

## SPECIFICATIONS FOR SITE MAINTENANCE

### I. SERVICES TO BE FURNISHED

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#### A. LAWN AREAS

##### 1) Watering

- a. Lawns will be watered in automatic irrigation areas at the frequencies required to replace soil moisture below the root zone.
- b. Electrically controlled irrigation systems will be operated at night except when fertilizing, which will be followed immediately by irrigation in order to prevent desiccation.
- c. Sprinkler heads will be kept clear so that good water coverage results.
- d. Handwatering is not included in the base contract.

##### 2) Mowing and Edging

- a. Lawn areas will be mowed at the appropriate height to keep a neat appearance. See Activity Schedule for frequency.
- b. Edging and trimming will be done every other mowing. Edging and trimming to include all curbs, walks, bed edges, treewells and mow strips.
- c. All clipping and debris will be removed at the time of mowing and edging.

##### 3) Fertilizing

A healthy green color will be maintained by applying four to seven pounds of actual nitrogen per 1,000 square feet per year. Written recommendations and cost estimates will be submitted by the contractor for other fertilizer elements.

##### 4) Weed Control

- a. All lawn areas will be treated with a broadleaf herbicide at the beginning of the growing season, at manufacturers recommended rate. Applications will be completed between April and June. Spot treatment will be done for control of broadleaf weeds from July through September.
- b. All chemical controls will be applied by a licensed pesticide operator, using EPA approved materials under the direction of a licensed Washington State Pesticide Applicator.

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### 5) Lawn Renovation

Written recommendations and cost analysis for thatching and aeration will be submitted by the contractor and approved prior to beginning work.

### **B. TREES, SHRUBS, AND GROUNDCOVERS**

#### 1) Watering

- a. Plants will be irrigated in all automatic irrigation areas to assure that adequate water is applied to the root zone.
- b. Hand watering is not included in base contract.

#### 2) Pruning - Will be performed up to a height of twelve feet.

- a. Except for desired hedges, all pruning and thinning of plants will be done so the manicured shapes are retained. If previous maintenance practice has been to shear, a natural shape will be restored gradually.
- b. To prevent wind and storm damage, pruning and thinning work will usually be done in the dormant season.
- c. Plants overhanging passageways, roof lines, in parking areas, and damaged plants, will be pruned on a regular basis.

#### 3) Staking and Guying

Stakes and guys will be used as necessary. Tree ties and other bands will be checked on a regular basis and loosened to prevent girdling.

#### 4) Weed Control

Open ground between plants will be kept weed-free by chemical and mechanical methods.

#### 5) Fertilizing

Rhododendrons and Azaleas: Twice per year with rhododendron food or equivalent as recommended by manufacturer. Application in fall and spring.

Conifers once in the fall.

All other shrubs, trees, and groundcovers: Twice per year with a balanced fertilizer at manufacturers recommended rate. Applications in fall and spring.

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### 6) Bed Raking

Beds will be raked where no ground cover exists on a rotation basis to avoid compacting.

### 7) Plant Replacement

All dead or unhealthy plants will be replaced upon owner acceptance of a written recommendation and cost estimate submitted by contractor.

### 8) Leaf Collection

Leaves shall be removed from all landscape areas on a regular basis to maintain a neat and clean appearance.

**C. IRRIGATION SYSTEM -** To be interpreted as a management of system. Written recommendations and cost estimates for items discussed below to be submitted to owner by contractor.

### 1) Servicing

- a. The contractor will monitor the irrigation system to ensure good operating condition. This includes determining and performing necessary cleaning and adjusting sprinkler, valves, and electric controllers.
- b. Damage to sprinkler heads and other parts of the system resulting from contractor's operations will be replaced without charge.
- c. Failure in irrigation components due to other causes such as wearing out, vandalism, accidents caused by others, etc. will be reported to Owner. Written cost estimates for repair to be submitted to Owner by Contractor. Any repair \$500.00 or more will provide a proposal before start of project.
- d. Irrigation systems will be tested by the contractor before the beginning of the growing season. Contractor will schedule and perform start up which includes flushing of lateral lines and adjusting heads for good coverage. Contractor will schedule and perform winterization in late fall. Winterization will be billed each year separately as will activation of system
- e. The owner will be instructed in turning off the system during emergencies and will be given a phone number to call so that the contractor is advised of the problem and the action taken.

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### **D. EXCLUDED WORK**

- 1) Pruning trees at a height above twelve feet requires the service of a trained and insured Arborist. The contractor may recommend when such service is required but does not assume responsibility for such work.
- 2) Losses due to vandalism, accidents, acts of God, and other reasons beyond the control of the contractor
- 3) Native areas, parking lot maintenance, rough mow areas, and wetlands, unless agreed to by both parties under the section titled, Special Provisions.

### **E. OPTIONAL SERVICES** - Written recommendations and cost estimated will be submitted by the contractor for these contract extras:

- 1) Replenishment of bark mulch in shrub beds.
- 2) Annual and perennial bedding plant material installed seasonally.
- 3) Landscape Renovation and replacement.
- 4) Interior plant care arranged at the Owner's request as a subcontract service.
- 5) Street and parking lot sweeping arranged at the Owner's request as a subcontract service.
- 6) Insect and disease control for trees, shrubs, and groundcovers.
- 7) Irrigation repair and start up.

## **II. LEGAL REQUIREMENTS**

- A. Contractor will provide all insurance required by law.
- B. Contractor agrees to have all licenses required by state.

## **III. BILLING AND PAYMENT DATES**

- A. Regular monthly services will be billed by the 1st of the month in which the work is being done. Payment is due by the 25th of the same month.
- B. Extra work authorized by the Owner will be billed upon completion. Payment is due within ten days.

## **IV. THESE SPECIFICATIONS ARE TO BE INCLUDED IN THE CONTRACT**

## **V. SPECIAL PROVISIONS**