Alpine GARDENS
Corporate Office at Fossil Creek Nursery
7029 South College Avenue, Fort Collins CO 80525
Phone: (970) 226-2296 Fax: (970) 506-2730
www.alpinelandscaping.com

October 31, 2013

Landscape & Irrigation Services 2014
Per specifications from BEEBE DRAW FARMS AUTHORITY

$ 1,590.00	Plant & Tree Care (Pruning, shrub fert, stake/guy removal)
$ 8,580.00	Lawn Care (Aerate, Mow, police, Fert, Weed control)
$ 930.00	Irrigation System Management (Activate, monitor, program, winterize)
$ 1,440.00	Miscellaneous (Leaf removal, Debris removal)
$ 12,540.00	**TOTAL**

Submitted: Michael A. Garcia
Accounts Manager

LANDSCAPE AND IRRIGATION SERVICES TO BE PROVIDED

Date: October 16, 2013

The following is a list of services to be provided by the contractor from January 1, 2014 through December 31, 2014 in the tracts highlighted in green on the Authority Landscape Maintenance Map.

Plant & Tree Care:

Pruning: Deciduous trees shall be pruned annually as necessary to prevent impeding vehicle or pedestrian traffic. All shrubs and ornamental grasses shall be pruned annually. All flowering perennials shall be dead-headed after flowers expire. Salvia shall be dead-headed twice: once in late July after the initial flowers expire, and again in the fall as necessary.

Fertilization: All shrubs shall be fertilized in Spring.

Staking & Guying: Tree stakes, straps, and guy wires shall be inspected and adjusted/removed to protect tree from girdling.

Removal/Replacement: Removal of dead/dying trees shall be performed under at T&M rates. An estimate for replacement shall be supplied to the Authority (owner).

Lawn Care:

Aerating: Turf shall be aerated once in the Spring and once in the Fall.

Mowing: All turf shall be mowed every 12-14 days in April and October, and every 7 days May through September. Turf shall not be mowed when wet. Turf shall be edged after each mowing. Sidewalks, bed areas, and tree wells shall be maintained free of grass (bagging is not necessary). Contractor shall be responsible for repair of all damages caused by mowing operations including, but not limited to, any damages to trees, fencing, and resident property.

Fertilization: All turf shall be fertilized a minimum of three times per year.

Weed Control: All turf and bed areas shall be kept reasonably free of weeds at all times. All areas shall be sprayed for weeds a minimum of three times per year and routine patrolling and hand weeding of bed areas is to occur weekly.

Irrigation System Management:

Management: The Contractor shall make available one supervisory Account Manager who shall respond to requests and inquiries within 24 hours of contact.

Activation: The system shall be activated in April or as otherwise necessitated by climate conditions. The distribution main shall be flushed prior to any zones being activated. Backflow prevention assemblies shall be tested as required by the water purveyor and the cost of testing shall be included in the base contract price.

Monitoring: Monitoring shall occur as needed throughout the season. Repairs less than $500 shall be made as necessary on a time & materials basis. A proposal for repairs exceeding $500 shall be submitted to the Authority for approval.

Programming: The Contractor shall be responsible for all scheduling and controller programing. Appropriate watering practices for each specific type of plant material, turf species, and soil type. Drought restrictions established by water purveyor shall be adhered to when applicable.

Emergency Service: The contractor shall have an irrigation tech on-call at all times. The tech shall respond to emergency calls within one hour of contact. After-hour rates shall apply.

Winterization: The system shall be deactivated in October or as otherwise necessitated by climate conditions and blown out with compressed air in all mains and laterals immediately after being drained. All backflow prevention assemblies shall be insulated.

Miscellaneous Services:

Leaf/Needle Removal: All turf and bed areas shall have leaves/needles removed twice in the fall.

Insect & Disease Control: Contractor shall monitor for insect & disease. Should control be necessary, a method will be recommended and a proposal submitted to the Authority.

Debris & Litter Removal: All debris & trash shall be removed throughout the year, including on weekly basis during winter. This does not include dog excrement.