DRC

PZ22-12000027

07/02/2025

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Green Earth Landscape Architecture shall be without liability to the sam

RACETRAC LANDSCAPE MAINTENANCE SPECIFICATIONS

I. GENERAL REQUIREMENTS

A. Part of Contract: This RaceTrac Landscape Maintenance Specification is a part of the contract for landscape maintenance services. Compliance with the requirements set forth in this specification are mandatory for the maintenance contractor. If any part of this specification is declared invalid for any reason, that invalidation shall apply only to that specific part declared invalid. It shall not nullify any of the requirements of any other part. In the event of question over applicability of any requirement, the requirement shall be assumed to apply, unless the owner provides a written clarification stating that it does not. All modifications to this specification must be in writing.

B. Definitions:

1. The term "owner" refers to the person, partnership, corporation, or agency that contracted for the performance of the landscape maintenance work.
2. The term "contractor" refers to the person, partnership, corporation, or agency that will perform the landscape maintenance work.
3. The term "excluded damage" as used in this document shall refer to damage caused by vandalism, pedestrians, vehicles, animals (except insects and rodents), or other unusual factors. It does not include damage caused by the contractor's actions, lack of reasonable care, pest damage (such as insects), diseases, or plant loss due to lack of water caused by an irrigation system programming error, irrigation system breakage, or irrigation malfunction. (It is assumed that most plants can survive for at least one week without irrigation, during which time any irrigation problems should become apparent to the contractor. Exceptions may be made if the owner's authorized representative determines that unusual circumstances contributed to a loss.)

C. Insurance:

1. The contractor shall provide the owner's authorized representative with current Certificates of Insurance showing that the following requirements are met:
2. Workman's compensation insurance to meet Government regulatory minimum requirements, but not less than an aggregate limit of $50,000 each occurrence.
3. General liability insurance with an aggregate limit of not less than $1,000,000 with an umbrella of $1,000,000 for a total liability of $2,000,000.

D. Contact Person: The contractor shall provide the owner's authorized representative with a mobile number and mobile e-mail where a message can be left for the contractor 24 hours a day.

E. Additional Work: All requests for work that will require additional payment must be in writing. Do not start work until the request for additional work has been approved in writing by the owner's authorized representative. Failure to obtain advance approval before starting the work may result in non-payment or delays in processing payment. Emergency repairs may be made without authorization when immediate repairs are necessary to protect the health, safety, or welfare of the public, or immediate repairs are needed to prevent additional property damage. In these situations, make immediate repairs as needed to protect the public or stabilize the situation and immediately notify the Owner's Representative. Additional payment for the work will be negotiated with the contractor by the owner's authorized representative. Unless otherwise noted, requests for work that qualifies for an additional payment must be made within two weeks of the time when the need for the work becomes apparent. Failure to notify the owner of the need for the work within two weeks of the need for the work becoming apparent will result in the requirement that the work be completed at the contractor's expense. For example if the owner's authorized representative notes damage (including missing or dead plants) to landscape features and the contractor does not submit a request for extra work within two weeks of the damage occurring, then the damage shall be corrected completely at the contractor's expense. The purpose of this requirement is to encourage the contractor to check for problems weekly and promptly report them so they can be corrected.

F. Existing Conditions, Examination of Site:

1. Within two weeks of the starting date for work under this contract, the contractor shall make a thorough examination of the current conditions at the site. As part of this examination, the contractor shall create an inventory list of the name and quantity of each plant in each planter and confirm that the existing quantities in each planter meet or exceed those shown on any previous plant inventories. The contractor shall make a list of all landscape items at the site that he/she believes are broken, missing, not healthy, or otherwise are not in compliance with these specifications; also the as-built plan for the site, when provided. A copy of this list, along with an additional itemized quote for correcting each item, shall be given to the owner's authorized representative. Upon confirmation of each item, the owner's authorized representative will either give the contractor written authorization to make the correction, or a written release from responsibility for the item.
2. By the act of submitting a bid on this work, the contractor shall be considered to have examined both the landscape and these specifications, and to have thoroughly familiarized himself/herself with the scope of the required work, as well as any available as-built plan for landscaping/irrigation.

G. Loss Prevention: The owner may take any reasonable action necessary to control damage or protect the health, safety, and welfare of the public in the event of problems involving the landscape. Such action on the part of the owner shall not relieve the contractor of any responsibilities related to the problem.

H. Safety:

1. No part of this work shall be performed or installed in any location or manner which may endanger the health, safety, or welfare of the public now or in the future. Means, methods, techniques, sequencing, etc. are the sole responsibility of the contractor, unless specific means, methods and techniques are identified in the landscape specifications.
2. The contractor agrees that he/she shall assume sole and complete responsibility for his/her work, including safety of all persons and property; and that the contractor shall defend, indemnify, and hold the owner and tenants harmless from any and all liability, real or alleged, in connection with the contractor's performance of work on this project, excepting for liability arising from the sole negligence of the owner or tenants.

I. Laws, Codes, and Ordinances:

1. Any requirement of this specification which conflicts with or is in violation of any government rule, ordinance, regulation, etc. shall be void. The contractor shall notify the owner immediately of any such requirement found in this specification.
2. The contractor shall, throughout the course of this work, comply with all rules, ordinances, regulations, etc. set forth by agencies having jurisdiction, which apply to the work site, the contractor, and/or his/her employees.

II. SCOPE OF WORK

A. The contractor shall provide regular, weekly maintenance services as outlined in these Landscape Maintenance Specifications and the Weekly and Monthly Checklists for this project site.

B. The contractor shall examine the landscape, including irrigation, on a weekly basis, looking for problems or potential problems with the landscape.

C. The contractor shall provide at his/her own risk all labor, materials, tools, equipment, insurance, transportation, hauling, dumping, and all other items needed to provide the services outlined in this Specification.

D. The contractor shall make minor replacements and repairs to the landscape facilities as part of the required weekly maintenance work. Major items needing replacement or repair shall be reported to the owner's representative within one week of occurrence. A minor item would be something that takes less than 15 minutes to repair by skilled workmen, using minimal replacement parts. Some specific guidelines for determining if an item is minor or major are given in the section pertaining to each item. The contractor shall be available to perform additional work related to the landscape maintenance as may be authorized in writing by the owner. Such work shall be non-minor items relating to landscape care, which are not a part of the normal maintenance work as outlined in this specification.

E. Any facilities or property damaged or destroyed as a result of the landscape maintenance contractor's operations at the site shall be repaired or replaced at the landscape maintenance contractor's expense.

F. The contractor shall take all reasonable precautions required to protect plants from abnormal temperatures.

III. CHECKLISTS

A. EXHIBIT A - The WEEKLY LANDSCAPE MAINTENANCE CHECKLIST is made a part of this specification as if repeated in full here. The contractor shall review this checklist weekly and complete all applicable items on the list weekly.

B. EXHIBIT B - The MONTHLY MAINTENANCE CHECKLIST is made a part of this specification as if repeated in full here. The contractor shall review this checklist monthly and complete all the applicable items listed for the current month prior to the end of the month.

IV. CARE OF PLANTED AREAS

A. Lawns:

1. Lawns shall be kept in a healthy, vigorous, weed-free condition, free of disease and pests, except as noted below.
2. Turf shall be mowed according to the Frequency Schedule (Appendix C) and maintain the height requirements outlined below.
3. Prior to each mowing, all trash, sticks and other unwanted debris shall be removed from all grassy areas and then properly disposed of off-site.
4. During “Growing Season” (March to October), all lawn areas shall be mowed on an average of 7 days, or as weather and site conditions need to be accounted and planned for. This is best determined by blade growth, since only 1/3 of the blade should be removed at any one cutting.
5. Lawn height shall not exceed 5 inches at any time. No exceptions.
6. The mowing operation includes trimming around all obstacles, raking all clippings, leaves, dust, dirt and debris from walks, curbs and all paved areas.
7. Mow, edge and trim lawns weekly or as required to maintain an even, well-groomed appearance as intended with a shovel-cut bedline.
8. Remove visible lawn clippings and dispose of them off-site in a legal manner. The contractor is encouraged to use mulching mowers which cut clippings into small pieces that sift down into the lawn.
9. Weeds shall be controlled in lawn areas as noted in the weed-control section.
10. Any lawn found to be dead or severely yellowed shall be replaced with plant material of identical species at the landscape maintenance contractor's expense, unless the loss was due to excluded damage. If the loss resulted from excluded damage, replacement will be paid for as additional work. Submit a quote for replacement within two weeks of the loss as outlined in the General Requirements section of these specifications. Replacement sod shall be similar in all respects to the existing grass. Do not seed dead lawn areas, use sod only for replacement, unless directed, in writing, by the owner's authorized representative.
11. All calls/issues that result from improper service maintenance should be resolved within 24 hours.

B. Groundcover Maintenance:

1. Groundcover shall be maintained in a healthy, vigorous, weed-free growing condition.
2. Prior to each service, all trash, sticks and other unwanted debris shall be removed from lawns, plant beds, sidewalks and other paved areas.
3. Blow all clippings away from air conditioning units and remove all clippings from paved and bed areas. Do not blow debris into street or drainage structures.
4. Apply pre-emergent to turf according to Frequency Schedule (Appendix C). Pre-emergent should only be applied to the following types of turf: Centipede, St. Augustine, Bermuda and Zoysia.
5. Apply post-emergent to turf according to Frequency Schedule (Appendix C) and/or as needed to control weeds.
6. Any groundcover found to be dead or missing shall be replaced with plant material of identical species at the landscape maintenance contractor's expense, unless the loss was due to excluded damage. If the loss resulted from excluded damage, replacement will be paid for as additional work. Submit a quote for replacement within two weeks of the loss as outlined in the General Requirements section of these specifications. Prior to planting replacement groundcover, the soil shall be tilled to a depth of 6 inches (15 cm) to prepare it for the new plants.
7. Mechanically edge curbs, walks and edges of paved areas on a weekly basis. Do not create vertical edges when pruning groundcover. Cut the edges at an angle /--\ for a more natural appearance and healthier plants.
8. Remove excess runners to maintain clean, defined beds. At all times, beds that are adjacent to sod should be defined with a 6” deep shovel-cut bedline.
9. If regular foot traffic through a planter is preventing the groundcover from reaching full coverage of the soil, contact the owner's authorized representative to discuss options for redirecting the foot traffic. Consider installing pavers, stepping stones, a concrete walk, a gravel path with steel edging; and/or barriers to redirect pedestrians. Provide costs for these options to the owner's authorized representative.
10. Apply non-selective herbicide to mulched bed areas and pavement.
11. All calls/issues that result from improper service maintenance should be resolved within 24 hours.

C. Edging:

1. Edging of all sidewalks, landscape bed lines (as required to maintain a clean 6” deep shovel-cut bed line), curbs, concrete slabs, and paved areas shall be preformed during all visits.
2. Debris from edging operations shall be removed and the areas kept clean. Caution shall be used to avoid any flying debris.
3. Safety glasses and earplugs shall be worn during this operation.

D. String Trimming:

1. String trimming shall be performed around road signs, guard posts, shrubs, utility poles and other obstacles where mower cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. DO NOT USE STRING TRIMMERS TO TRIM AROUND TRUNKS OF TREES.
2. At no time shall string trimmers be used to maintain any small section of turf that can be mowed by a 21” rotary mower.

E. Tree Bed & Tree Ring Weed Control:

1. All beds shall be weeded during routine maintenance visits to maintain a weed-free appearance at all times.
2. Pre-emergent and post-emergent herbicides shall be used according to the frequency chart in the appendix.
3. Apply fungicides on an as-needed basis. Do not wait.
4. All bedlines, at all times, shall have a 6” shovel-cut bedline that provides a clean edge between sod & mulch.
5. Refer to Landscape Details (Sheet L-1.2) for Tree Ring with Mulch detail.
6. All calls/issues that result from improper service maintenance should be resolved within 24 hours.

F. Trees:

1. Trees shall be maintained in a healthy, vigorous growing condition, free from disease and large concentrations of pests.
2. Prune trees only to remove dead, diseased, broken, dangerous, or crossing branches, and as required below. Pruning of this type is a minor, non-reimbursable, cost to be included as part of the regular maintenance.
3. Prune trees only in appropriate months as determined by an arborist. Prune in accordance with generally accepted standards for proper pruning.
4. Discard all tree trimmings off-site using a legal method.
5. Any tree found to be dead or missing shall be replaced with plant material of identical species (so as to maintain a full appearance) at the landscape maintenance contractor's expense, unless the loss was due to excluded damage. If the loss resulted from excluded damage, replacement will be paid for as additional work. Submit a quote for replacement within two weeks of the loss as outlined in the General Requirements section of these specifications. Replacement trees shall equal in size to the originally installed tree at the time it was planted at the site. In no case shall replacement trees be less than 3” in caliper.
6. Replacement trees shall be approved for size and appearance by the owner's authorized representative prior to planting. Contractor is also to submit photographs for owner approval. Replacement trees shall be double staked according to tree staking detail unless otherwise approved by the owner's authorized representative. Place 3 slow-release fertilizer tablets in backfill material, evenly spaced around rootball, but not touching the rootball.
7. Remove tree stakes from trees after one year. Remove stakes from site and dispose of by a legal method. Recycle used stakes if possible.
8. Once a year, prune all trees to encourage a high-branching structure (L-3.2 Maintenance Specifications). Remove all non-structural branches between the ground and a point half the tree's total height (for very tall trees don't remove branches higher than 20' above the ground). Exception to the above: trees planted for screening purposes, such as those at rear perimeters of many sites shall not be pruned except as needed to remove dead, diseased, broken, dangerous, or crossing branches. Some municipalities prohibit pruning trees without a permit. The contractor is responsible for determining if permits are needed and shall obtain and pay for any required permits as part of the basic landscape maintenance fee. Advise RaceTrac personnel prior to pruning any trees. The Landscape Contractor shall NOT contact any municipality without RaceTrac's written consent. No exceptions.
9. When pruning trees known or suspected to be diseased, cutting blades shall be sterilized after each cut. Sterilize blades by dipping them in a solution of 1 part bleach and 9 parts water or heavily spray them with a disinfectant spray, such as Lysol. After dipping or spraying, wait 20 seconds before using again.
10. A vertical clearance of ten (10) feet is required above all parking spaces. A vertical clearance of eight (8) feet is required above all walkways. Trim trees to remove all limbs within these areas.
11. Trees near price signs shall be pruned to maintain visual clearance to top of price sign, if the price sign is monument style. See attached picture.

G. Shrubs and Vines:

1. Shrubs and vines shall be kept in a healthy, vigorous condition, free from disease and large concentrations of pests.
2. Shrubs shall be pruned weekly only as needed to remove branches that are dead, broken, extending beyond the face of curbs or sidewalks, or are climbing building walls (unless they are intended to climb the wall, such as climbing vines). Formal hedges and topiary shall be regularly pruned to maintain a uniform height and width. Except as noted previously, allow the shrubs to grow unpruned to their natural shape and sizes.
3. Shrubs uniformly planted in rows, where it is clear the intent was to create a hedge, shall be pruned so as to encourage a hedge. Shrubs in hedges shall be encouraged through pruning to form a dense, continuous, hedge, branching fully to the ground. All other shrubs shall be pruned only as required for safety, visibility and plant health. They are to be allowed to develop into the natural shapes expected of the plant variety. Do not shear shrubs into topiary (shapes) unless specifically instructed to do so in writing by the owner's authorized representative. Hedges adjacent to parking areas shall never exceed 36” in height.
4. Allow shrubs three (3) months to rejuvenate following a hard frost prior to pruning or replacing.
5. Any shrub found to be dead or missing shall be replaced with plant material (so as to keep the full appearance) of identical species at the landscape maintenance contractor's expense, unless the loss was due to excluded damage. If the loss resulted from excluded damage, replacement will be paid for as additional work. Submit a quote for replacement within two weeks of the loss as outlined in the General Requirements section of these specifications.
6. Replacement shrubs shall be at least 18 inches in height when planted, unless otherwise approved by the owner's authorized representative. Place 2 slow-release fertilizer tablets in backfill material, 6 inches deep on opposite sides of the rootball, but not touching the rootball.
7. When pruning shrubs known or suspected to be diseased, the cutting blades shall be sterilized after each cut. Sterilize blades by dipping them in a solution of 1 part bleach and 9 parts water or heavily spray them with a disinfectant spray, such as Lysol. After dipping or spraying, wait 20 seconds before using again.
8. Mulch bed to extend one (1) foot outside shrub dripline.

H. Pruning:

1. All ornamental trees, shrubs, and ground cover shall be selectively pruned; (except for desired hedges, or to conform to design intent) all pruning and thinning of plants shall be done to retain their natural shapes. If previous maintenance practice has been to shear and ball, then a natural shape shall be restored gradually.
2. Evergreens, Knock-Out Roses, Lorepetalum, Crape Myrtles are to be selectively pruned to maintain their natural shape. Hedges and/or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants.
3. Conifers shall be pruned, if required, according to their genus.
4. Yew, Junipers, Hemlocks, Arborvitae, and False Cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
5. Firs and Spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut the central leader.
6. Groundcover shall be edged and pruned to contain it within its borders on each visit during the Growing Season (between March and October); as needed basis otherwise.
7. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on Crape Myrtle, Lilacs, Viburnums, Smoke Bush, etc.
8. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may best be done over a three-year period. Renewal pruning may be used on Abelia, Forsythia, Deutzia, Mockorange, Spirea, etc.
9. Palm Trees: Prune lower, brown fronds twice per year.
10. Trim all trees and shrubs away from the building and price signs; ensure full visibility of store and signs.
11. Trim all trees, shrubs and dead branches. Even if the tree/shrub needs replacing, never leave a dead plant on store property. Photograph it and then remove immediately, unless the subject plant material's warranty is unclear. Remove all plants overhanging passageways and parking areas and damaged plants as needed.
12. All calls/issues that result from improper service maintenance should be resolved within 24 hours.

I. Fertilizer:

1. Plant beds shall receive a thorough clean-up before fertilizing. Clean-up includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, such as Lantana.
2. Lawn areas shall be fertilized using slow-releasing fertilizer to help promote early green up (Reference Appendix C for schedule).
3. Water immediately after applying to move the fertilizer into the soil and wash the fertilizer off of plant surfaces.
4. Trees shall be fertilized using slow releasing, deep-root fertilizer.
5. Shrubs and groundcover shall be top-dressed with compost 1” deep, or fertilized (See attached).
6. When applying granular fertilizers to drip-irrigated areas, the fertilizer must be washed in by hand or rainfall before turning on the drip system. Running the drip system immediately after application will push the fertilizer away from the emitters, resulting in a high concentration of fertilizer at the edge of the wetted zone. This highly-concentrated fertilizer can kill or damage plants. It is recommended that granular fertilizers be applied to drip-irrigated areas only in early spring, just prior to a moderate rainfall.
7. Itemized receipts for fertilizer and other required soil amendments purchase (or for services of a fertilizer application company) must be submitted to the owner's authorized representative as proof of application. The contractor shall submit the receipts together with the next regular billing. Failure to submit receipts may result in payment delays or partial payment. Receipts must show the name and phone number of the seller and the date of sale. Receipts must also be itemized, showing the total quantity and description of each item. Prices and unrelated purchases may be blacked out.
8. If fertilization does not maintain fresh green sod, troubleshoot root cause, and if necessary, provide a recommendation for resolution.

All calls/isses that resule from improper service maintenance should be resolved within 24 hours.

V. IRRIGATION

A. Water Application & Scheduling:

1. It is the responsibility of the contractor to conserve water and assure that all watering rules and regulations are followed. Any penalties, fines, or citations for watering ordinance violations shall be paid by the contractor.
2. If there is an automatic irrigation system, hand water as needed to supplement the automatic system. Failure of the irrigation system to provide full and proper coverage shall not relieve the landscape maintenance contractor of the responsibility to provide adequate irrigation. It is the contractor's responsibility to make sure that the irrigation system is maintained and operates properly.
3. If there is an automatic irrigation system, the contractor is responsible for the complete operation and maintenance of the irrigation systems, except as noted below. The contractor shall examine the irrigation system for damage or malfunction weekly and shall report damage or malfunction to the owner's authorized representative in writing. Contractor to ensure that all valves are opening and closing within an acceptable time frame, all heads are straight, properly adjusted and free of any debris or obstruction that would prevent them from providing proper coverage. If necessary, adjust the spray at each pop-up head to ensure all planting material is irrigated and that no overspray occurs onto pavement, buildings or vehicles.
4. Test irrigation system once each month during the Growing Season by cycling and inspecting each zone.
5. Reset cycle times as necessary for seasonal changes. If the contractor fails to report the broken or malfunctioning irrigation system components within two weeks of the breakage or malfunction, the contractor shall be responsible for all damages resulting from the broken irrigation system component.
6. If there is an automatic irrigation system, adjust watering times each week. Do not overwater plantings. Use multiple-start times and short run times to prevent run-off. Drip systems should be left on for sufficient time to allow for saturation of the root zone. Shorter runs with drip irrigation do not provide sufficient water penetration for healthy root development. Avoid multiple-start times with drip systems if possible. Do not allow run-off from any irrigation.
7. Fall maintenance shall include (but is not limited to) draining the system by manual gravitational drains or the use of compressed air and wrap the backflow of the irrigation system to prevent backflow from further damage. (Winterize the system in regions where necessary).
8. Spring maintenance shall include (but is not limited to) the closing of all manual drain valves, inspection and realignment of all heads, operational check/test each zone for proper operation, inspection and adjustment of controller and run times. Repair as needed.
9. If there is an automatic irrigation system, when breakdowns or malfunctions exist, the contractor shall hand water, if necessary, to maintain all plant material in a healthy condition. If the irrigation repairs are major and will be billed as additional work (see items that qualify for additional work payments as outlined below), the labor costs for hand watering may also be submitted for payment as noted in the General Requirements section of these specifications. Do not wait for approval to begin hand watering if it is required to save the plantings.

B. Irrigation System Scheduled Maintenance:

1. Each valve zone shall be observed for signs of damage on a weekly basis during the irrigation season.
2. The landscape maintenance contractor shall maintain the irrigation system, including cleaning of filter screens yearly or more often as needed, and flushing pipes, as part of this contract.
3. Drip irrigation systems need periodic flushing to remove sediment. When flushing is necessary, it shall be performed as part of this contract. Drip systems shall be flushed at least once a year. Open ends of drip lines and run for at least 15 minutes at full flow to flush. It may be necessary to install flush outlets in order to flush the drip system.
4. Run-off of water or overspray from irrigation systems into or onto streets, sidewalks, stairs, or gutters is not permitted. The contractor shall immediately shut down the irrigation system and make adjustments, repairs, or replacements as soon as possible to correct the source of the run-off.

C. Irrigation System Repair:

1. The landscape maintenance contractor shall replace or repair, at the landscape maintenance contractor's expense, any irrigation components damaged, unless due to excluded damage. Repair shall be made within two weeks of the day the damage occurred. If the damage was due to excluded damage, the irrigation repairs will be paid for as additional work. The contractor shall make notification of needed repairs within two weeks of the day the damage occurred as noted in the General Requirements section of these specifications. Regardless of the cause of damage, the contractor shall take immediate action to prevent further damage by shutting off the damaged part of the irrigation system and commencing with hand watering as needed. As soon as possible after receiving written authorization to proceed, the contractor shall make repairs. The following items are considered to be minor repairs: damaged or clogged sprinkler nozzles, adjustment of sprinkler patterns or arcs, adjustment of sprinkler position (ie; raise, lower, or straighten sprinkler head), replacement of clogged, broken, or missing barbed-style drip emitters, replacement or repositioning of drip distribution tubing smaller than 1/2 inch or 15 mm diameter. These minor repair items shall be corrected by contractor at contractor's expense.
2. Any replacement of irrigation system components shall be made with materials of the same manufacturer and model as the original equipment. Substitutions of materials other than original equipment will be approved only when the original equipment has been discontinued and is no longer available for purchase at any location. The substituted equipment must be completely compatible with the original and must be approved in advance by the owner's authorized representative.
3. All repairs to the system shall be identical to the original installation, unless approved otherwise in advance by the owner's authorized representative. If a change to the installation will result in lower future maintenance costs, less frequent breakage, or an increase in public safety, request authorization to make the change from the owner's authorized representative.
4. For safety, never install sprinklers on risers above the ground level, even if the risers are flexible. Always use spring-operated, pop-up style, sprinkler heads. Sprinkler heads are available with pop-up heights up to 12 inches above ground level. If the existing sprinklers are mounted on above-ground risers, the replacements shall be pop-up type sprinklers. No exceptions, ever!
5. If any existing sprinklers at this site are installed on risers above the ground level, submit a quote for additional work to the owner's authorized representative covering the cost of removal and replacement of these sprinklers with new, spring-loaded, pop-up type, sprinklers. Submit the quote within two weeks of being awarded this contract.
6. The contractor shall check the entire irrigation system weekly for items such as dry spots and missing or malfuctioning irrigation components. Check for leaking valves, water running across sidewalks, water standing in puddles, or any other condition which hampers the correct operation of the system or the public safety. The contractor shall carefully observe plant materials for signs of wilting, indicating a lack of water. Plants which die due to irrigation failure will be considered to have died due to the contractor's negligence and shall be replaced at the contractor's expense.
7. Plastic sprinkler nozzles with bad patterns shall be replaced with new nozzles of the same gallonage and arc as part of the regular maintenance of the sprinkler system. Do not attempt to clean plastic nozzles by sticking knife blades or wire into the openings. The plastic will be scratched and the pattern will be ruined. Brass nozzles may be carefully cleaned if needed.

VI. CLEAN UP AND LITTER REMOVAL

A. All leaves, trash, sticks and other unwanted debris shall be removed from lawns, ground cover beds, shrubs and dumpster areas on each visit.

1. Do not sweep or blow trash, leaves, clippings, or landscape debris into planters, streets, drainage structures or onto adjacent property. Collect all debris swept or blown from landscape areas and remove from the site.
2. Do not use blowers prior to 7:00 A.M. or after 8:00 P.M. or at any other hours restricted by law. Do not use blowers around parked vehicles to avoid scratching vehicle paint with blowing sand and debris. Blowers may not be used where prohibited by law.
3. All litter shall be removed from the site each week. In no case shall trash, litter, or leaves be blown or swept onto the property of others. All trash, litter, leaves, etc. shall be collected, hauled away, and disposed of legally.

B. In addition to removing all litter from lawns, ground cover beds, shrubs and dumpster areas, the contractor shall remove and dispose of any large miscellaneous debris or trash in the parking lot. For the purpose of this contract, "large" shall mean items the size of a small beverage cup or larger. The intent of this requirement is that the contractor's workers should take sufficient pride in the appearance of the site that they would pick up any significant litter they come across at the site. Sweeping of the parking lots is not included in the landscape maintenance. All litter shall be removed from planter areas and sidewalks, regardless of the size of the litter.

VII. CHEMICALS, HERBICIDES, PESTICIDES

A. Trees, Shrubs and Groundcover - Insect & Disease Control:

1. The contractor shall apply Lawn Weed Control per the frequency chart in the appendix.
2. Plant pathogenic disease problems identified be the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed with everything up to a height of 15 feet.
3. If the contractor notes an especially insect or disease prone plant species in the landscape, s/he will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.
4. All calls/issues that result from improper service maintenance should be resolved within 24 hours.

B. Turf Insect & Disease Control:

1. The contractor shall be responsible for applying insecticide per the frequency chart in the Appendix C.
2. The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect, pest or disease problem exists. The contractor shall identify the insect pest or disease, as well as the host plant.
3. All calls/issues that result from improper service maintenance should be resolved within 24 hours.

C. Liming:

1. A soil test should be taken upon request.
2. If limestone is required, the Landscape Contractor shall specify the rate, obtain approval from the Director of Field Services and apply at an additonal cost.
3. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1,000 square feet.

D. All chemicals shall be used in accordance with label directions and the manufacturer's recommended handling methods. All chemicals shall be handled in accordance with all applicable regulations. Registered chemicals shall be used only on the advice of a qualified, licensed (if required), pest control advisor. Nothing in this specification shall be construed to be the advice of, or to substitute for the advice of, a pest control adviser.

E. Pesticides shall not be applied within one hour of the start of operating hours for businesses at the site. In the event that it is not possible to complete the application by one hour prior to business hours (i.e. 24 hour operations), applications shall be made at times when customer presence is minimal. Areas to be treated shall be blocked off and warning signs posted.

F. The landscape maintenance contractor shall take precautions to keep persons away from pesticide and herbicide-treated areas until the applied material is fully dry and the treated area is safe for entry. Follow the recommendations of the pesticide manufacturer and all applicable governmental and industry regulations.

VIII. COMMUNICATIONS AND REPORTS

A. Regular communication between the contractor and the owner's authorized representative is encouraged.

B. The contractor is encouraged to ask questions, rather than make assumptions.

C. As the landscape matures, some of the maintenance procedures will be eliminated and others may have to be added. For example, as the shrubs mature they will require less fertilizer. Regular communication will eliminate most surprises to the owner of changing maintenance costs, which will vary as the landscape grows. Remember, all changes to these specifications must be approved in writing by the owner's authorized representative.

D. The contractor shall provide the owner's authorized representative with the name and phone number of the contractor's representative for this site. The contractor's representative shall be a person in the employ of the contractor who is familiar with, and regularly updated on, all the contractor's activities at the site. The contractor's representative shall personally perform regular reviews of the contractor's work at the site.

E. The contractor shall turn in a copy of the Weekly Maintenance Checklist to the owner's authorized representative each week. The checklist copy shall have a check mark by all items completed at the site during the week by the contractor. Any items completed that are not on the checklist shall be noted on the back of the checklist. The checklist shall be dated and contain the name and signature of the contractor's representative for the work at this site.

BELOW IS AN AUTHORIZED DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL LISTED. BY WAY OF THIS SIGNATURE I ATTEST THAT THE DOCUMENTS HEREIN, IF UNDER A VERIFIED ELECTRONIC SEAL, WERE PREPARED, SIGNED AND AUTHORIZED FOR SUBMITTAL BY ME ON THE DATE OF SIGNING, WITH ALL AUTHORITY AND RIGHTS GRANTED TO ME BY THE STATE OF FLORIDA SS 481.303 PART II AND ASSOCIATED REFERENCES THEREIN.

William Dale Bryant

Digitally signed by William Dale Bryant
DN: cn=William Dale Bryant, o=Green Earth Landscape Architecture LLC, ou=LA6666943, email=dale.bryant@greenearthla.com, c=US
Date: 2025.05.28 15:57:37 -04'00'

REGISTERED LANDSCAPE ARCHITECT — WILLIAM DALE BRYANT — LA 6666943 — STATE OF FLORIDA

No.	REVISIONS	DATE	BY

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
E-MAIL: dale.bryant@greenearthla.com PHONE: 954-638-9825

RACETRAC PETROLEUM, INC.
SAMPLE ROAD & 27TH AVENUE
POMPANO BEACH, BROWARD COUNTY
FLORIDA 33069

PROJECT # 25-111
DATE 05-28-2025
SCALE AS SHOWN
DESIGNED BY WDB
DRAWN BY WDB
CHECKED BY WDB

LANDSCAPE MAINTENANCE SPECIFICATIONS

SHEET NUMBER
L-202