

Maintenance Service Description Guidelines

A. Bermuda Turf Care and Maintenance

1. Mowing

Turf will be cut at a height of one and one-half inches to two and one half inches as conditions demand. Mowing will be done at the frequencies specified by the season. A bagging or recycling mowers will be used in areas too small for large equipment or in areas specified by the Customer.

2. Edging

Edging will be done to all curbs, sidewalks, and bed lines at the frequencies specified in the Foreman Duties Outline, every other week alternating between hard lines and bed lines. All edges will be perpendicular between turf and hard lines. Edging will be done with a metal blade edger. Line trimmers will not be used for edging.

3. Ant Control

Ant mounds will be leveled to previous grade and treated with specified chemical.

4. Trimming

A line trimmer will be used after each mowing to trim grass or weeds that cannot be mowed with large machinery. Trimming height will be the same as the mowing height.

B. Fescue Turf Care and Maintenance

1. Mowing

Turf will be cut at a height of three inches to four inches as conditions demand. Mowing will be done at the frequencies specified by the season. A bagging or recycling mowers will be used in areas too small for large equipment or in areas specified by the Customer

2. Edging

Edging will be done to all curbs, sidewalks, and bed lines at the frequencies specified in the Foreman Duties Outline, every other week alternating between hard lines and bed lines. All edges will be perpendicular between turf and hard

lines. Edging will be done with a metal blade edger. Line trimmers will not be used for edging.

3. Ant Control

Ant mounds will be leveled to previous grade and treated with specified chemical.

4. Trimming

A line trimmer will be used after each mowing to trim grass or weeds that cannot be mowed with large machinery. Trimming height will be the same as the mowing height.

C. Shrub and Groundcover Care and Maintenance

1. Hand Pruning

Large leafed shrubs and Junipers will be hand pruned to remove dead and damaged wood to allow for natural development of plant material to create the effect intended by the Customer, and the design of the landscape. Deep hand pruning once during the dormant months. Crews will perform hand pruning during the growing months to keep plant material aesthetically pleasing and within limits allowed.

2. Shearing

Small leafed shrubs can be sheared into a mass or a hedge depending on the planted area. Hedges will have a level uniform height with beveled (45°) edges. Mass plantings will have a uniform shape with rounded edges. Crews will prune during the growing months to keep plant material aesthetically pleasing and within limits allowed.

3. Weed Control

Crews will be responsible for controlling weeds in bed areas by physical, mechanical, and chemical methods. Bed areas will be maintained free of weeds.

D. Tree Care and Maintenance

1. Pruning

Crews will maintain all planted trees so that no branches will overhang sidewalks and parking areas lower than seven feet from the ground. All sucker growth from the base and the trunk of trees will be removed weekly to maintain a clean appearance.

Trees located in natural areas shall be pruned up to ten feet only when their growth habit affects formal maintenance areas. All fallen limbs will be removed.

Crews will prune all tree form shrubs. Pruning will consist of shaping heads, removing conflicting branches, and removal of interior as well as lower sucker growth.

E. General Site Conditions: Trash, Debris, and Weed Control

1. Clean Up Procedures

Crews will upon each visit police all maintained areas for trash, and other debris. Crews will also blow all roadways, curbs, sidewalks, and parking lot areas (within fifteen feet of curbs, and maintained areas) each visit.

2. Severe Weather Clean Up

In the event of a natural disaster, such as a major snow, ice, or wind storm (such as a tornado), crews will not be responsible for any clean up operation outside of the agreed Maintenance Service Contract.

3. Typical Weather Clean up

Crews will be responsible for debris clean up deposited from typical weather conditions.

F. Fall Leaf Removal

1. Leaf Collection

Leaves will be collected in all maintained areas no less than four times per year and relocated to natural wooded areas on the property for recycling, or removed from property. This will be done from November until leaf disbursement ceases. Crews will collect leaves from prominent areas to prevent heavy build up each visit.

Turf Maintenance Schedule		
Task	Timing	Frequency
Mowing	April-October November-March	Weekly As needed
Edging	April-October November-March	Weekly As needed
Dethatching and Scalping Warm Season Turf	February-March	Once
Ant Control	Yearly	Weekly
Fertilization: Bermuda Fescue	April, July, September March, September, December	Three applications Three applications
pH Adjustment	March	Once
Insect and Disease	Yearly	As needed, Excluding Grub Control
Weed Control	Yearly	As needed
Trimming	Yearly	As needed

Shrub Maintenance Schedule		
Task	Timing	Frequency
Pruning: Shaping Deep Cutting	Growing Season December-February	4 occurrences per year Once
Fertilization	March	Once
Insect and Disease: Shrub Tree	Yearly Yearly	As needed Extra cost
Weed Control	Yearly	Weekly