



**Windsor Falls Condominium Association Inc.**  
 8189 Cabin Lake Circle  
 Jacksonville, Florida 32256  
**P: (904) 345-5022**

**PROPOSAL REPORT FOR:**

Windsor Falls Condominium Association Inc  
 8189 Cabin Lake Circle  
 Jacksonville, FL 32256

**Summary Details For RFP No.409518:**

Reference Name: Lawn/Landscape Service  
 Industry Solicited: Landscape & Irrigation Maintenance Combined  
 RFP Close Date & Time: 02-28-2012 16:00  
 Location where work is to be performed: All Lawn and Planting Areas

**Proposal Overview Details:**

Proposals Submitted: **6**  
 Alt.Proposals Submitted: **1**  
 High Bid: **\$88,302.00**  
 Low Bid: **\$46,200.00**  
 Average Bid: **\$62,099.00**

Projected Contract Term: Annual

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
			
PROscape Inc	Turf-masters	Landscape Maintenance Professionals, Inc.	Tru-Cut Lawn Services
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
285 E Oak Ridge Road, Orlando, Florida 32809	7727 Alton Avenue, Jacksonville, Florida 32211	P.O. Box 267, Seffner, Florida 33583	12266 Dove Ridge Drive, Jacksonville, Florida 32225
In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>
Company Phone: (407) 438-7442	Company Phone: (904) 724-9114	Company Phone: (813) 784-7990	Company Phone: (904) 424-7471
Extension: 0	Extension: 17	Extension: 0	Extension: 0
Alt.Phone: () -	Alt.Phone: (904) 476-8723	Alt.Phone: (877) 567-7761	Alt.Phone: (904) 220-2030
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1995	Year Business Established: 1979	Year Business Established: 1991	Year Business Established: 2005
Contact: Jason Beaty	Contact: Martine Lackey	Contact: Scott Carlson	Contact: Donald Connelly
jbeaty@proscape.biz	martine@turfmastersjax.com	scott.carlson@lmppro.com	tru-cut@comcast.net
Mobile Phone: (407) 437-0336	Mobile Phone: () -	Mobile Phone: (813) 784-7990	Mobile Phone: (904) 424-7471
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$58,282.00</b>	<b>\$49,970.00</b>	<b>\$63,480.00</b>	<b>\$88,302.00*</b>
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
<b>No</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>	<b>Alt.Price: \$66,360.00</b>	<b>Alt.Price: N/A</b>

\* Designates exception for 1 or more line items. Please see vendor notes for details.



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VENDOR 5

Laurel Crest Landscape & Irrigation
Vendor Apple Rating: 
10702 Hood Rd South #7, Jacksonville, Florida 32257
In-House Vendor? <b>No</b>
Company Phone: (904) 619-7335
Extension: 0
Alt.Phone: () -
Alt.Extension: 0
Year Business Established: 2012
Contact: Lauren Curran
Laurelcrestlauren@gmail.com
Mobile Phone: () -
<b>TOTAL AMOUNT PROPOSED</b>
<b>\$46,200.00*</b>
Alternate Proposal Provided?
<b>No</b>
<b>Alt.Price: N/A</b>

\* Designates exception for 1 or more line items. Please see vendor notes for details.

## RFP TASKS REQUESTED

**LINE ITEM #1:** Mowing. Frequency: 42 time(s) per year NOTE: PRICING ON THIS LINE ITEM TO INCLUDE ITEMS 1 through 7. Frequency: Every 7 days (april through October) and 14 days November - March - Moving Type: Bag & dispose of clippings - Grass to be maintained at a height of 3 1/2 Inches - Weed Eating/String Trimmer (included w/ mowing) - Hard Edge Trimming (Edging): Include with Mowing - Blowing - Rake / Remove leaf accumulation  
Frequency: 42 time(s) per year - Litter Removal

### Attachment for Line Item 1:None

#### VENDOR 1:

**LINE ITEM PRICE: \$ 55,882.00**

**NOTES:**Service details will be emailed to manager every month.

**EXCEPTION(S):** None

**ATTACHMENT(S):** [Three\\_Largest\\_Projects.xlsx](#)

**ATTACHMENT(S):** [Equipment\\_and\\_Trucks\\_with\\_Pics.xlsx](#)

#### VENDOR 2:

**LINE ITEM PRICE: \$ 49,010.00**

**NOTES:**Our General Maintenance program is individually tailored to address the unique needs of each property we service. Our technicians are well trained in assessing and responding to any areas that need special attention, ensuring your property is always well-groomed and a pleasure to enjoy spending time in. We look forward to maintaing your property at a level that will make you proud to call home!

- Mowing of the lawn areas and pruning and hedging all shrubs in plant beds
- Edging of curbs, walkways, paved areas and beds
- String-line trimming around obstacles
- Blowing all landscape-generated debris from curbs, walkways, and paved areas
- Hedging and pruning shrubs, ground cover, and flowers
- Controlling weed growth in all plant beds with pre and post-emergent treatments
- Controlling weed growth in all concrete joints/cracks
- Removing litter and other debris, including leaves, from landscape areas
- Pruning all trees one-third of tree height, up to 10 feet, to remove low-hanging or distressed limbs
- Inspecting the landscape for signs of decline upon each visit
- Inspecting the property on a monthly basis with an authorized Windsor Falls representative

**EXCEPTION(S):** NONE

#### VENDOR 3:

**LINE ITEM PRICE: \$ 62,505.00**

**NOTES:**All maintenance items included in this price, except annuals.

**EXCEPTION(S):** NONE

#### VENDOR 4:

**LINE ITEM PRICE: \$ 86,196.00**

**NOTES:**This bid is to include all labor and supplies needed to complete the requested scope of work. In each section you will see in detail, what if any changes have been made to better suit the property. There is an attached file that should be printed to better assist with any bid questions.

**EXCEPTION(S):** Mowing type: mulching

**ATTACHMENT(S):** [Contract\\_Windsor\\_Falls.docx](#)

#### VENDOR 5:

**LINE ITEM PRICE: \$ 42,500.00**

**NOTES:**Cut all turf areas on property (4) times per month during growing season (04/01-10/31) and (2) times per month during off season (11/01-03/31).

Cutback maintenance of both Retention Ponds to be performed as needed.

Edge all flower beds, trees, sidewalks, curbs, driveways, fences, and other structures (hard surfaces weekly / beds and sof surfaces bi-weekly).

Removal of any/all trash and debris from property prior to mowing (each visit).

Removal of any/all landscape trimmings/debris from property (each visit).

\*\*To include blowing of driveways, walkways, breezeways, parking areas, and patios (each visit).

Removal of any/all debris on or around storm drains on a monthly basis.

Blow, bag, and remove leaves from said property as needed based on season.

**EXCEPTION(S):** NONE

**LINE ITEM #2:** Weed Control. Pulling of weeds - Include with Mowing - Chemical weed control seasonally.

**Attachment for Line Item 2:None**

**VENDOR 1:**

**NOTES:**Included

**EXCEPTION(S):** None

**VENDOR 2:**

**NOTES:**see "Fertilization"

**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES :** NONE

**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**All beds on property will be kept weed free from both the use of pulling and chemical weed control. The chemical control will be kept way from all current plant material to protect it's health. These services will be provided up to 42 times per year.

**EXCEPTION(S):** Weather permitting

**VENDOR 5:**

**NOTES:**Termination of any/all weeds growing in flower beds.  
Termination of any/all weeds/grass growing in joints/cracks of pavement/concrete.  
Performed in accordance with service schedule.

**EXCEPTION(S):** NONE

**LINE ITEM #3:** Fertilization. Frequency: 6 time(s) per Year - Require Vendor to specify frequency and fertilization type for each of the plant types.

**Attachment for Line Item 3:None**

**VENDOR 1:**

**NOTES:**Plant fertilization will be done 4 times per year, 6 on turf and 2 inspections. Details will be emailed to manager every month.

**EXCEPTION(S):** None

**ATTACHMENT(S):** Fert\_and\_Pest\_Schedule\_2012.xls

**ATTACHMENT(S):** IPM\_Narrative\_with\_Pics.xlsx

**VENDOR 2:**

**NOTES:**Our fertilization package includes weed and insect control, and, for the shrubs, disease control. We have strategically designed our program to provide outstanding results unmatched by any other company in the Jacksonville area. Inside of your 6 annual turf applications, we will provide 3 Potassium treatments to enhance root growth, encouraging overall health. 5 Nitrogen applications provide all the nutrients needed for vigorous foliage growth. Three applications of Iron and other micronutrients are another important step in how we create and sustain healthy lawns. In addition, we integrate highly effective weed control and pest control treatments as a part of this process. In addition to your six scheduled treatments, we will provide service calls at no additional cost if a problem arises in between treatments.

The shrubs receive nitrogen and potassium supplements, as well as pest and disease control as needed. It has been our experience that 4 annual shrub treatments is sufficient, although we continuously monitor plant health and provide service calls if needed at no additional charge.

**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES :** NONE  
**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**These services will be provided by a subcontractor. This is done to ensure that both the development and the landscaper get the best results. With this contractor service calls in between services are free of charge. So if the property needs extra attention the first year there will be no additional fees to get the treatments required. This is a list of what each treatment will consist of.

1. Specially formulated fertilization for the time of year
2. Inspection and treatment of any turf damaging insects
3. Treatment of broadleaf weeds; weather permitting
4. Address and leave recommendations for changes in cultural practices
5. During the period between applications active and current customers are entitled to free service calls. Many things can happen in turfgrass during this time. Service calls will be addressed within 48 business hours to insure minimal insect and weed activity.
6. All Shrubs will be fertilized and treated with insect and disease control with fungicide.

**EXCEPTION(S):** The subcontractor is required by us due to the current state of the property.

**VENDOR 5:**

**NOTES:**Fertilization of property performed a total of (6) times per year. To include:  
Fertilization of all turf areas on property (4) times per year.  
Fertilization of all ornamental (trees and shrubs) (2) times per year.  
Pest Control Treatment of all areas (6) times per year.

**EXCEPTION(S):** NONE

**LINE ITEM #4:** Hedge Trimming (Hedging). Include with Mowing as Needed - Cleanup Type: After completion of Trimming

**Attachment for Line Item 4:None**

**VENDOR 1:**

**NOTES:**Included

**EXCEPTION(S):** None

**VENDOR 2:**

**NOTES :** NONE

**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES :** NONE

**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**This service will be done 21 times per year at the minimum and up to 30. The clippings will be removed from the property at time of service.

**EXCEPTION(S):** NONE

**VENDOR 5:**

**NOTES:**Maintain all hedges/shrubs on an as needed basis (completed a minimum of once monthly)

**EXCEPTION(S):** NONE

**LINE ITEM #5:** Tree Trimming. Removal of dying palm fronds and fruit Cleanup Type: After completion of Trimming

**Attachment for Line Item 5:None**

**VENDOR 1:**

**NOTES:**Included  
**EXCEPTION(S):** None

**VENDOR 2:**

**NOTES:**Once per year we will be pleased to remove low-hanging palm fronds and fruits.  
**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES :** NONE  
**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**This will cover all palms once per year. It also includes all trees lower than 10 ft in height on an as needed basis. All trees taller can be done on a cost plus basis. This would be a two man crew at \$75 per hr plus dump fees.  
**EXCEPTION(S):** NONE

**VENDOR 5:**

**NOTES:**Trimming of all Palm Trees on property (Completed once annually during off season)  
Removal of all Palm trimmings from property.  
Maintain all Tree Canopies on property to a minimum height of 8'-10' (As needed based on growth. Completed during the off season).  
**EXCEPTION(S):** \*Additional tree trimming not specified in above scope of service will be priced out accordingly upon request and will be billed separately at client's expense. Written estimates will be provided.

**LINE ITEM #6:** Mulching. Frequency: 1 time(s) per year

**Attachment for Line Item 6:**None

**VENDOR 1:**

**NOTES:**300 cubic yards  
**EXCEPTION(S):** None

**VENDOR 2:**

**NOTES:**This proposal includes pricing for 230 cubic yards red cypress mulch, installed one time per year.  
**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES:**250 yards 1x per year  
**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**Mulching is included once per year. It will be in the color red to match existing and in the amount of up to 300 yards. Any additional mulch will be at \$40 per yard including installation.  
**EXCEPTION(S):** NONE

**VENDOR 5:**

**NOTES:**Installation of Red Cypress Mulch to all applicable areas once annually.  
Includes: preparation, delivery, and installation.  
**EXCEPTION(S):** NONE

**LINE ITEM #7:** Irrigation Maintenance. Test System Sprinkler/irrigation system 3 times per year.

**Attachment for Line Item 7:**None

**VENDOR 1:**

**NOTES:**Details will be emailed to manager after inspection is complete

**EXCEPTION(S):** NONE

**VENDOR 2:**

**NOTES:**Our highly trained irrigation technicians are experts in their field at assessing, diagnosing, and repairing irrigation systems.

**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES:**Per Carmen, we will be submitting an alternate bid that includes 12 inspections per year.

**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**Irrigation inspections are done with a minimum of two man crew. They will make a complete list of fault in the systems. If any small repair in which parts are not required to repair, these will be done at no cost during inspection time. If repairs are required these will be done at cost of \$60 per hr plus parts. Before these repairs are done a written proposal will be submitted to Property manager.

**EXCEPTION(S):** This bid asks for three times per year. While talking to property manager she asked for twelve inspections. So please keep in mind my price reflects this.

**VENDOR 5:**

**NOTES:**Irrigation System inspection/check to be performed monthly.

Report to be provided to property manager or maintenance manager.

Repairs to be billed separately at client's expense.

Laurel Crest Landscape & Irrigation is a fully licensed Irrigation Company with the City of Jacksonville.

IRRIGATION LICENSE #1284 (please see included copy of Irrigation License)

Licensed to perform all Irrigation Services such as installations, inspections, troubleshooting, and repairs.

\*Please be sure to always hire a licensed irrigation company to perform irrigation services on commercial properties for liability purposes. Licenses can be verified with the City of Jacksonville via phone or online.

**EXCEPTION(S):** NONE

**LINE ITEM #8:** Seasonal Plantings. Flower Bed plantings: Propose plants/colors per season. Plant and replace quarterly. PLEASE PRICE THIS ITEM SEPARATELY.

**Attachment for Line Item 8:None**

**VENDOR 1:**

**LINE ITEM PRICE: \$ 2,400.00**

**NOTES:**400 units four times per year, and soil change , fertilization is included

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** Annual\_Narrative\_with\_Pics.xlsx

**VENDOR 2:**

**LINE ITEM PRICE: \$ 960.00**

**NOTES:**We propose to furnish and install 150 4" annual flowers four times per year for a dramatic burst of color as a welcoming entrance to the community. For additional enhancement opportunities, we offer our outstanding expertise in landscape architecture-based design offerings.

**EXCEPTION(S):** NONE

**VENDOR 3:**

**LINE ITEM PRICE: \$ 975.00**

**NOTES:**175 annuals 4x per year

**EXCEPTION(S):** NONE

**VENDOR 4:**

**LINE ITEM PRICE: \$ 2,106.00**

**NOTES:**There currently are only seasonal flower at center island outside front gate. This bid includes soil treatment between planting, along with fertilizer during installed period. As for flower per season they could be but not limited to Begonia wax leaf, coleus, celosia, dusty miller, impatiens, marigold, pansy, pentas, petunia, salvia, snap dragon, and vinca. Each of these plant types come in many colors such as red, pink, white, purple, green, yellow, and orange. What will be installed will depend on availability and season. This bid is for only the current location outside the main gates in center island. It is recommended that flowers are also installed inside the main gate going out, both inside and outside the back gate, and at entrance to the club house. The additional

cost for all of these areas would be \$4058.00 per year changed on a quarterly basis to match the current bid.

**EXCEPTION(S): NONE**

**VENDOR 5:**

**LINE ITEM PRICE: \$ 3,700.00**

**NOTES:**Installation of Seasonal Annuals to main entryway on Bonneval Rd. quarterly (up to 500 annuals)

Varieties and coloring may vary based on seasons and availability.

Proposed Seasonal Annuals:

Spring/Summer Varities: Begonias (whites, pinks, reds, etc.), Impatiens (lilacs, pinks, multi-colored, etc.), and/or Petunias (lilacs, deep purples, rose, etc.)

Fall/Winter Varities: Pansies (reds, yellows, whites, etc.), Coleus (yellows, reds, purples, etc.), and/or Marigolds (oranges, yellows, reds, etc.)

Additional Seasonal Annuals available upon request at \$1.85 per annual installed.

**EXCEPTION(S): NONE**



<b>VENDOR 1:</b>	<b>\$ 0.00</b>
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<b>VENDOR 2:</b>	<b>\$ 0.00</b>
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<b>VENDOR 3:</b>	<b>\$ 0.00</b>
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<b>VENDOR 4:</b>	<b>\$ 0.00</b>
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<b>VENDOR 5:</b>	<b>\$ 0.00</b>
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**SPECIAL REQUIREMENTS -- Vendors meet the following requirements:**

**Licensed**

**Insured**

Worker's Comp

General Liability

Minimum Liability Insurance Amount Required:\$

**VENDOR 1:**

Occupational License: [Occupational\\_License.pdf](#)

Professional License: [FL\\_Dept.\\_Agriculture\\_License.pdf,2012\\_01\\_05\\_15\\_54\\_52.pdf](#)

General Liability Insurance: [Liability\\_Insurance.pdf](#)

Workers Comp Insurance: [Workers\\_Comp\\_Insurance.pdf](#)

W-9: [W-9.pdf](#)

WARRANTY-INFO: nofiles

Warranty: any new plantings or sod will be covered for as long as we maintain all aspects of property.

**NOTES:**NONE

**EXCEPTION(S):**None

**VENDOR 2:**

W-9: [W-9\\_Taxpayer\\_ID.jpg](#)

WARRANTY-INFO: nofiles

Warranty: We provide a one-year warranty for plants that we install that are being watered by an automatic irrigation system and do not warranty them against conditions not within our control, such as drought/lack of water, excess water, pests, disease, freeze, storms, or other acts of nature/God. Annual flowers are an exception to the rule - they are warranted for 30 days instead of one year, and the same conditions apply.

**NOTES:**Dear Windsor Falls HOA Board Members,

Thank you for inviting us to submit a proposal for caring for your community. I am excited about this opportunity to bring Windsor Falls into the Turf-masters family of accounts, and would like to help you get a feel for the kind of company we are. We are knowledgeable, professional, experienced, and genuinely care about doing a good job for our customers. With every account we service, we set out from the very beginning to get to know them personally, and continue to develop a relationship over time. This has led to our having many long-term, satisfied customers and friends. I invite you to call any of our references, attached, to inquire about their experience with us. Also, please find attached additional information about our credentials and qualifications.

Please let me know if you would like to meet with me personally – I am sure that who you are doing business with is important to you, as well.

Sincerely,

Martine Lackey

Turf-Masters

General Manager

Office: 904-724-9114 ext. 17

Cell: 904-476-8723

Fax: 904-720-2048

[martine@turfmastersjax.com](mailto:martine@turfmastersjax.com)

[www.turfmastersjax.com](http://www.turfmastersjax.com)

**EXCEPTION(S):**None

**VENDOR 3:**

Occupational License: [IrrigationHillsborough6-30-2013.pdf](#)

Professional License: [PestControlDover2011.pdf,PestControlLauderdale2011.pdf,CertArborist6-30-2014.pdf](#)

General Liability Insurance: [LMP\\_Liability\\_Insurance.pdf](#)

Workers Comp Insurance: [LMP\\_Workers\\_Comp\\_Insurance.pdf](#)

W-9: [LMP\\_W-9.pdf](#)

WARRANTY-INFO: nofiles

Warranty: Contractor shall have 30 days to fully audit the irrigation system and provide customer with pricing to bring system fully operational. Upon repairs being made, LMP would assume responsibility of the landscape (excluding natural disasters, no water source and other acts of god).

**NOTES:**NONE

**EXCEPTION(S):**None

**VENDOR 4:**

Occupational License: [001.jpg](#)

General Liability Insurance: 001.jpg

Workers Comp Insurance: WC\_Policy.jpg

W-9: 002.jpg

WARRANTY-INFO: nofiles

Warranty: Annuals have a 30 day life warranty. In that any annuals the die in this time line will be replaced free of charge.

**NOTES:**See attached file with Line Item #1 for details and agreement.

**EXCEPTION(S):**None

#### VENDOR 5:

Occupational License: Jax-Duval\_OccLic.pdf

Professional License: Jax\_License\_Certificate\_-\_Construction\_Trades.pdf

General Liability Insurance: GL\_Policy\_COI.pdf

Workers Comp Insurance: WC\_Pol\_COI.pdf

W-9: LaurelCrest\_W9.pdf

WARRANTY-INFO: Mission\_Statement.docx

Warranty: Not Specified.

**NOTES:**Additional services not specified in above scope of service will be priced out accordingly upon request and will be billed separately at client's expense. Written estimates will be provided.

**EXCEPTION(S):**None



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**Alternate Proposals - See below for alternate proposals provided by vendors:**

VENDOR 1

Landscape Maintenance Professionals, Inc.
Vendor Apple Rating: 
P.O. Box 267, Seffner, Florida 33583
In-House Vendor? <b>No</b>
Company Phone: (813) 784-7990
Extension: 0
Alt.Phone: (877) 567-7761
Alt.Extension: 0
Year Business Established: 1991
Contact: Scott Carlson
E-mail: scott.carlson@lmppro.com
Mobile Phone: (813) 784-7990
<b>TOTAL AMOUNT PROPOSED</b>
<b>\$66,360.00</b>
Alternate Proposal Provided?
<b>Yes</b>
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Frequency: 42 time(s) per year - Litter Removal

### Attachment for Line Item 1:None

#### VENDOR 1:

**LINE ITEM PRICE: \$ 55,882.00**

**NOTES:**Service details will be emailed to manager every month.

**EXCEPTION(S):** None

**ATTACHMENT(S):** [Three\\_Largest\\_Projects.xlsx](#)

**ATTACHMENT(S):** [Equipment\\_and\\_Trucks\\_with\\_Pics.xlsx](#)

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**LINE ITEM PRICE: \$ 49,010.00**

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- Edging of curbs, walkways, paved areas and beds
- String-line trimming around obstacles
- Blowing all landscape-generated debris from curbs, walkways, and paved areas
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- Controlling weed growth in all concrete joints/cracks
- Removing litter and other debris, including leaves, from landscape areas
- Pruning all trees one-third of tree height, up to 10 feet, to remove low-hanging or distressed limbs
- Inspecting the landscape for signs of decline upon each visit
- Inspecting the property on a monthly basis with an authorized Windsor Falls representative

**EXCEPTION(S):** NONE

#### VENDOR 3:

**LINE ITEM PRICE: \$ 62,505.00**

**NOTES:**All maintenance items included in this price, except annuals.

**EXCEPTION(S):** NONE

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**LINE ITEM PRICE: \$ 86,196.00**

**NOTES:**This bid is to include all labor and supplies needed to complete the requested scope of work. In each section you will see in detail, what if any changes have been made to better suit the property. There is an attached file that should be printed to better assist with any bid questions.

**EXCEPTION(S):** Mowing type: mulching

**ATTACHMENT(S):** [Contract\\_Windsor\\_Falls.docx](#)

#### VENDOR 5:

**LINE ITEM PRICE: \$ 42,500.00**

**NOTES:**Cut all turf areas on property (4) times per month during growing season (04/01-10/31) and (2) times per month during off season (11/01-03/31).

Cutback maintenance of both Retention Ponds to be performed as needed.

Edge all flower beds, trees, sidewalks, curbs, driveways, fences, and other structures (hard surfaces weekly / beds and soft surfaces bi-weekly).

Removal of any/all trash and debris from property prior to mowing (each visit).

Removal of any/all landscape trimmings/debris from property (each visit).

\*\*To include blowing of driveways, walkways, breezeways, parking areas, and patios (each visit).

Removal of any/all debris on or around storm drains on a monthly basis.

Blow, bag, and remove leaves from said property as needed based on season.

**EXCEPTION(S):** NONE

**LINE ITEM #2:** Weed Control. Pulling of weeds - Include with Mowing - Chemical weed control seasonally.

**Attachment for Line Item 2:None**

**VENDOR 1:**

**NOTES:**Included

**EXCEPTION(S):** None

**VENDOR 2:**

**NOTES:**see "Fertilization"

**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES :** NONE

**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**All beds on property will be kept weed free from both the use of pulling and chemical weed control. The chemical control will be kept way from all current plant material to protect it's health. These services will be provided up to 42 times per year.

**EXCEPTION(S):** Weather permitting

**VENDOR 5:**

**NOTES:**Termination of any/all weeds growing in flower beds.  
Termination of any/all weeds/grass growing in joints/cracks of pavement/concrete.  
Performed in accordance with service schedule.

**EXCEPTION(S):** NONE

**LINE ITEM #3:** Fertilization. Frequency: 6 time(s) per Year - Require Vendor to specify frequency and fertilization type for each of the plant types.

**Attachment for Line Item 3:None**

**VENDOR 1:**

**NOTES:**Plant fertilization will be done 4 times per year, 6 on turf and 2 inspections. Details will be emailed to manager every month.

**EXCEPTION(S):** None

**ATTACHMENT(S):** Fert\_and\_Pest\_Schedule\_2012.xls

**ATTACHMENT(S):** IPM\_Narrative\_with\_Pics.xlsx

**VENDOR 2:**

**NOTES:**Our fertilization package includes weed and insect control, and, for the shrubs, disease control. We have strategically designed our program to provide outstanding results unmatched by any other company in the Jacksonville area. Inside of your 6 annual turf applications, we will provide 3 Potassium treatments to enhance root growth, encouraging overall health. 5 Nitrogen applications provide all the nutrients needed for vigorous foliage growth. Three applications of Iron and other micronutrients are another important step in how we create and sustain healthy lawns. In addition, we integrate highly effective weed control and pest control treatments as a part of this process. In addition to your six scheduled treatments, we will provide service calls at no additional cost if a problem arises in between treatments.

The shrubs receive nitrogen and potassium supplements, as well as pest and disease control as needed. It has been our experience that 4 annual shrub treatments is sufficient, although we continuously monitor plant health and provide service calls if needed at no additional charge.

**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES :** NONE  
**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**These services will be provided by a subcontractor. This is done to ensure that both the development and the landscaper get the best results. With this contractor service calls in between services are free of charge. So if the property needs extra attention the first year there will be no additional fees to get the treatments required. This is a list of what each treatment will consist of.

1. Specially formulated fertilization for the time of year
2. Inspection and treatment of any turf damaging insects
3. Treatment of broadleaf weeds; weather permitting
4. Address and leave recommendations for changes in cultural practices
5. During the period between applications active and current customers are entitled to free service calls. Many things can happen in turfgrass during this time. Service calls will be addressed within 48 business hours to insure minimal insect and weed activity.
6. All Shrubs will be fertilized and treated with insect and disease control with fungicide.

**EXCEPTION(S):** The subcontractor is required by us due to the current state of the property.

**VENDOR 5:**

**NOTES:**Fertilization of property performed a total of (6) times per year. To include:  
Fertilization of all turf areas on property (4) times per year.  
Fertilization of all ornamental (trees and shrubs) (2) times per year.  
Pest Control Treatment of all areas (6) times per year.

**EXCEPTION(S):** NONE

**LINE ITEM #4:** Hedge Trimming (Hedging). Include with Mowing as Needed - Cleanup Type: After completion of Trimming

**Attachment for Line Item 4:None**

**VENDOR 1:**

**NOTES:**Included

**EXCEPTION(S):** None

**VENDOR 2:**

**NOTES :** NONE

**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES :** NONE

**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**This service will be done 21 times per year at the minimum and up to 30. The clippings will be removed from the property at time of service.

**EXCEPTION(S):** NONE

**VENDOR 5:**

**NOTES:**Maintain all hedges/shrubs on an as needed basis (completed a minimum of once monthly)

**EXCEPTION(S):** NONE

**LINE ITEM #5:** Tree Trimming. Removal of dying palm fronds and fruit Cleanup Type: After completion of Trimming

**Attachment for Line Item 5:None**

**VENDOR 1:**

**NOTES:**Included  
**EXCEPTION(S):** None

**VENDOR 2:**

**NOTES:**Once per year we will be pleased to remove low-hanging palm fronds and fruits.  
**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES :** NONE  
**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**This will cover all palms once per year. It also includes all trees lower than 10 ft in height on an as needed basis. All trees taller can be done on a cost plus basis. This would be a two man crew at \$75 per hr plus dump fees.  
**EXCEPTION(S):** NONE

**VENDOR 5:**

**NOTES:**Trimming of all Palm Trees on property (Completed once annually during off season)  
Removal of all Palm trimmings from property.  
Maintain all Tree Canopies on property to a minimum height of 8'-10' (As needed based on growth. Completed during the off season).  
**EXCEPTION(S):** \*Additional tree trimming not specified in above scope of service will be priced out accordingly upon request and will be billed separately at client's expense. Written estimates will be provided.

**LINE ITEM #6:** Mulching. Frequency: 1 time(s) per year

**Attachment for Line Item 6:None**

**VENDOR 1:**

**NOTES:**300 cubic yards  
**EXCEPTION(S):** None

**VENDOR 2:**

**NOTES:**This proposal includes pricing for 230 cubic yards red cypress mulch, installed one time per year.  
**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES:**250 yards 1x per year  
**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**Mulching is included once per year. It will be in the color red to match existing and in the amount of up to 300 yards. Any additional mulch will be at \$40 per yard including installation.  
**EXCEPTION(S):** NONE

**VENDOR 5:**

**NOTES:**Installation of Red Cypress Mulch to all applicable areas once annually.  
Includes: preparation, delivery, and installation.  
**EXCEPTION(S):** NONE

**LINE ITEM #7:** Irrigation Maintenance. Test System Sprinkler/irrigation system 3 times per year.

**Attachment for Line Item 7:None**

**VENDOR 1:**



**NOTES:**Details will be emailed to manager after inspection is complete  
**EXCEPTION(S):** NONE

**VENDOR 2:**

**NOTES:**Our highly trained irrigation technicians are experts in their field at assessing, diagnosing, and repairing irrigation systems.  
**EXCEPTION(S):** NONE

**VENDOR 3:**

**NOTES:**Per Carmen, we will be submitting an alternate bid that includes 12 inspections per year.  
**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:**Irrigation inspections are done with a minimum of two man crew. They will make a complete list of fault in the systems. If any small repair in which parts are not required to repair, these will be done at no cost during inspection time. If repairs are required these will be done at cost of \$60 per hr plus parts. Before these repairs are done a written proposal will be submitted to Property manager.  
**EXCEPTION(S):** This bid asks for three times per year. While talking to property manager she asked for twelve inspections. So please keep in mind my price reflects this.

**VENDOR 5:**

**NOTES:**Irrigation System inspection/check to be performed monthly.  
Report to be provided to property manager or maintenance manager.  
Repairs to be billed separately at client's expense.  
Laurel Crest Landscape & Irrigation is a fully licensed Irrigation Company with the City of Jacksonville.  
IRRIGATION LICENSE #1284 (please see included copy of Irrigation License)  
Licensed to perform all Irrigation Services such as installations, inspections, troubleshooting, and repairs.  
\*Please be sure to always hire a licensed irrigation company to perform irrigation services on commercial properties for liability purposes. Licenses can be verified with the City of Jacksonville via phone or online.  
**EXCEPTION(S):** NONE

**LINE ITEM #8:** Seasonal Plantings. Flower Bed plantings: Propose plants/colors per season. Plant and replace quarterly. PLEASE PRICE THIS ITEM SEPARATELY.

**Attachment for Line Item 8:None**

**VENDOR 1:**

**LINE ITEM PRICE: \$ 2,400.00**

**NOTES:**400 units four times per year, and soil change , fertilization is included  
**EXCEPTION(S):** NONE

**ATTACHMENT(S):** Annual\_Narrative\_with\_Pics.xlsx

**VENDOR 2:**

**LINE ITEM PRICE: \$ 960.00**

**NOTES:**We propose to furnish and install 150 4" annual flowers four times per year for a dramatic burst of color as a welcoming entrance to the community. For additional enhancement opportunities, we offer our outstanding expertise in landscape architecture-based design offerings.  
**EXCEPTION(S):** NONE

**VENDOR 3:**

**LINE ITEM PRICE: \$ 975.00**

**NOTES:**175 annuals 4x per year  
**EXCEPTION(S):** NONE

**VENDOR 4:**

**LINE ITEM PRICE: \$ 2,106.00**

**NOTES:**There currently are only seasonal flower at center island outside front gate. This bid includes soil treatment between planting, along with fertilizer during installed period. As for flower per season they could be but not limited to Begonia wax leaf, coleus, celoisa, dusty miller, impatiens, marigold, pansy, pentas, petunia, salvia, snap dragon, and vinca. Each of these plant types come in many colors such as red, pink, white, purple, green, yellow, and orange. What will be installed will depend on availability and season. This bid is for only the current location outside the main gates in center island. It is recommended that flowers are also installed inside the main gate going out, both inside and outside the back gate, and at entrance to the club house. The additional

cost for all of these areas would be \$4058.00 per year changed on a quarterly basis to match the current bid.

**EXCEPTION(S):** NONE

**VENDOR 5:**

**LINE ITEM PRICE: \$ 3,700.00**

**NOTES:**Installation of Seasonal Annuals to main entryway on Bonneval Rd. quarterly (up to 500 annuals)

Varieties and coloring may vary based on seasons and availability.

Proposed Seasonal Annuals:

Spring/Summer Varieties: Begonias (whites, pinks, reds, etc.), Impatiens (lilacs, pinks, multi-colored, etc.), and/or Petunias (lilacs, deep purples, rose, etc.)

Fall/Winter Varieties: Pansies (reds, yellows, whites, etc.), Coleus (yellows, reds, purples, etc.), and/or Marigolds (oranges, yellows, reds, etc.)

Additional Seasonal Annuals available upon request at \$1.85 per annual installed.

**EXCEPTION(S):** NONE

**RFP TASKS REQUESTED**

**LINE ITEM #1:** Mowing. Frequency: 42 time(s) per year NOTE: PRICING ON THIS LINE ITEM TO INCLUDE ITEMS 1 through 7. Frequency: Every 7 days (april through October) and 14 days November - March - Mowing Type: Bag & dispose of clippings - Grass to be maintained at a height of 3 1/2 Inches - Weed Eating/String Trimmer (included w/ mowing) - Hard Edge Trimming (Edging): Include with Mowing - Blowing - Rake / Remove leaf accumulation  
Frequency: 42 time(s) per year - Litter Removal

**Attachment for Line Item 1:None**

**VENDOR 1:**

**LINE ITEM PRICE: \$ 65,385.00**

**NOTES:**All maintenance items included in this price, except annuals.

**EXCEPTION(S):** NONE

**LINE ITEM #2:** Weed Control. Pulling of weeds - Include with Mowing - Chemical weed control seasonally.

**Attachment for Line Item 2:None**

**VENDOR 1:**

**NOTES:** NONE

**EXCEPTION(S):** NONE

**LINE ITEM #3:** Fertilization. Frequency: 6 time(s) per Year - Require Vendor to specify frequency and fertilization type for each of the plant types.

**Attachment for Line Item 3:None**

**VENDOR 1:**

**NOTES:** NONE

**EXCEPTION(S):** NONE

**LINE ITEM #4:** Hedge Trimming (Hedging). Include with Mowing as Needed - Cleanup Type: After completion of Trimming

**Attachment for Line Item 4:None**

**VENDOR 1:**

**NOTES:** NONE

**EXCEPTION(S):** NONE

**LINE ITEM #5:** Tree Trimming. Removal of dying palm fronds and fruit Cleanup Type: After completion of Trimming

**Attachment for Line Item 5:None**

**VENDOR 1:**

**NOTES:** NONE  
**EXCEPTION(S):** NONE

**LINE ITEM #6:** Mulching. Frequency: 1 time(s) per year

**Attachment for Line Item 6:**None

**VENDOR 1:**

**NOTES:**250 yards 1x per year  
**EXCEPTION(S):** NONE

**LINE ITEM #7:** Irrigation Maintenance. Test System Sprinkler/irrigation system 3 times per year.

**Attachment for Line Item 7:**None

**VENDOR 1:**

**NOTES:**Per Carmen, we will be submitting an alternate bid that includes 12 inspections per year.  
**EXCEPTION(S):** NONE

**LINE ITEM #8:** Seasonal Plantings. Flower Bed plantings: Propose plants/colors per season. Plant and replace quarterly. PLEASE PRICE THIS ITEM SEPARATELY.

**Attachment for Line Item 8:**None

**VENDOR 1:**

**LINE ITEM PRICE:** \$ 975.00

**NOTES:**175 annuals 4x per year  
**EXCEPTION(S):** NONE

## WARRANTY INFORMATION

### VENDOR 1 warrantryinformation:

WARRANTY-INFO: No Files

Warranty: Contractor shall have 30 days to fully audit the irrigation system and provide customer with pricing to bring system fully operational. Upon repairs being made, LMP would assume responsibility of the landscape (excluding natural disasters, no water source and other acts of god).

**VENDOR 1:**

**\$ 0.00**