

SECTION 02499 – LANDSCAPE MAINTENANCE

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SECTION 02499 – LANDSCAPE MAINTENANCE

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. Work includes the growing and maintenance operations necessary to establish all plantings, to provide pest and disease control, and to maintain the irrigation system and related construction elements.

1.02 RELATED REQUIREMENTS

- A. Section 02480, "*Landscaping Soil Preparation*"
- B. Section 02483, "*Planting*"
- C. Section 02486, "*Irrigation*"

1.03 REFERENCE STANDARDS

Not Used

1.04 QUALITY ASSURANCE

- A. Soil Testing. A one-quart sample of the in-place topsoil, taken twenty (20) calendar days after planting, shall be submitted to *Soil and Plant Laboratory, Inc., (408) 727-0330*, or a laboratory approved by the City, for fertilizer recommendations. Cost of test shall be paid for by the Contractor. A copy of the test results shall be provided to the Engineer.

1.05 MEASUREMENT AND PAYMENT

- A. Unless otherwise specified, landscape maintenance will be paid for as a Lump Sum price. Payment will include full compensation for furnishing all labor, tools, materials, equipment, and other incidentals necessary to perform the required maintenance during the specified time period in accordance with these specifications and/or the Special Provisions and as directed by the Engineer.

PART 2 - PRODUCTS

2.01 FERTILIZER

- A. Fertilizer to be used during the course of maintenance period shall be determined by the soils test as required in Paragraph 1.04 A of this Section.

2.02 PRE-EMERGENT HERBICIDE

- A. As recommended by licensed Pest Control Advisor. Cost shall be paid for by the Contractor.

2.03 WATER AND ELECTRICITY

- A. During the course of construction and maintenance period, water and electricity shall be paid for by the Contractor.

PART 3 - EXECUTION

3.01 FERTILIZER APPLICATION

- A. Fertilizer(s) shall be applied per *Soil and Plant Laboratory* recommendations (see Paragraph 1.04 of this Section). Initial application shall be three (3) to four (4) weeks after planting with recurrent applications at thirty (30) day intervals as approved by the Engineer. Fertilizer shall be applied when the landscape is dry and watered properly with thorough irrigation.

3.02 HERBICIDE APPLICATION

- A. Shall not be used until all plant material has been planted a minimum of twenty (20) calendar days. All planting areas shall be kept weed-free by non-herbicidal methods during this time period. Herbicide Pre-emergent herbicide shall not be applied to any areas that are scheduled for seeding or have been seeded until the seeded area becomes substantially established as determined by the Engineer.

3.03 BASIC REQUIREMENTS

- A. All planting areas shall be kept weed-free at all times during the maintenance period. All pests and disease control shall be the Contractor's responsibility. All planting areas shall be kept at optimum moisture for plant growth. Planting not adequately served by the automatic irrigation system shall be hand watered. Settlement of soil and plants and soil erosion shall be repaired and areas replanted as required. Dying or deficient plants shall be replaced, as they become apparent.

3.04 VANDALISM

- A. Landscape work under City-funded contract damaged by vandalism, vehicular damage and/or theft, during the installation of the work, maintenance period, and until final acceptance by the City, shall be repaired or replaced by the contractor without cost to the City. All replaced planting and repaired items shall be subject to extended maintenance and warranties similar to the initial requirements.

3.05 COMMENCEMENT OF MAINTENANCE PERIOD

- A. Unless otherwise specified in the Special Provisions, the maintenance period shall commence from the date of substantial completion established in writing, and extend for a minimum of one hundred twenty (120) calendar day period thereafter, or until final completion, whichever is longer. Substantial completion shall be deemed as the time all major planting, including ground cover, the irrigation system, and all landscape maintenance work, is satisfactorily completed, with the exception of minor items to be completed as noted upon a checklist compiled by the Engineer. Maintenance period shall not commence until approved by the City in writing.

3.06 TURFGRASS

- A. Contractor shall provide all services and incidental work as required to promote and maintain a thick, hardy, weed-free, well-established turf within the maintenance period. Bare spots or other problem areas shall be corrected, as they are determined, at two (2) week intervals. Turfgrass shall be removed mowed to a two inch (2") height after it reaches a three to four inch (3-4") height, as often as necessary.

3.07 FINAL ACCEPTANCE

- A. At the end of the maintenance period, all plants shall be in a healthy growing condition. Contractor shall have corrected all noted deficiencies, performed final cleanup and weed removal, and shall have completed all phases of landscape maintenance operations.
- B. The request for final inspection shall be made in writing to the Engineer at least ten (10) days prior to the end of the maintenance period. Failure to request the final inspection to said number of days shall automatically move the date of completion and extend the maintenance period at no additional cost to the City.
- C. All areas shall remain weed-free for thirty calendar days after the end of the maintenance period or the weeds will be removed at the Contractor's expense.

3.08 RETENTION AMOUNT

- A. An amount equal to ten percent (10%) of the lump sum bid item for landscaping, but not less than three percent (3%) of the total contract amount, shall be retained until 30 calendar days after the completion and final acceptance of the landscape maintenance.

End of Section