

SECTION 2820

LANDSCAPING MAINTENANCE

PART 1 - GENERAL

1.01 MAINTENANCE PERIOD

Upon completion of installation, the landscape Contractor shall maintain his work on a regular basis throughout one full growing season following planting. In no case shall the maintenance period be less than one (1) year from the date of completion, (example: growing season April through October. Stock planted in June shall be maintained through October of the following year - a total of 16 months). At the end of the above specified maintenance period, the Landscape Contractor shall furnish, in writing, two (2) copies of the annual Landscape Maintenance Schedule to the City of Chattanooga.

1.01 AREA TO BE MAINTAINED

This contract includes all areas within the property lines, and adjacent street right-of ways, with the following exceptions:

- A. Any paved areas, unless damage or otherwise affected by the Landscape Contractor.
- B. Outlet properties where development has occurred, or is in progress.
- C. Undisturbed or "Naturalized" wooded areas.

1.03 INSPECTIONS

- A. The Contractor will inspect the site a minimum of once a week to determine the work to be done and materials needed.
- B. The City of Chattanooga's Construction Representative will inspect the site at any time, and will report any damage or unsatisfactory work to the Contractor. The Contractor shall remedy the situation within a minimum of forty eight (48) hours after notification by the City of Chattanooga's Construction Representative.

1.04 COOPERATION AND COORDINATION

- A. The Contractor shall cooperate with and communicate with other Contractors serving this property and, with them, ensure careful maintenance of the property.
- B. The Contractor shall report any vandalism or damage to landscape areas immediately to the property manager.

1.05 ADDITIONAL WORK

- A. No claim for extra work or change of plans shall be made by the Contractor except upon a signed, written change order from authorized representative of the City of Chattanooga. Such agreement must be signed in advance of any work. Failure to do so will result in the Contractor assuming liability for the total cost.
- B. Additional work, when authorized by the City of Chattanooga, will be done at a cost mutually agreed upon by the City of Chattanooga, Owner, and Contractor, in writing.

PART 2 - SCOPE OF WORK

2.01 WATERING

- A. It is the Landscape Contractor's responsibility to determine water application rates and timer cycling. The Irrigation Contractor will instruct the Landscape Contractor on the operation and programming of the Controller.
- B. The Landscape Contractor shall report any problems or damage to the irrigation system to the Irrigation Contractor and the City of Chattanooga's Construction Representative immediately.
- C. Any supplemental or hand watering shall be performed by the Landscape Contractor, as required for healthy plant growth.

2.02 TURF MAINTENANCE

- A. MOWABLE AREAS (Slopes 3:1 or less) shall be maintained at the recommended height for individual species. No more than 1/3 of the total height of the leaf blade shall be removed at any one mowing.
- B. SOIL TESTS AND AMENDMENTS

Soil tests will be made prior to the topsoil being backfilled to monitor the actual fertility and pH levels. Soil amendments will be applied as necessary to ensure that the soil has the correct pH and nutrient level.

- C. EDGING

Curbs, walks, and beds will be edged as specified in the maintenance schedule. Apply a custom-blended fertilizer with controlled-released nitrogen in the Spring, and a balance fertilizer with micro-nutrients in the Fall. Further nitrogen applications will be made throughout the growing season, as needed to maintain a thick, healthy, green turf.

D. WEED CONTROL

1. Lawn areas and planting beds will be treated with a pre-emergent herbicide in early Spring. The herbicide used must break down in time for over-seeding. Another application shall be made in the late fall, after the new grass seed has become established.

2. Hand weeding and spot treatment shall be done on an "as needed" basis.

F. INSECT AND DISEASE CONTROL

Treat insect and disease problems with approved chemicals on an "as needed" basis. These chemicals to be applied in a safe and lawful manner, by licensed personnel.

G. LAWN RENOVATION

1. Lawns will be detached by vertical mowing at the time specified in the maintenance schedule. The depth of penetration of the vertical mower's blade should be adjusted so the blade will completely penetrate through the thatch layer and into the soil under the thatch.

2. Over-seeding will be done once a year at the time best suited for the individual species.

2.03 PLANT MATERIAL MAINTENANCE

A. FERTILIZATION

Shrubs and trees will be fertilized with a balanced fertilizer containing micro-nutrients in early Spring and Fall to promote deep green color, vigor and Winter hardiness.

B. WEED CONTROL

Treat shrub beds and other mulched areas with a pre-emergent herbicide in early Spring to control annual grasses and broadleaf weeds. Post emergent herbicides will be done in areas where it is not feasible to use herbicides.

C. INSECT AND DISEASE CONTROL

Insect and disease problems will be treated with approved chemicals, as needed. Chemicals to be applied in a lawful manner by licensed applicators.

D. MULCHING

A full four inches (4") of Mulch will be applied to planting beds in the Spring.

E. PRUNING

Shrubs and small trees (Under 15') will be pruned during the growing season as needed to promote healthy growth and a neat appearance. Remove dead branches immediately. Dispose of all clipping off-site.

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