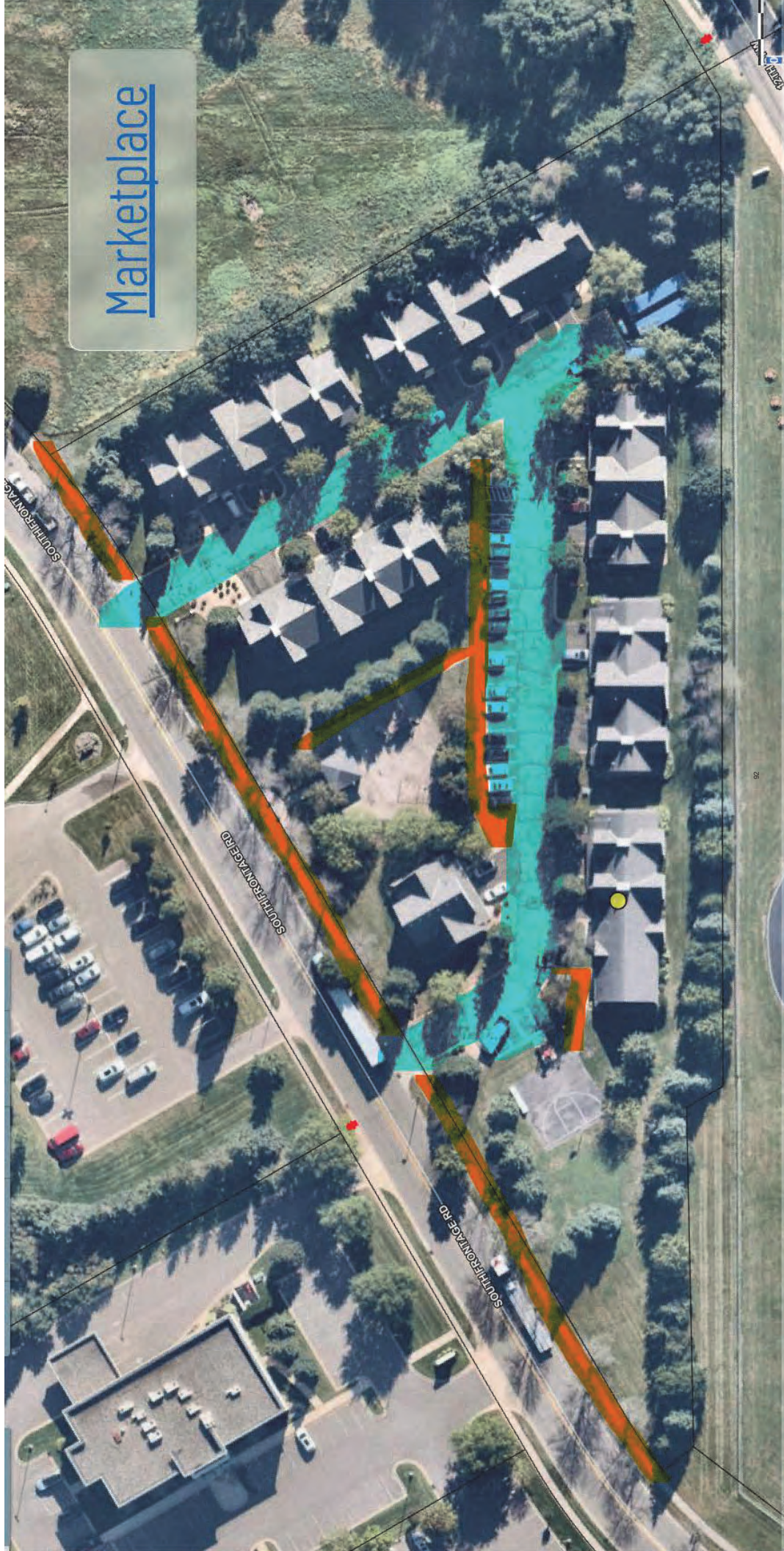
650



Marketplace



Marketplace



Mississippi Terrace

001

00

Mississippi Terrace

001

004



WESTVIEW DR

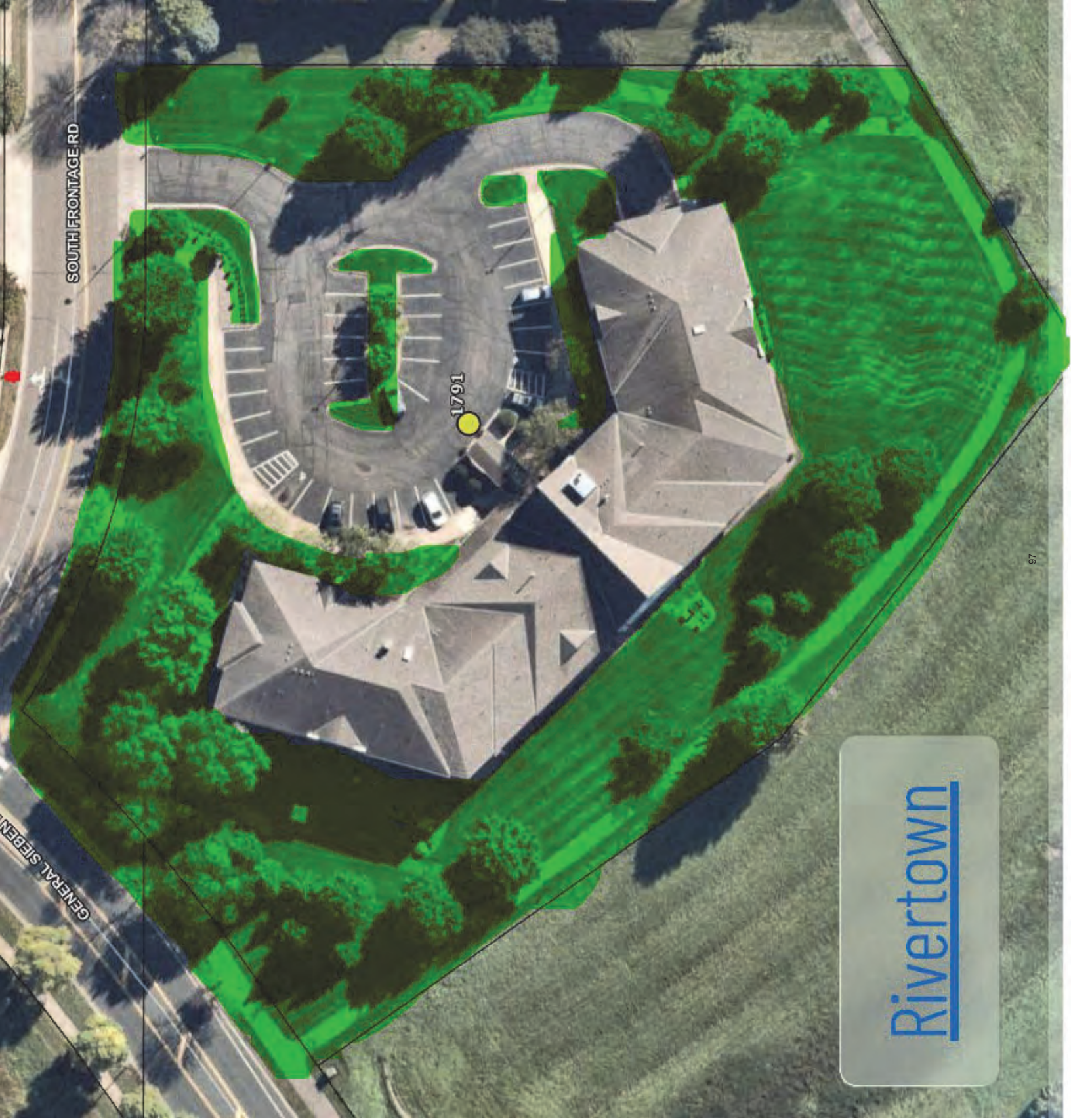
PLEASANT DR

- Search
- Map Layers
- Select
- Web Maps
- Print

Pleasant Ridge



Pleasant Ridge



SOUTHFRONTAGE RD

1791

GENERAL SIEBEN

Rivertown



SOUTH FRONTAGE RD

1791

Rivertown

GENERAL SEBEN



West Village



SOUTH FRONTAGE RD

SOUTH FRONTAGE RD

SOUTH FRONTAGE RD

1725
1727
1729
1731
1733

1743
1745
1747
1749

1751
1753
1755
1763
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1777
1779
1781
1783
1785
1787
1789

West Village

Argonne



Argonne

102

JUNELLE PATH

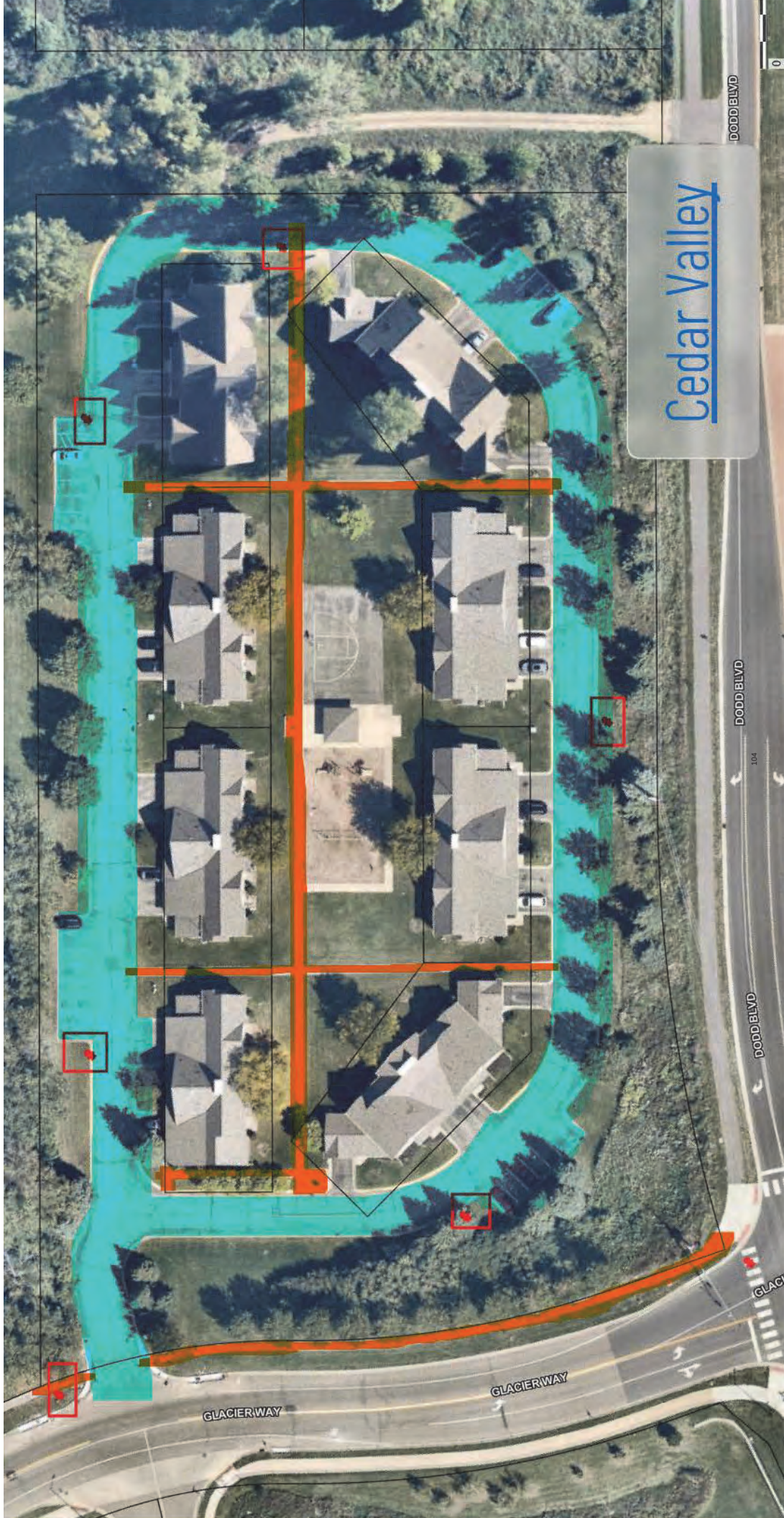
JUNELLE PATH



Cedar Valley



Cedar Valley



210TH STW

210TH STW

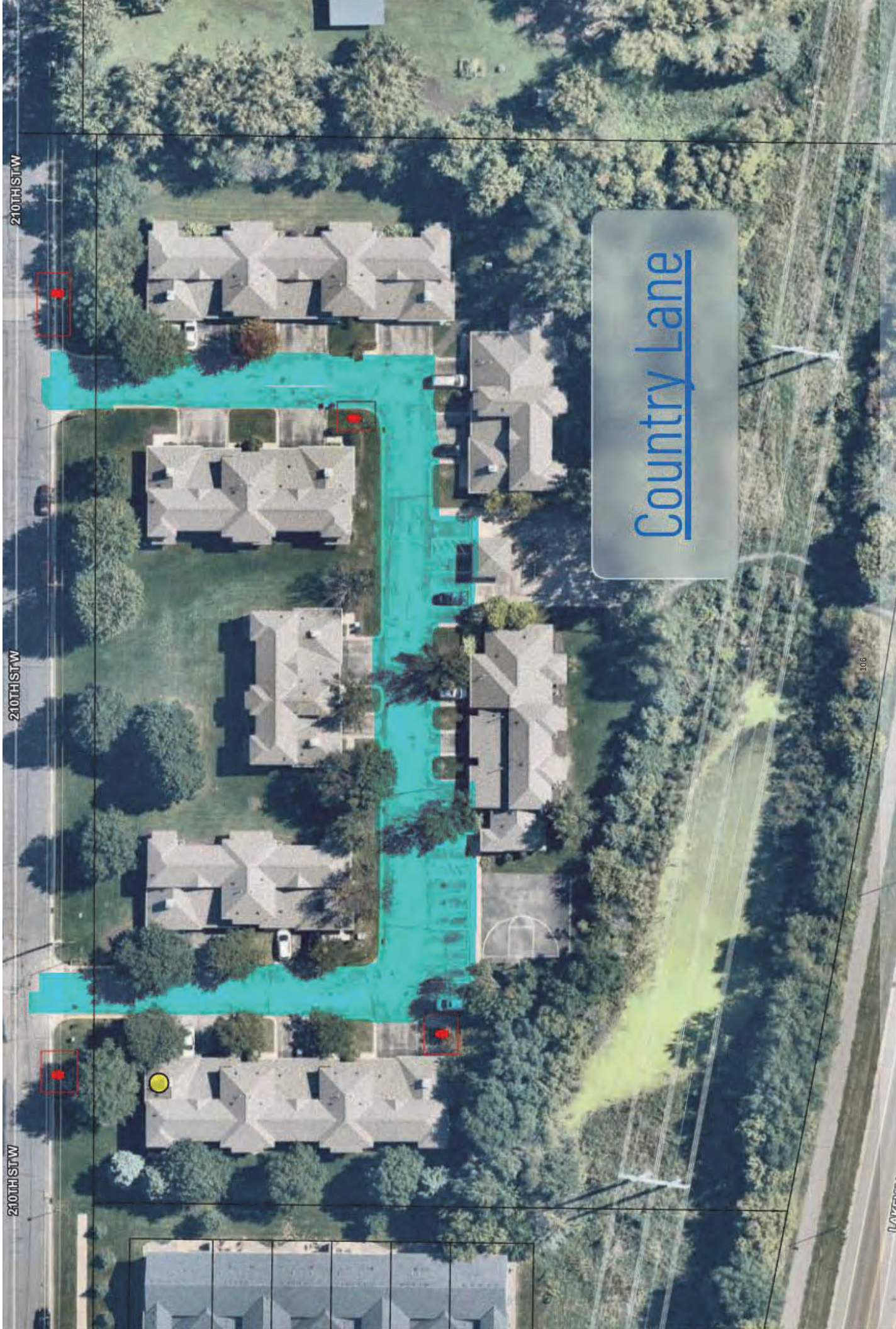
210TH STW

Country Lane

210TH STW

210TH STW

210TH STW



Country Lane



Crossroads

Search Map Layers Select Web Maps Print

Search Results

Drainage

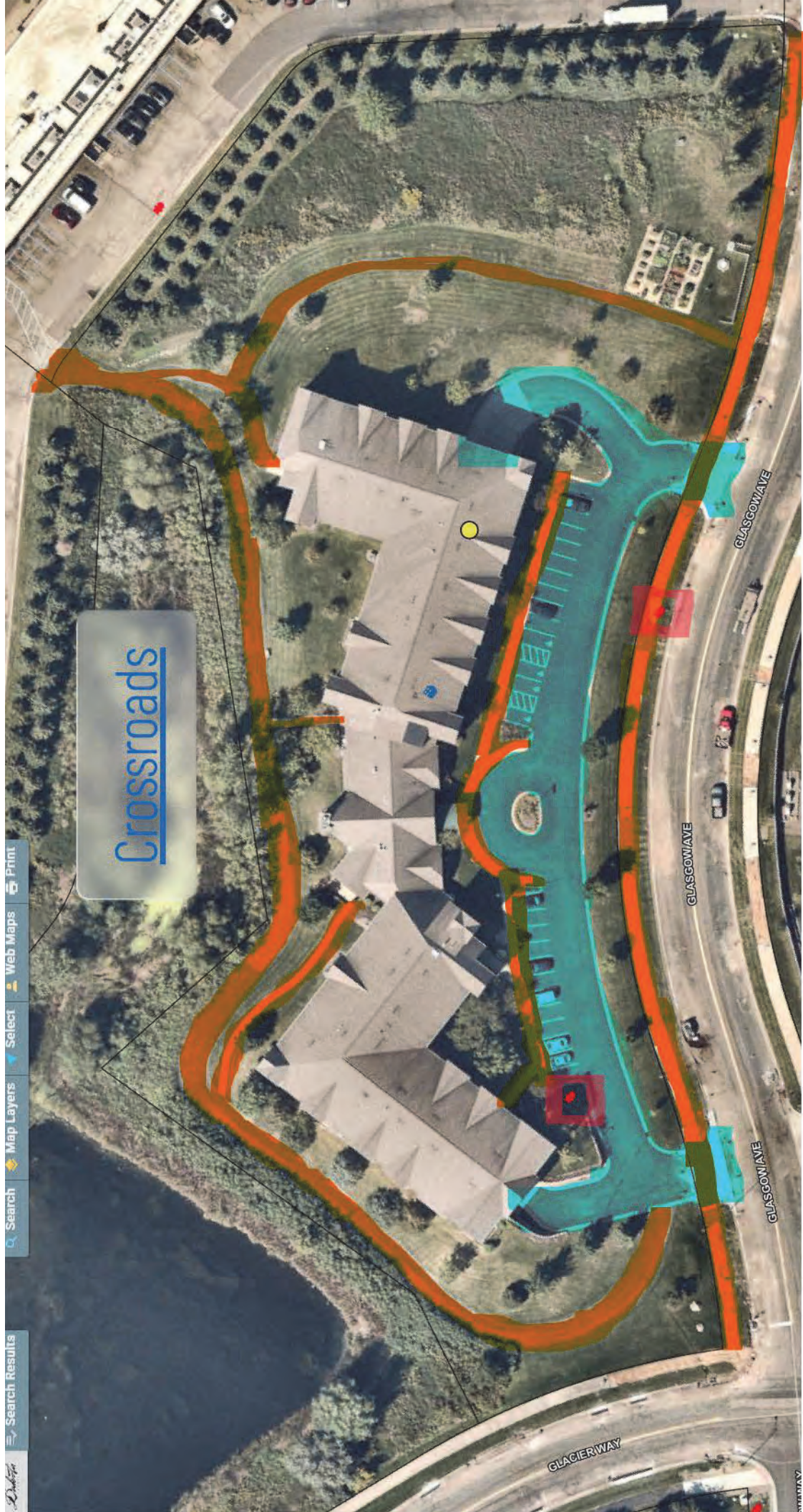
GLASGOWAVE

GLASGOWAVE

GLASGOWAVE

GLACIERWAY

Crossroads





Ideal



Ideal

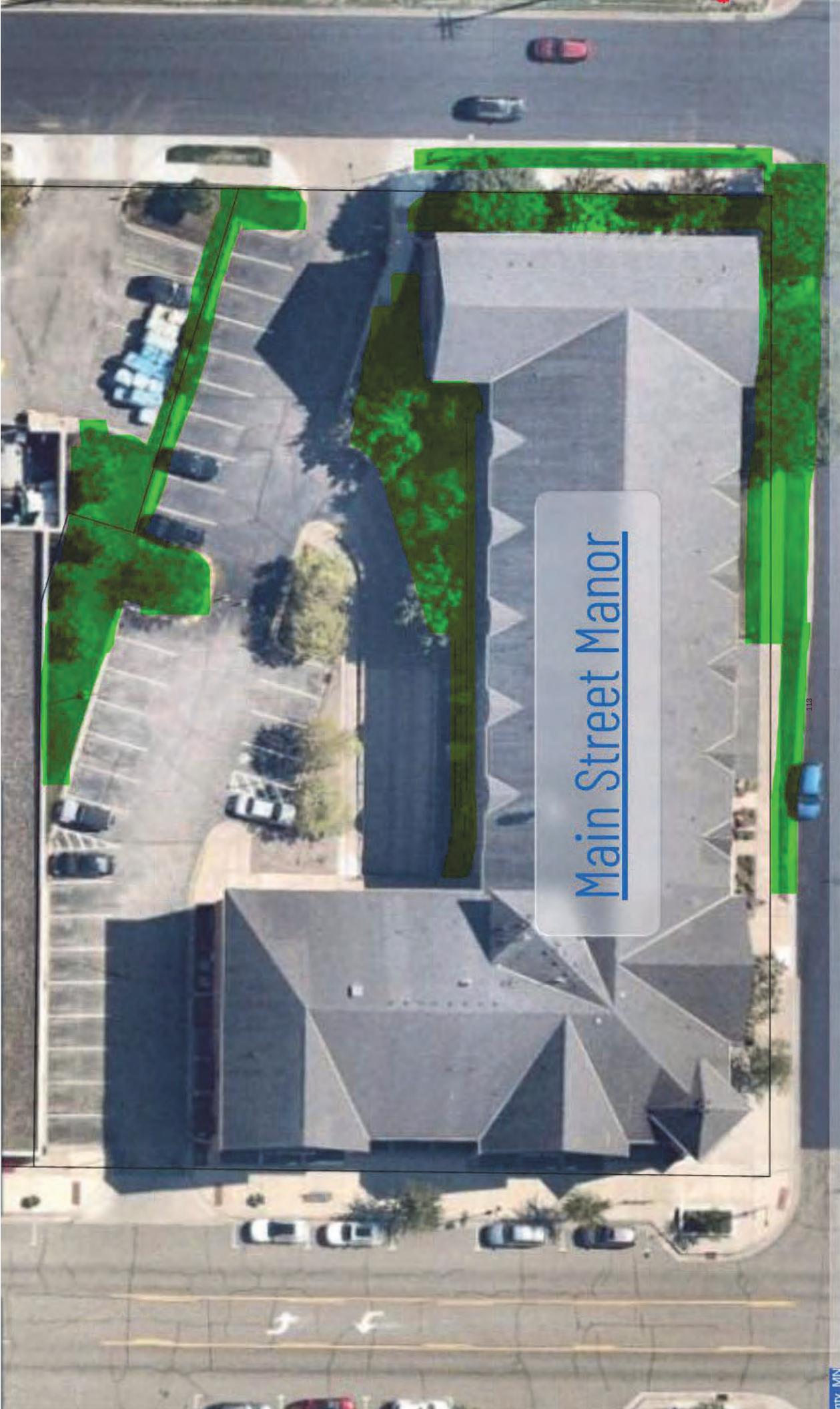
110

Keystone

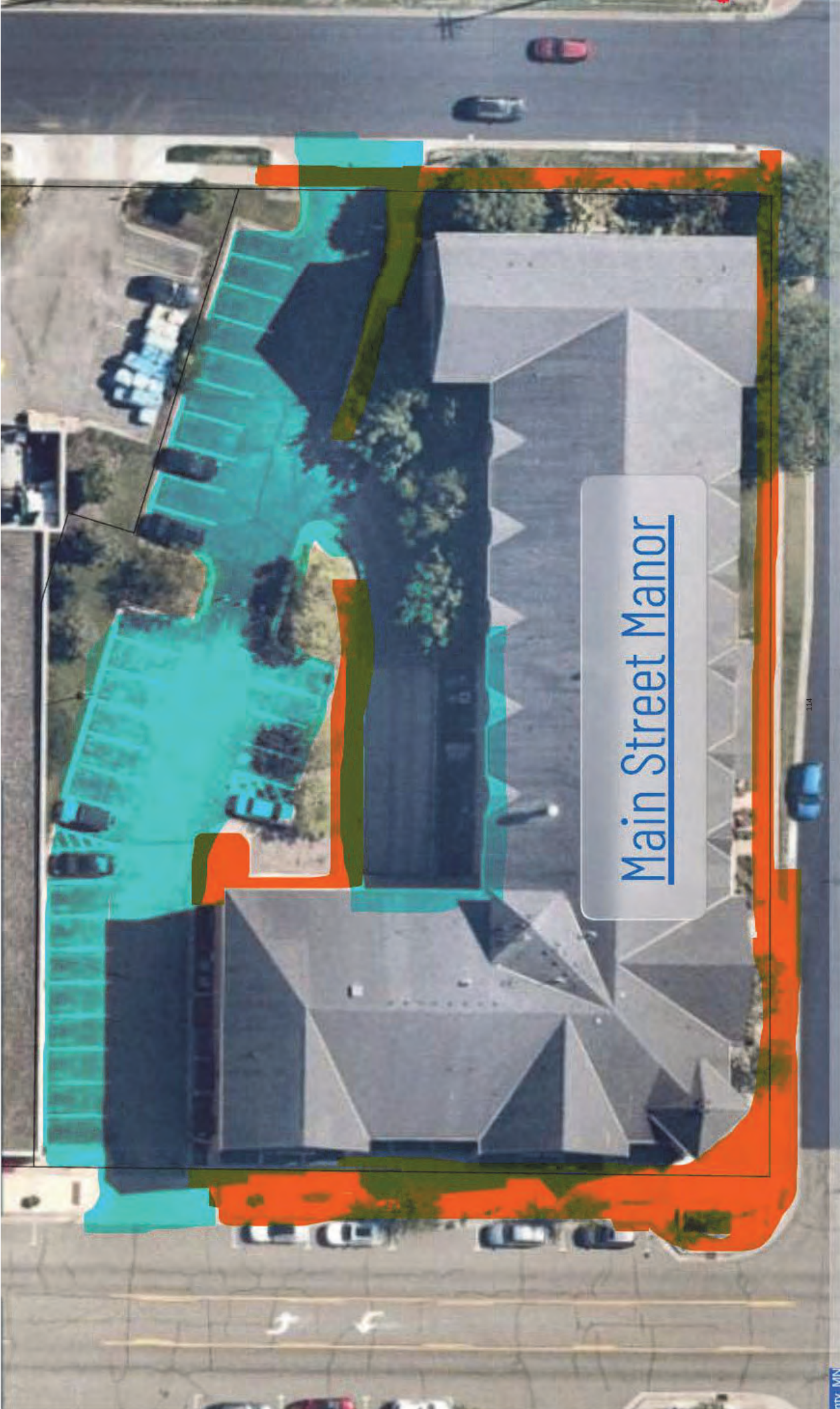


Keystone





Main Street Manor

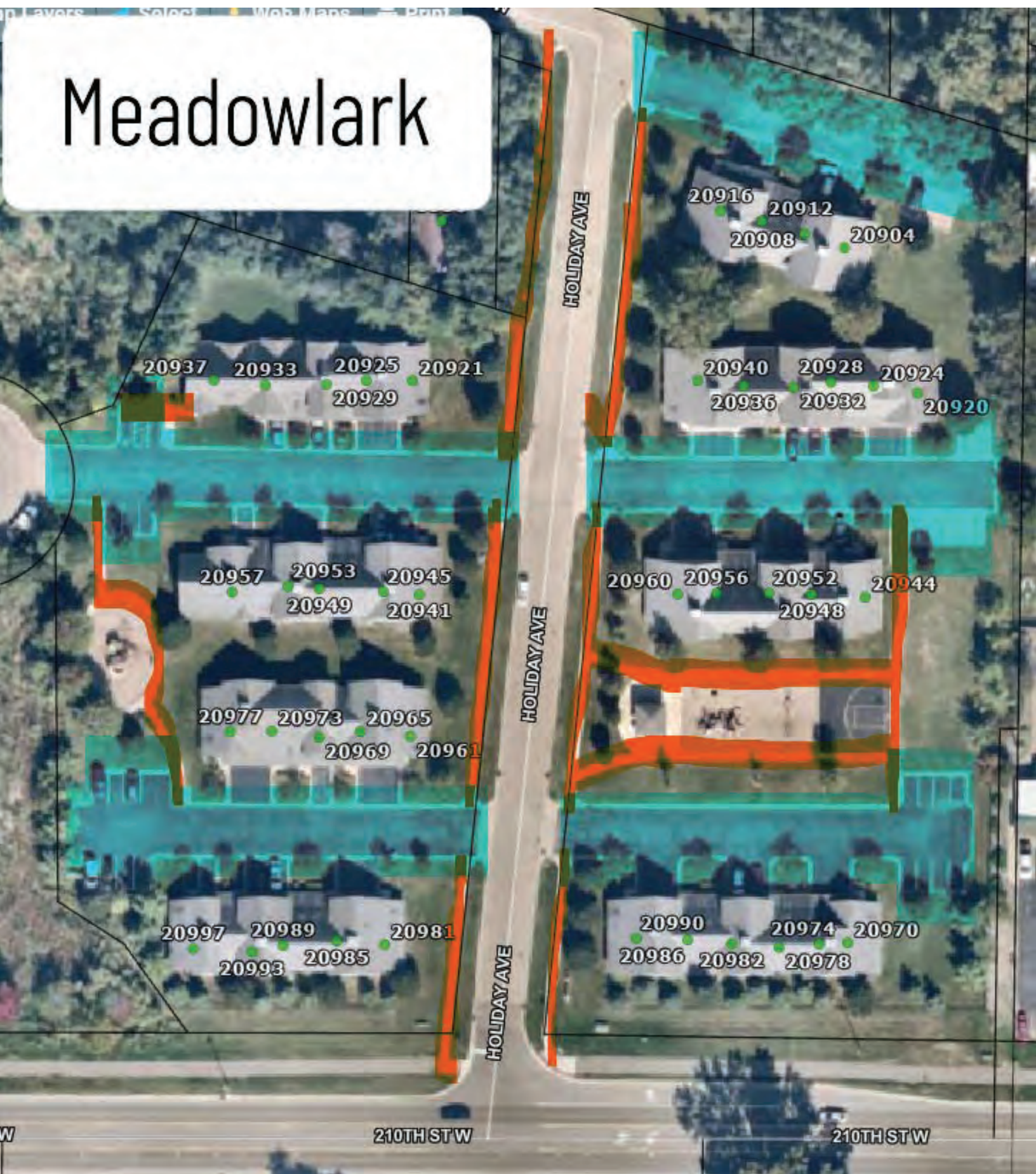


Main Street Manor

Meadowlark



Meadowlark





Prairie Crossing



Prairie Crossing

Upper 167th

Upper 167th



Vacant 210



Winsor



Winsor

155TH ST. W

155TH ST. W

GATEWAY PATH

GATEWAY PATH

Chasewood



155TH ST. W

155TH ST. W

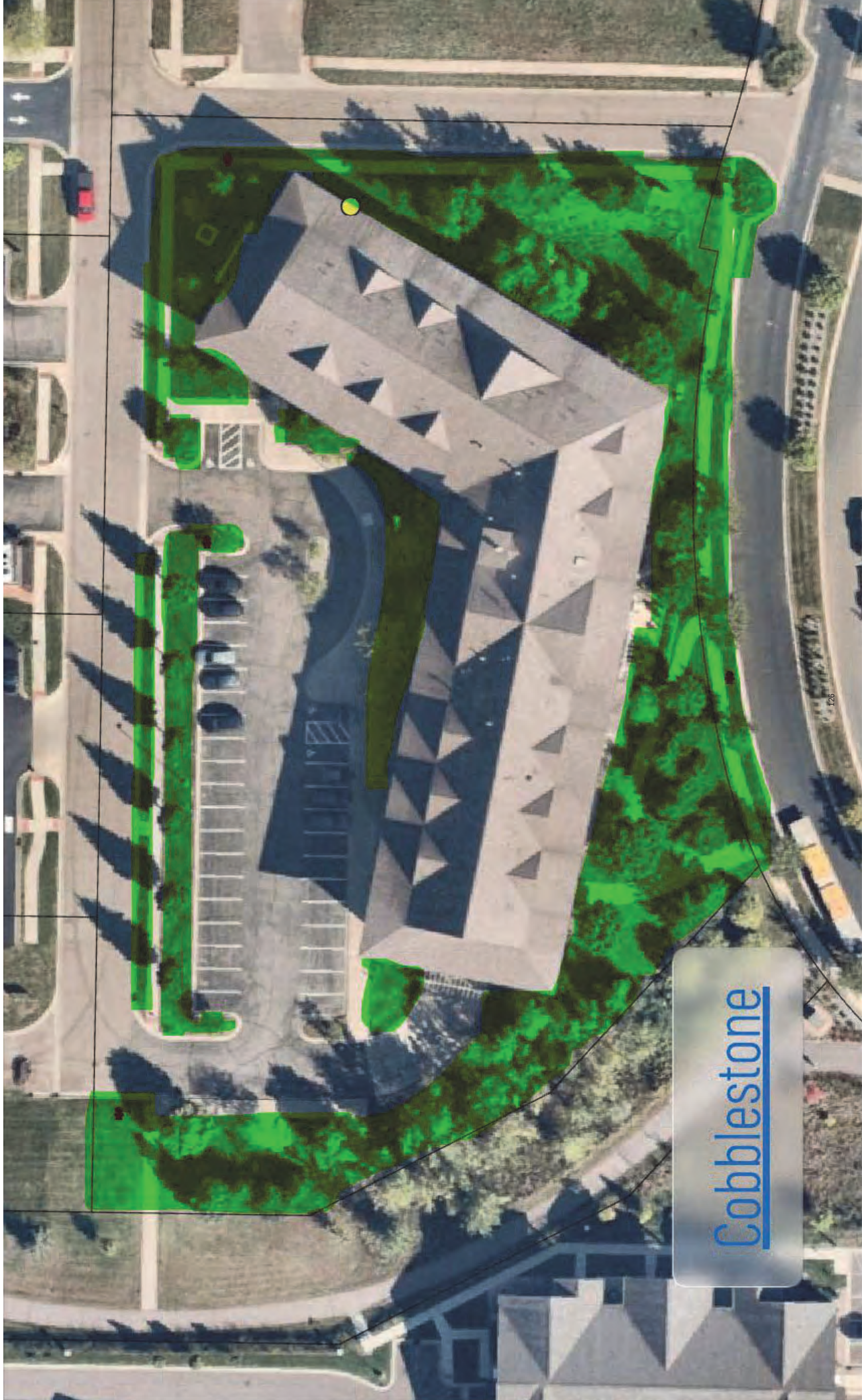
GATEWAY PATH

GATEWAY PATH

Chasewood

125





Cobblestone

Cobblestone





GARRETT DR

GARRETT DR

GARRETT DR

157TH ST-W

Cortland Orchard

128

GASLIGHT DR

GASLIGHT DR

GASLIGHT DR

GASLIGHT DR

STW



Orchard

Cortland

-29

Eagle Ridge

023217501020

023217501010

130

EAGLE RIDGE DR

EAGLE RIDGE DR

TRAVELERS TRLE

TRAVELERS TRLE



Eagle Ridge

023217501020

023217501010

131

TRAVELERS TRLE

TRAVELERS TRLE

EAGLERIDGE DR

EAGLERIDGE DR







Glazier

138

CEDAR AVE CEDAR AVE CEDAR AVE



Glenbrook

GERMANE TRL GERMANE TRL GERMANE TRL

GERMANE AVE GERMANE AVE GERMANE AVE

CEDAR AVE CEDAR AVE CEDAR AVE

GERMANE TRL GERMANE TRL

GERMANE AVE GERMANE AVE GERMANE AVE

Glenbrook



Hayes 4plex

14342

14348

14351

14349

14353

14355

Hayes 4plex

14342

14348

14351

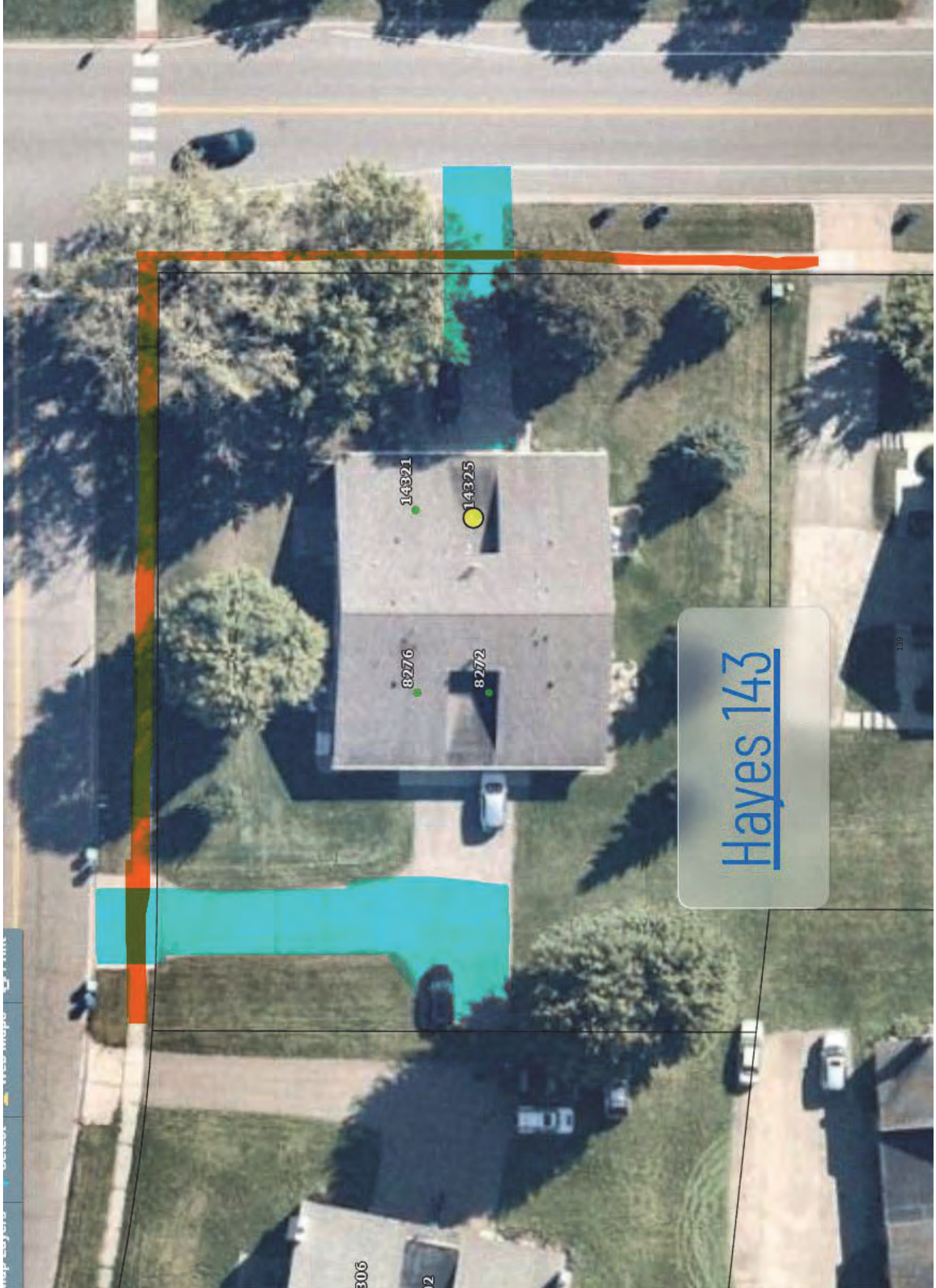
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14349

14355

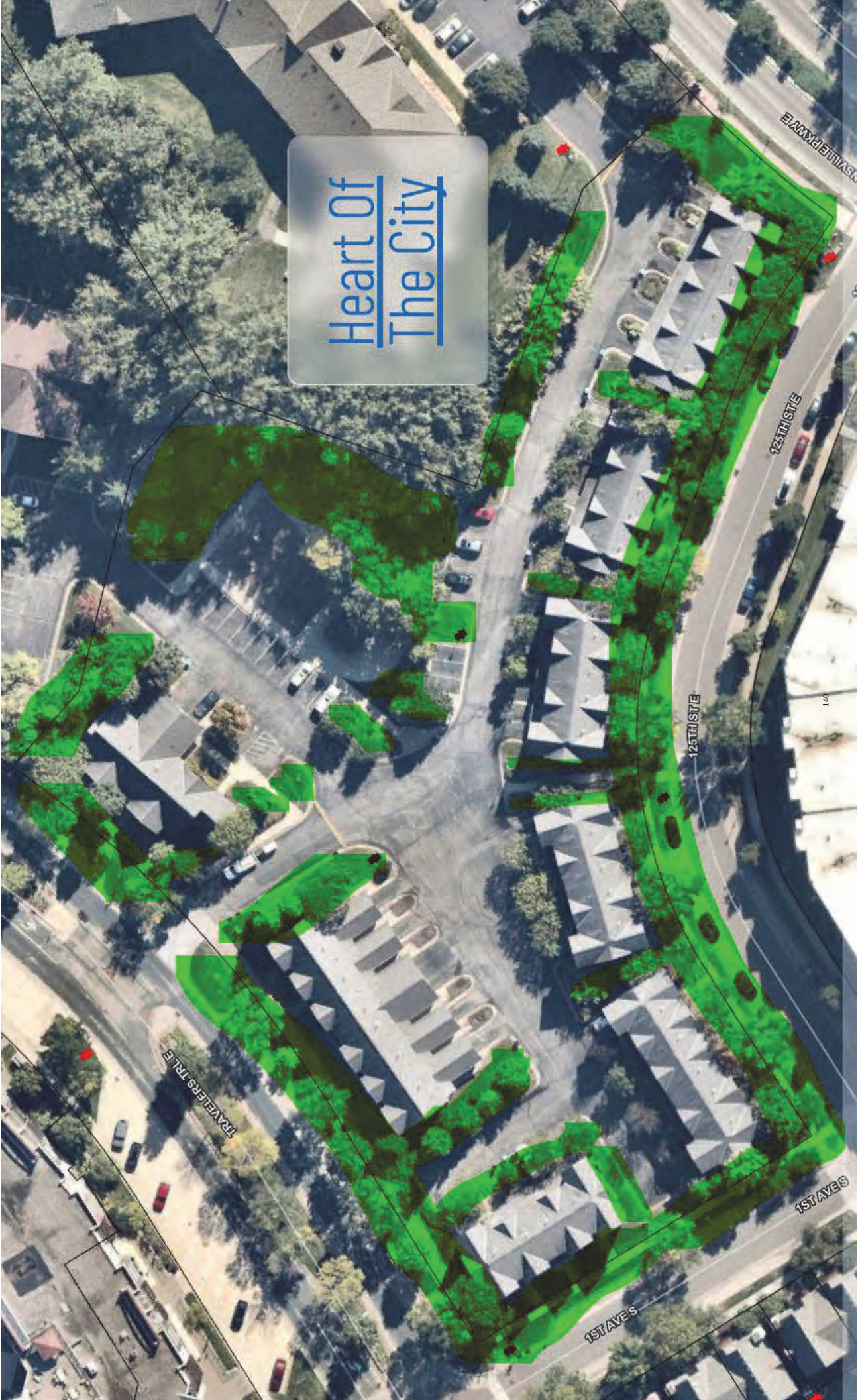


Hayes 143

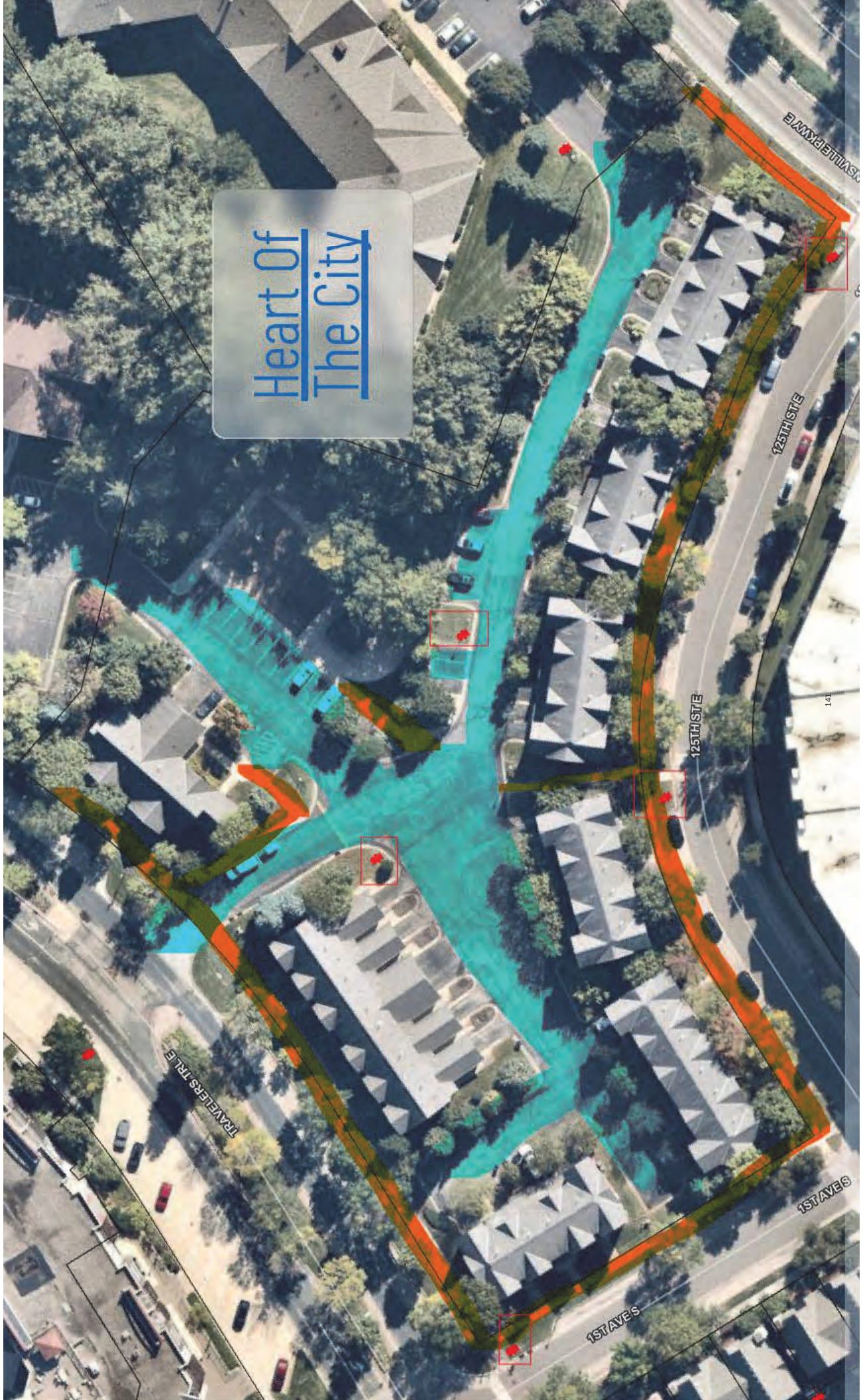


Hayes 143

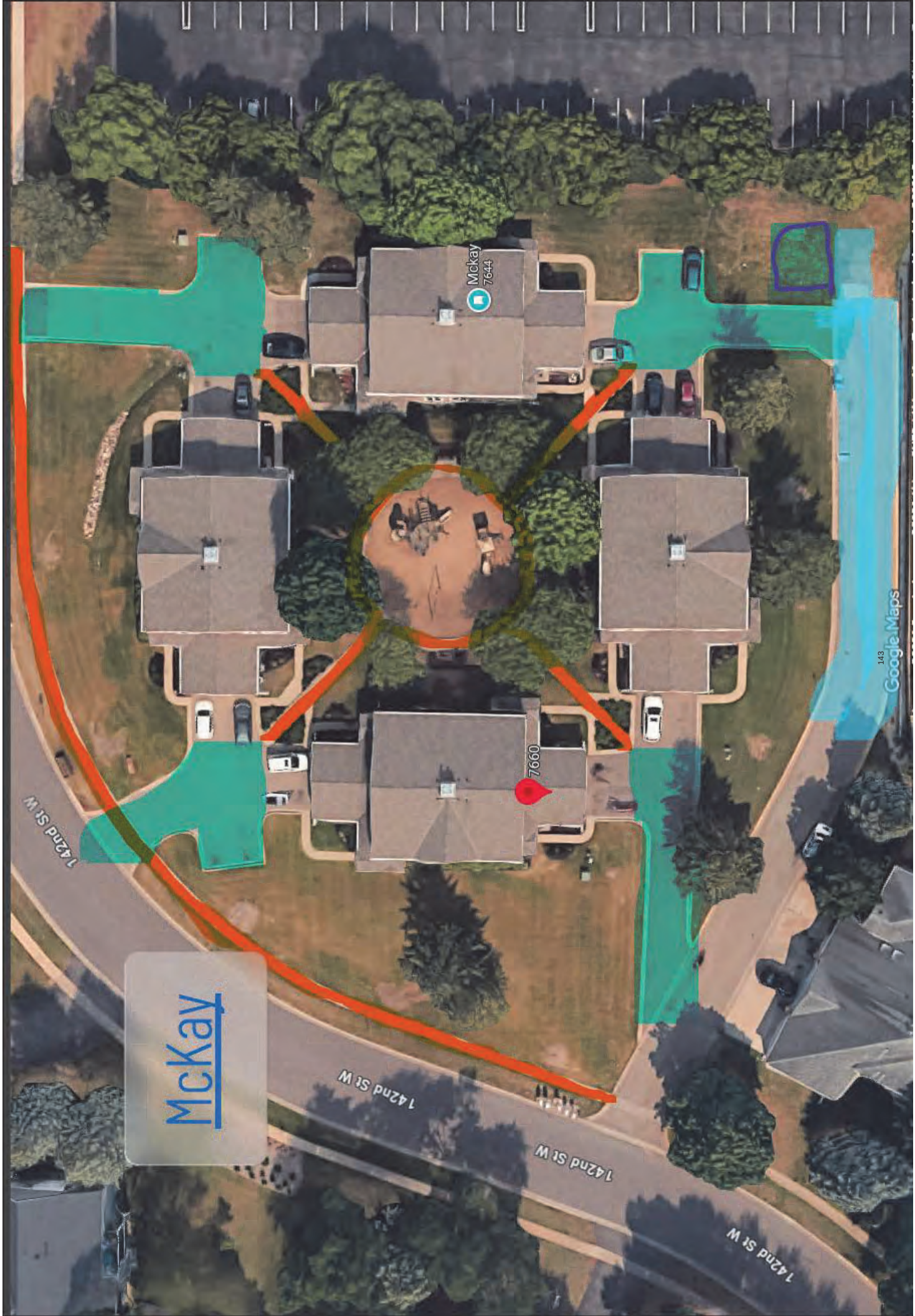
Heart Of
The City



Heart Of
The City







Mckay

142nd St W

142nd St W

142nd St W

Mckay
7644

7660

Google Maps

An aerial photograph of a residential property. A large, irregular area of the property is highlighted in green, indicating a specific zone or boundary. A black grid is overlaid on the entire image. A white rectangular box with rounded corners is positioned in the lower right quadrant, containing the text 'OCR 34' in blue, underlined font. The property includes a house with a dark roof, a driveway, and surrounding vegetation.

OCR 34



OCR 34

Oliver/Terrace

An aerial photograph of a residential area with several houses and trees. A red line highlights a path or boundary, and a blue shaded area covers a portion of the landscape. A red dot is visible in the bottom right corner. A semi-transparent box in the upper left contains the text "Oliver/Terrace".

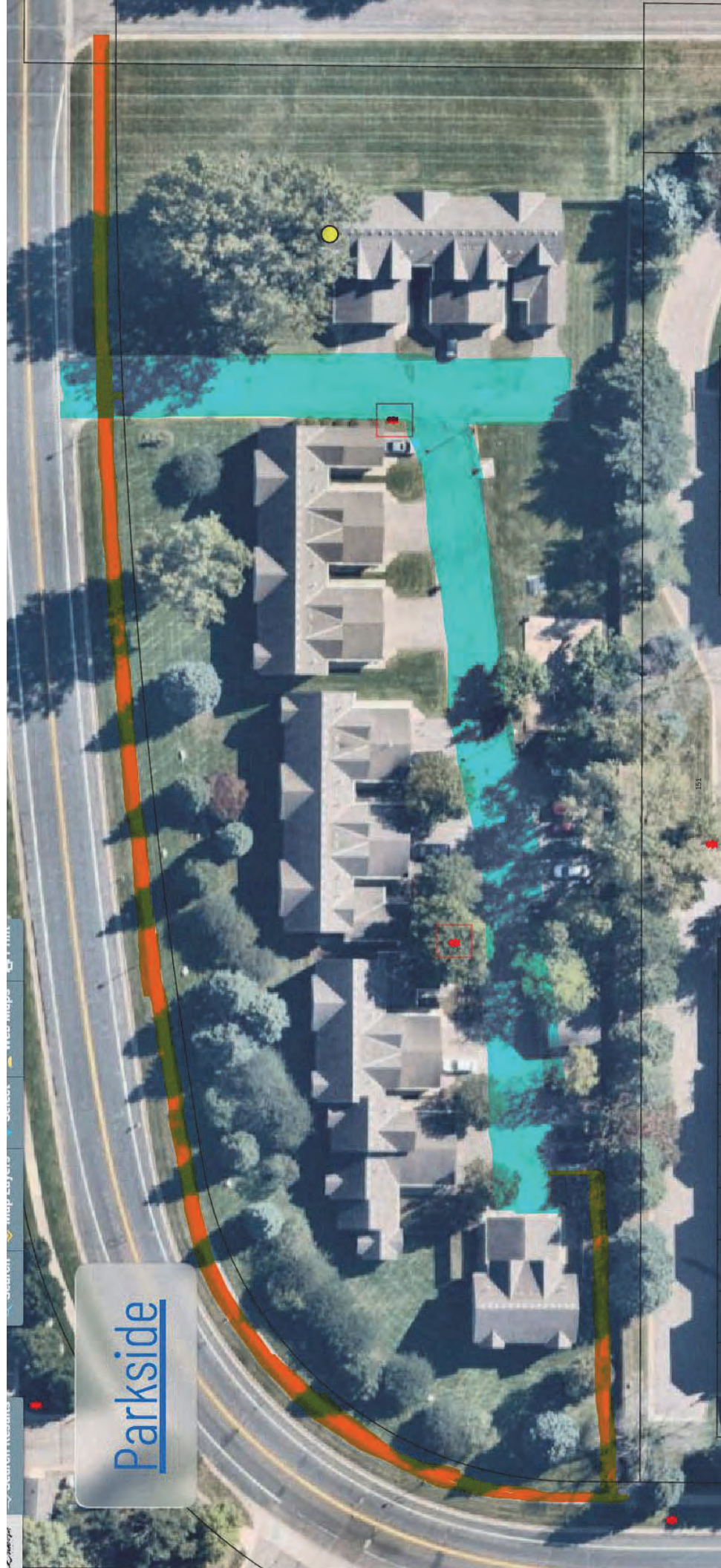


Park Ridge



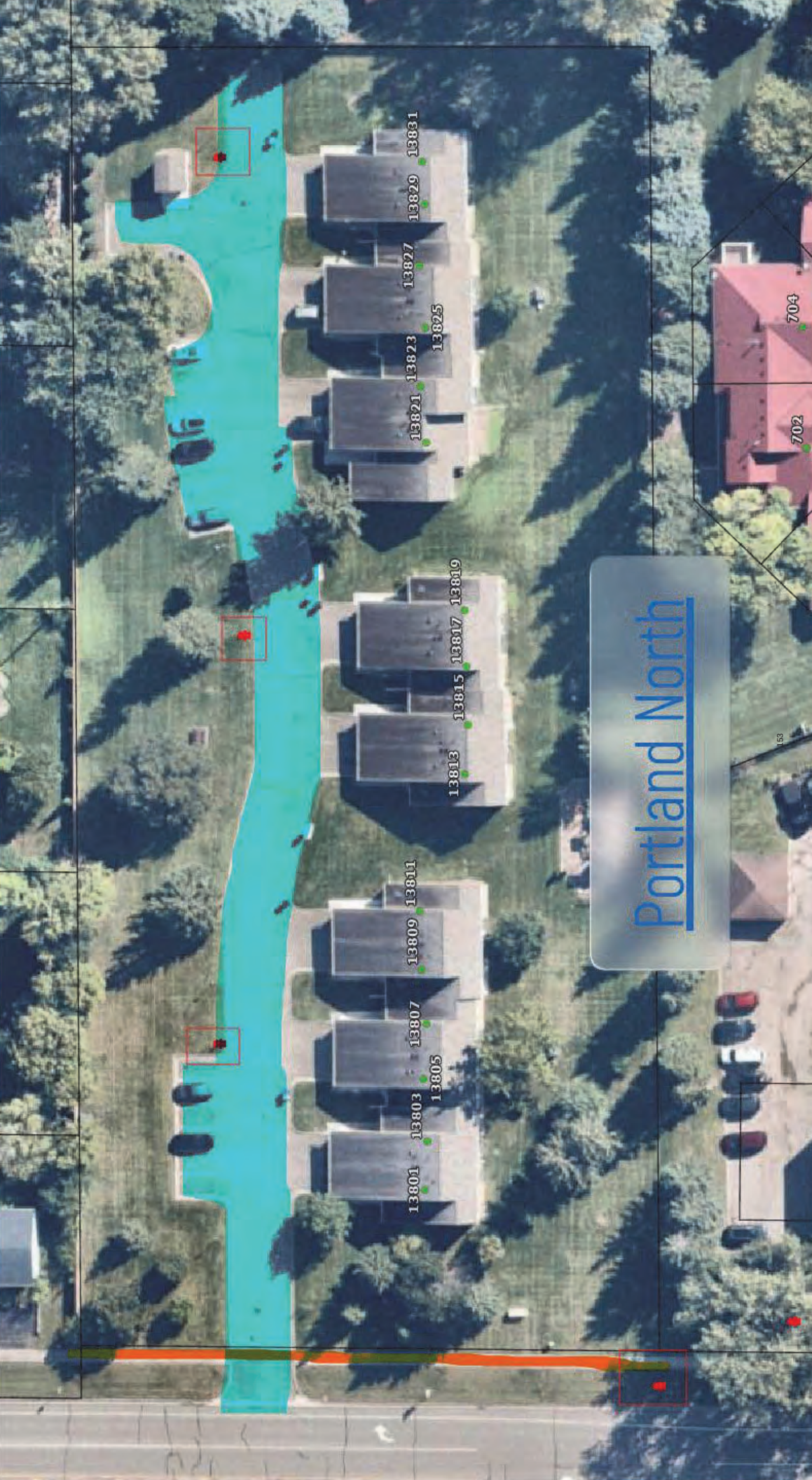
Park Ridge

An aerial photograph of a residential area. A large portion of the map is covered with a semi-transparent green overlay, indicating a specific land use or project area. This area includes several houses with grey roofs and some trees. A yellow dot is placed on one of the houses within the green area. To the left of the green area is a road with a yellow center line. The bottom of the image shows a road with a yellow center line and a red dot. The text 'Parkside' is written in blue on a white background at the bottom left.

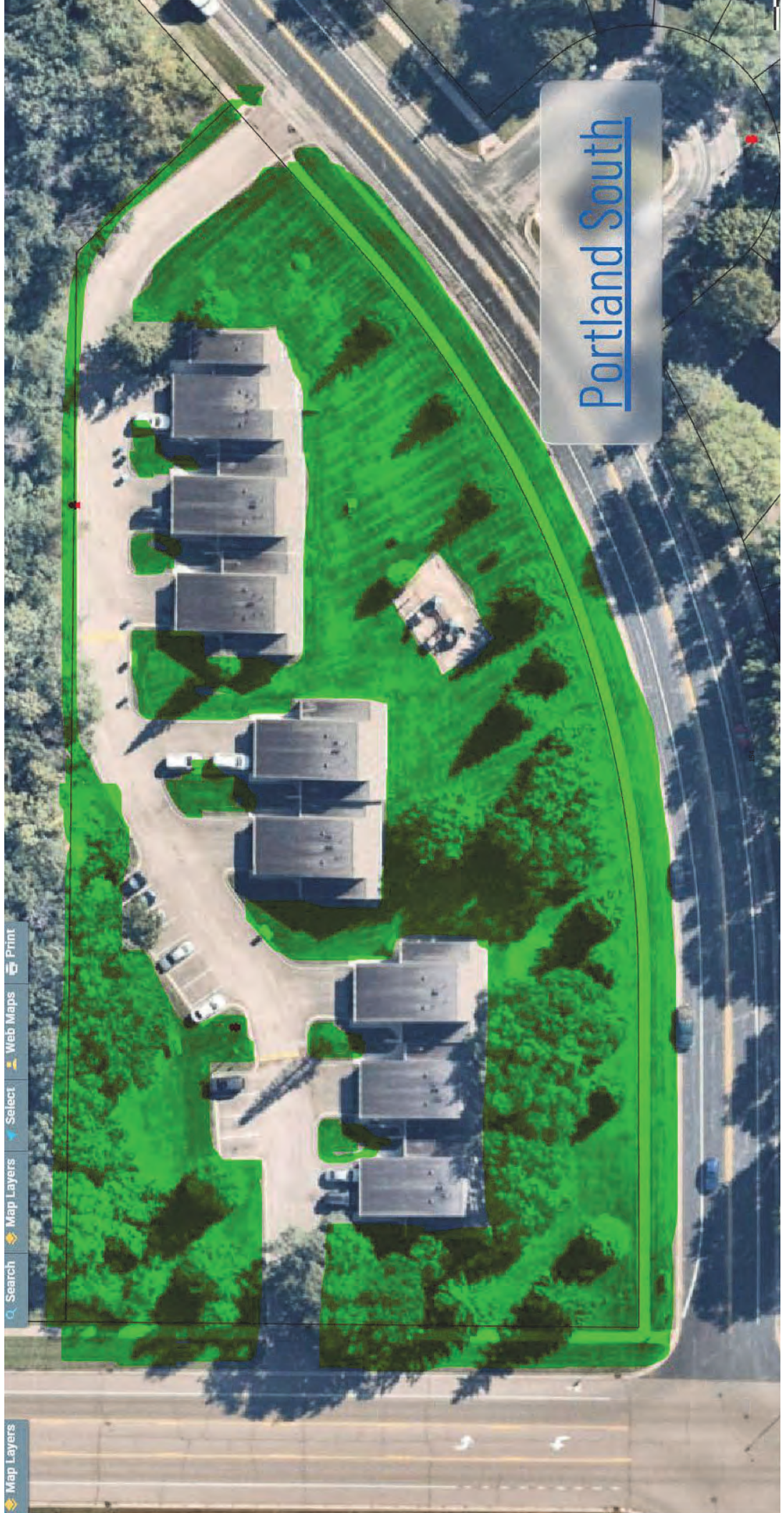




Portland North



Portland North



Portland South



Portland South

Map Layers

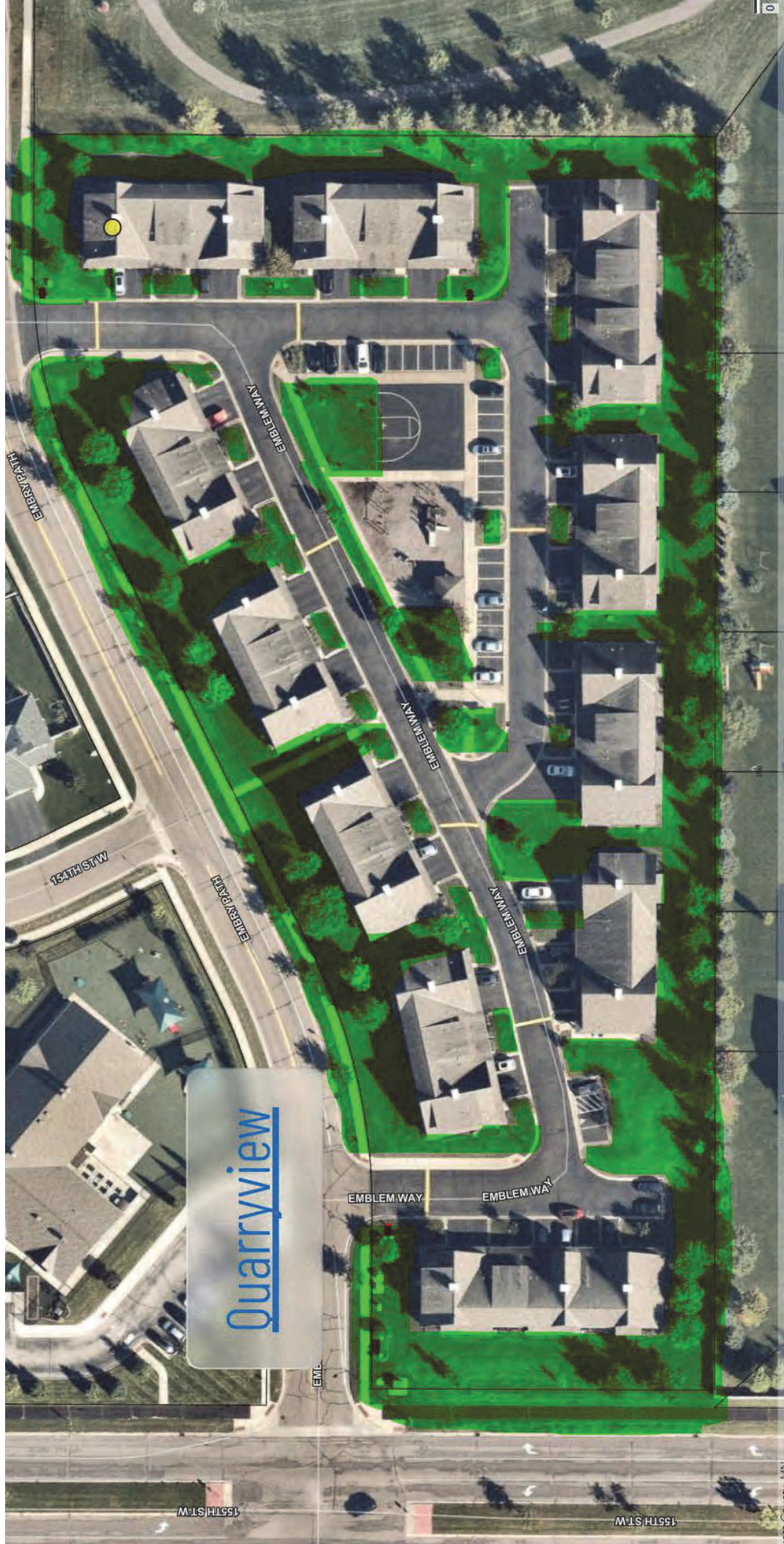
Search

Map Layers

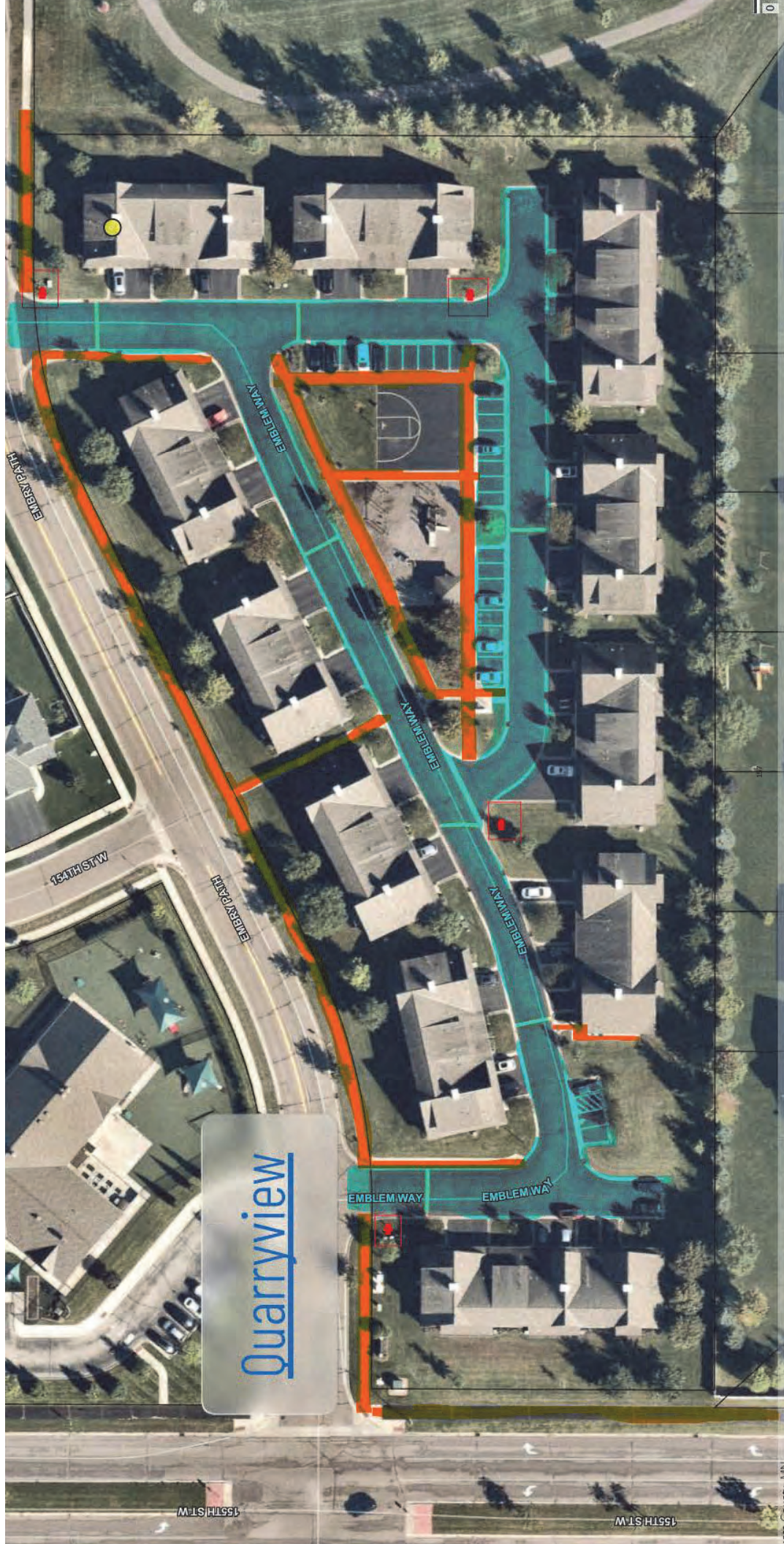
Select

Web Maps

Print



Quarryview



Quarryview

Valley Ridge



Valley Ridge



45TH ST W

145TH ST W

BISCAYNE AVE

BISCAYNE AVE

BISCAYNE AVE

Biscayne 145th

2476
2474
2472
2470

2484
2482
2480
2478

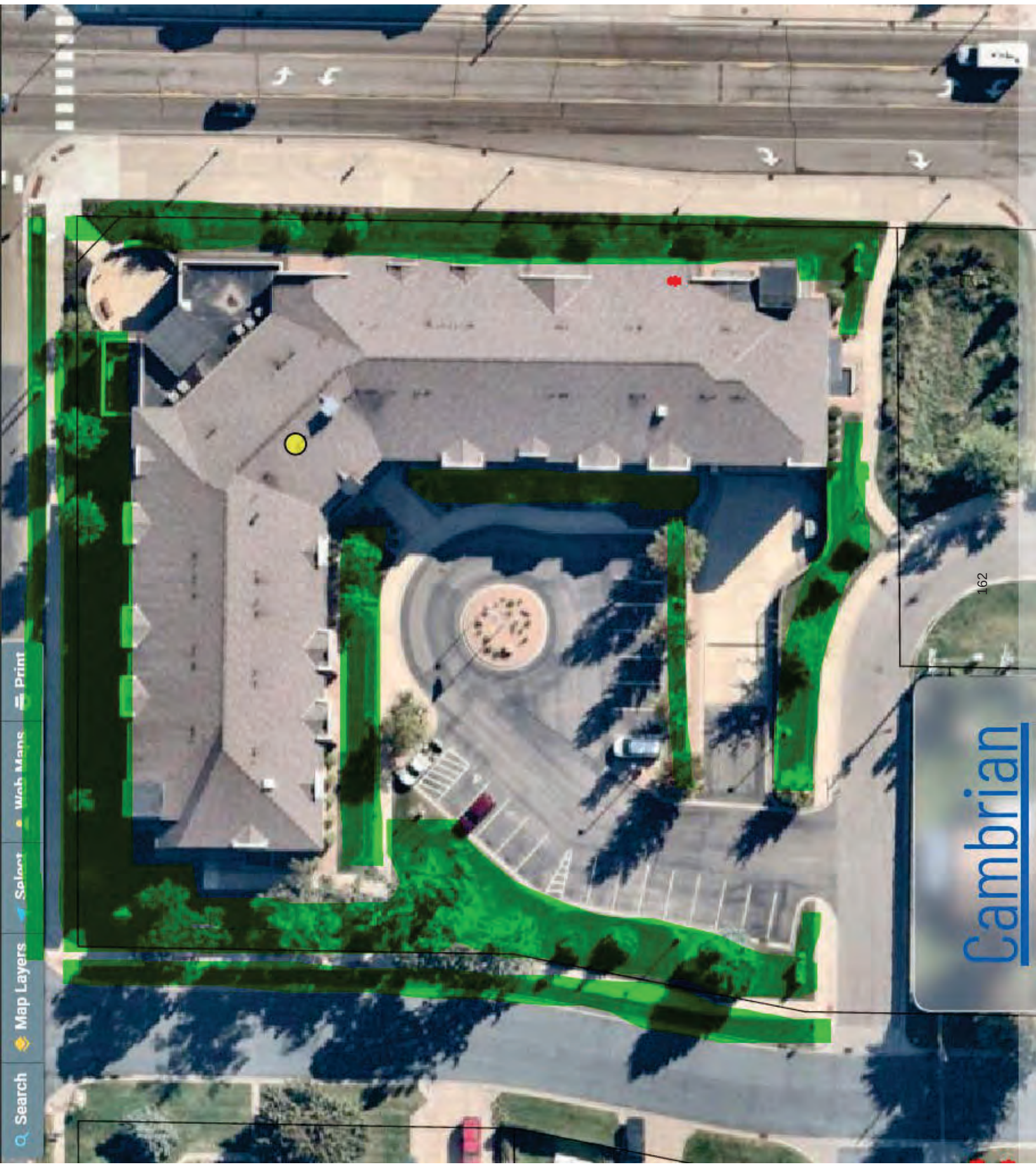
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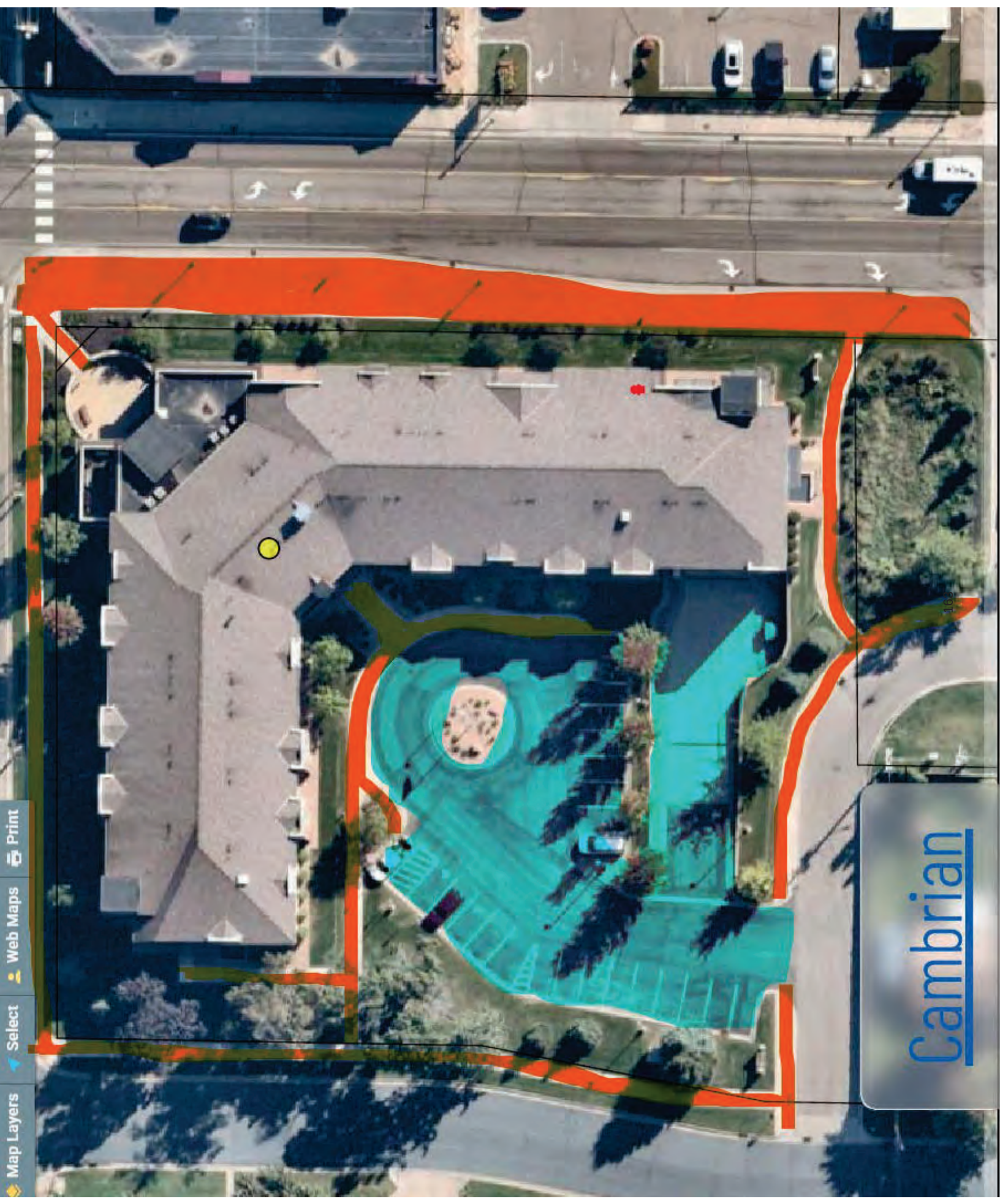
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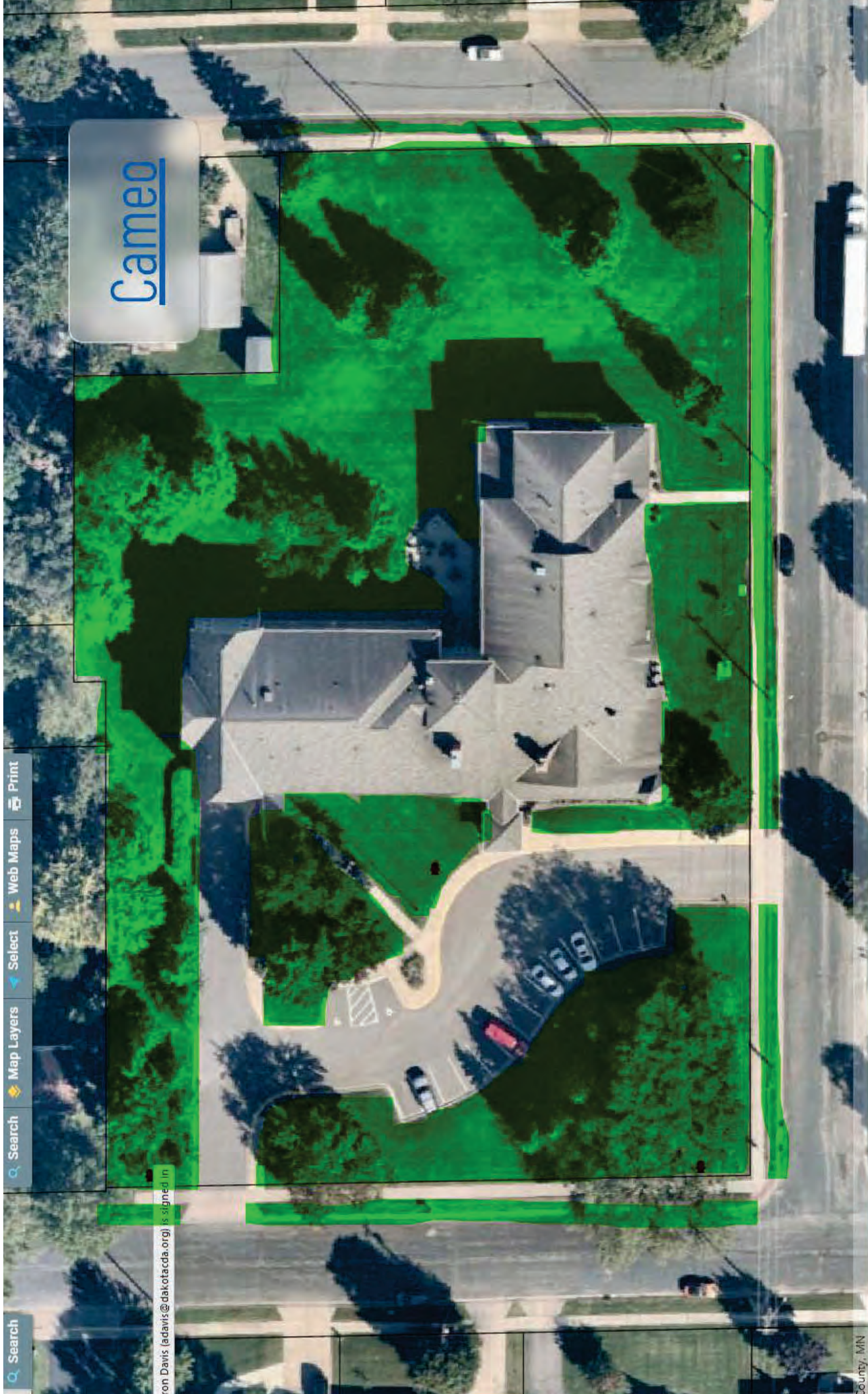
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14582
14584
14586
14588
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14592
14594
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14598
14600
14602









Cameo

Search

Search

Map Layers

Select

Web Maps

Print

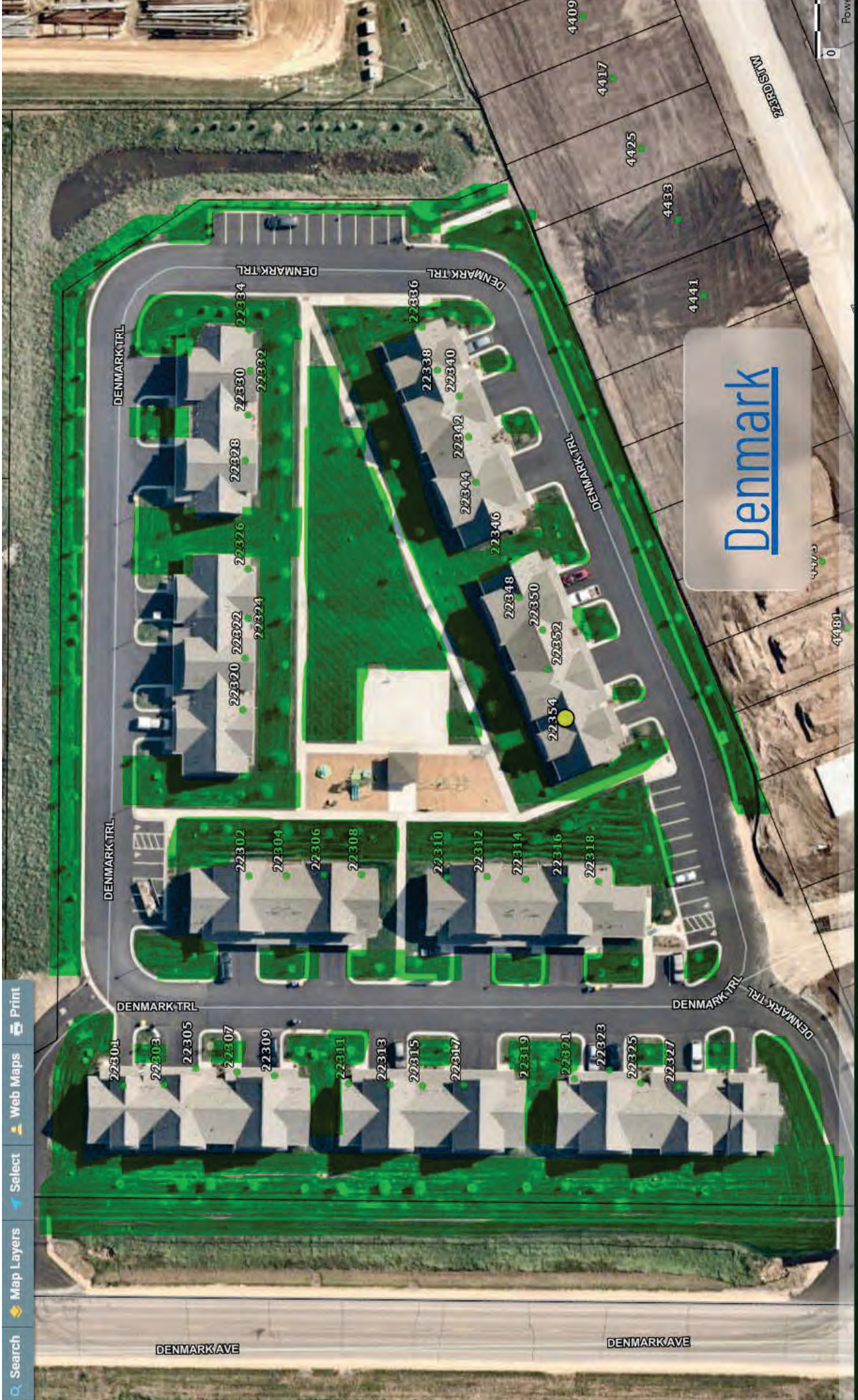
ron Davis (adavis@dakotacda.org) is signed in

County, MN



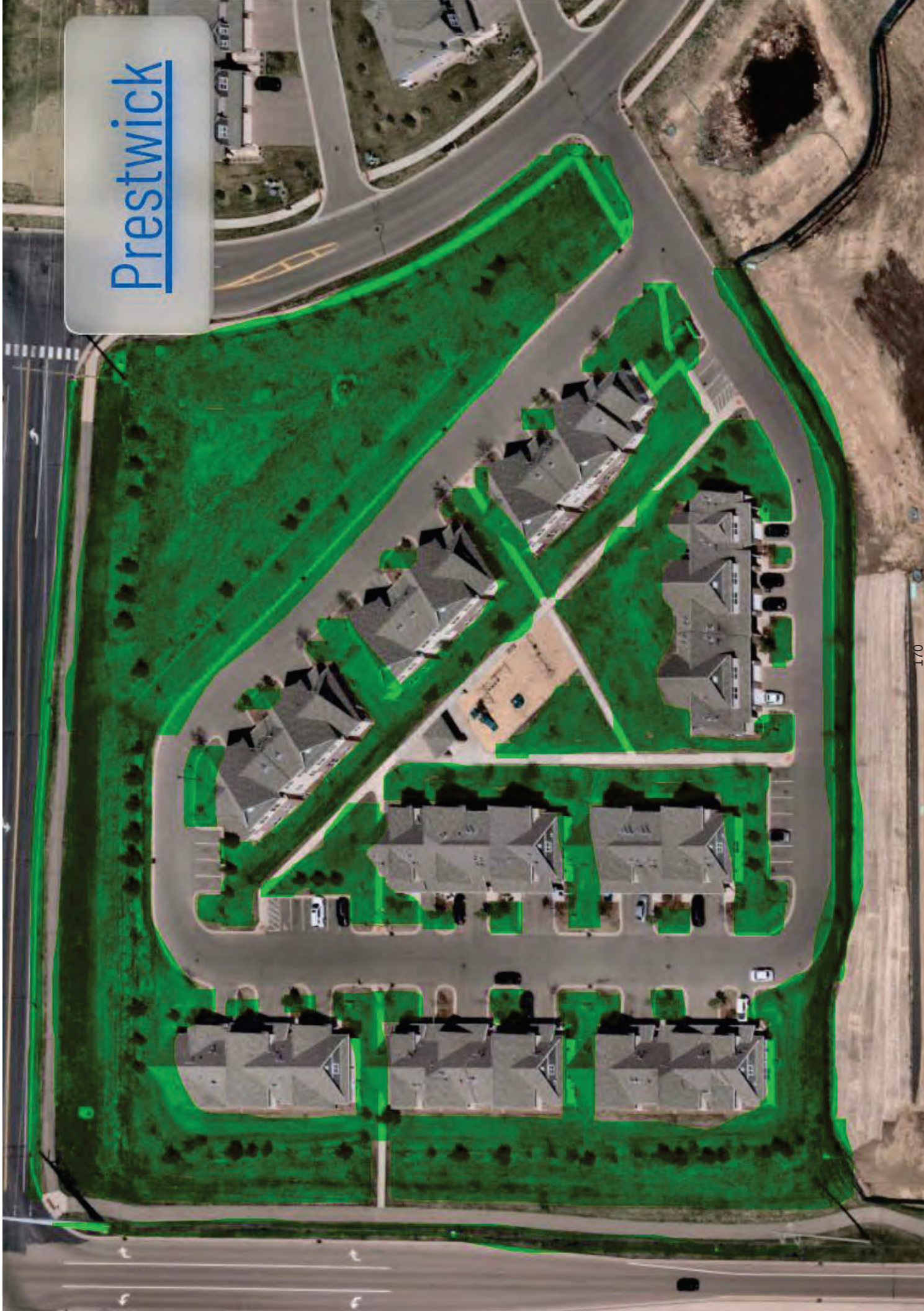
ron Davis (adavis@dakotacda.org) is signed in







Prestwick



Prestwick







Vermillion



148260201010



Vermillion

1482601010