

ORIGINAL

BRICKMAN

Enhancing the American Landscape Since 1939

2013
Landscape Management Proposal
for
DANA POINT CONDOMINIUM ASSOCIATION
1519 East Central Road
Arlington Heights, Illinois 60005
July 18, 2012

SCOPE OF WORK:

This proposal provides for the maintenance, care and housekeeping of all exterior landscaped areas. The type of maintenance, care and housekeeping is defined in the following and is designed to promote healthy growth and create the landscape environment specified in "Schedule A" of Dana Point Condominium Landscape Maintenance Specifications

PERIOD OF COVERAGE:

This proposal shall provide for maintenance services for the 2013 season, approximately April 1 through November 30 of each year.

LAWN CARE:

1. Turf shall be cut and trimmed at a height of not less than 3". Mowing shall be done frequently enough so that no more than 1/3 of the grass blade is removed per cutting. During periods of drought we will request permission to divert landscape activities to other areas of landscape interest while on site so as not to damage the lawn during these periods of the landscape season.
2. Mowing equipment and patterns shall be employed to permit recycling of clippings where possible, and to present a neat appearance. Parkway perimeter grass clippings and debris produced by mower shall be caught and removed off site. Excess clippings shall be removed off site. Blades on all equipment shall be sharp to prevent tearing of the grass blades. Client is aware that lawn clippings provide nitrogen as natural fertilizer and block out weeds.
3. All grass clippings and debris shall be removed from walks, drives and patios at the time of mowing.
4. Edging sidewalks, driveways and curbs shall occur Seven (7) times with a mechanical edger and maintained bi-weekly to remain neat and clean.

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5. Leaves shall be removed or recycled into turf in autumn. Recycled leaves also provide natural, organic fertilizer.

WEED CONTROL:

6. Paved areas such as drives, parking lots, walkways and tennis courts shall be patrolled for weeds bi-weekly and be sprayed with herbicide and/or remove by hand throughout the season.
7. Planting beds and tree rings shall receive one (1) pre-emergence weed control in spring and be patrolled bi-weekly thereafter to control weeds by either herbicide treatment or dug out and removed.
8. A pre-emergent crabgrass control shall be applied to all turf one (1) time each spring to prevent crabgrass seeds from sprouting.
9. All turf shall be sprayed one (1) time in spring to control broadleaf weeds.
10. All turf shall be sprayed one (1) time in mid-summer to control broadleaf weeds.
11. All turf shall be sprayed one (1) time in early fall to control broadleaf weeds.
12. A quality turf liquid fertilizer shall be applied three (3) times per season providing a total minimum of three (3) pounds actual nitrogen per 1,000 square feet. Timing, frequency and rate of application shall be adjusted to meet horticultural conditions.

CULTIVATION & EDGING OF SHRUB BEDS AND TREE RINGS:

1. All beds will be cultivated only two (2) times per season. Client is advised that disturbing the surface of soil encourages weed seeds to germinate and dries out existing soil conditions. Brickman recommends installing mulch a minimum every two years. Installing mulch will result in healthier plant material, less weeds and increased curb appeal. Brickman will install mulch for client at \$45.00 per Cubic Yard Installed if authorized by client on a separate work order. We recommend 350 Cubic Yards at 2" Depth to all beds and tree rings.
2. All beds shall be neat and weed-free by means of hand pulling weed and spraying of herbicide where needed.
3. Formal hedges shall be pruned three (3) times per season to present a crisp appearance.
4. Applicable groundcover beds shall be pruned four (4) times the season and maintained weed free by means of hand weeding and chemical control.
5. Leaves shall be removed from all beds in autumn.

FERTILIZING:

1. A quality fertilizer shall be applied to applicable beds and tree rings two (2) times per season.
2. A seasonal flower installation and maintenance program can be developed should the client desire these services. Any season flower installation will be charge on a separated and quoted work order.
3. Perennials shall be maintained by means of accepted horticultural practices including fertilizing, dead-heading and cutting back at the appropriate time of season.

INSECT AND DISEASE CONTROL:

1. Brickman's certified plant health care professionals will regularly monitor the landscape environment for pests and diseases. Brickman will provide monthly field reports to identify and mitigate any possible damage while tracking progress throughout the landscape season
2. Our pesticide license is renewed and current.

PRUNING STANDARDS:

1. All trees and lawn evergreens less than 15' in height or 8" DBH shall be spot pruned once in Spring to remove dead or damaged branches, develop the natural form of the plants and clear walkways.
2. Sucker growth shall be cleared in Spring and maintained through the season.
3. All evergreen and deciduous shrubs shall be pruned to remove dead or damaged branches, develop the natural form of the plants unless specified by the board or management agent.
4. All formal hedges will be pruned throughout the growing season. Brickman recommends thinning and proper shaping of the hedges where as the base of the plant is wider than the top.

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MISCELLANEOUS:

1. A general spring clean-up shall be provided each season to remove debris accumulated over the winter.
2. Grounds shall be policed for man-made debris during each normally scheduled weekly visit.
3. Work not included in this proposal shall be performed when requested by means of a quoted pre-approved or time and material work order basis at current rates.

GENERAL:

1. All work shall be performed by trained, properly supervised personnel in accordance with accepted horticultural practices. Chemicals will be applied by licensed personnel.
2. Materials shall be applied in accordance with manufacturers' directions. Where alternate products are available, the environmental impact of the products shall govern which is used.
3. Adequate personnel and equipment shall be provided to permit the timely completion of all operations.
4. Landscape debris shall be removed from the site at the end of each day at no additional charge.
5. Certificates of insurance will be provided upon request prior to signing of the contract. We carry Worker's Compensation and Liability Insurance.
6. Should local watering restrictions require night watering, an additional charge per man hour will be made.
7. All water shall be provided by the owner with adequate silcox and/or hydrants provided.
8. The Brickman Group, Ltd. will assume the responsibility for contacting the local utility location services, (J.U.L.I.E. and/or D.I.G.G.E.R.), for underground line locations. We cannot however, be held responsible for any sub-surface lines which are not normally located and marked by the local utility location services. These would include, but are not limited to, invisible dog fences, cable TV, security lines, irrigation or lighting systems, gas barbecue lines, and pool equipment lines.
9. Progress reports shall be submitted to the client outlining current conditions.

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TERMS OF PAYMENT:

2013: All labor, equipment and material necessary to accomplish the above for the 2013 season shall be provided for the sum of **\$64,800.00**, payable in 8 equal installments of **\$8,100.00** beginning April 1, 2013, and monthly thereafter.

A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of invoice. This represents an annual rate of 18%. In addition to all service charges, there shall also be paid the reasonable costs of collection, including attorney's fees and court costs.

Contractor reserves the right to suspend services should outstanding payment for above services exceed sixty (60) days past date of invoice.

CONTINGENCIES:

It should be noted that unforeseen and unpredictable items occur, and must be responded to. Because of their unpredictable nature, we have omitted them from this proposal. However, it is the contractor's responsibility to bring these concerns to the attention of the client. In these instances, we would respond upon written authorization on a time and material basis.

CANCELLATION:

This contract may be canceled with or without cause upon thirty (30) days written notice by either party. This contract will become null and void and all services rendered will become due and payable within the terms of this contract. Billings do not necessarily reflect the cost of service performed. All correspondence regarding cancellation shall be via Certified Mail/Return Receipt Requested.

This Contract does not automatically renew. A new contract will be proposed in 2013 for the 2014 season.

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Your signature affixed to the duplicate copy of this proposal will constitute a contract between us.

Sincerely,

THE BRICKMAN GROUP, LTD.



Josh Felt
Account Manager

I have read the foregoing proposal, including terms of payment, and hereby accept it.

Signature: C S

Title: President

Date: 8/24/12

BILLING INFORMATION:

Person: _____

Company: _____

Address: _____

City/Zip: _____

Phone No.: _____

P. O. #: _____

E-Mail: _____

JOB LOCATION AND CONTACT:

Person: _____

Company: _____

Address: _____

City/Zip: _____

Phone No.: _____

E-Mail: _____