

WORK ORDER #2020-01
TO MASTER SERVICES AGREEMENT, DATED January 1, 2018

This Work Order is made and entered into this **1st day of January, 2020**, by and between **WATERFALL METROPOLITAN DISTRICT NO. 1**, (the “District”), and **INTEGRITY LAWN PROFESSIONALS, LLC** (“Contractor”), collectively, the “Parties.” Unless otherwise defined herein, all capitalized terms shall have the meaning given to them in that certain Master Services Agreement between the District and Contractor, dated **January 1, 2018** (the “Agreement”).

1. Services. The Services to be provided by Contractor pursuant to the terms of the Agreement and this Work Order are set forth in **Exhibit A-1** attached hereto and further described as follows: **Waterfall 1 O&M: Landscape Maintenance Services.**

2. Compensation. Contractor hereby agrees to perform such Services as set forth in Paragraph 1 to this Work Order and the District hereby agrees to pay Contractor for the satisfactory performance of the Services a **lump sum amount of \$13,900.00**, as set forth in **Exhibit A-1** attached hereto. The District’s payment obligation set forth in this Paragraph 2 is subject to the annual appropriation of funds by the District, as set forth in Section 13 of the Agreement. The District has appropriated sufficient funds to compensate Contractor for Services rendered pursuant to this Work Order for the current fiscal year. Payment by the District for any Services rendered by Contractor in the subsequent fiscal year shall be subject to the District appropriating such funds for payment for the subsequent fiscal year.

3. Term. The term of this Work Order shall begin on the date set forth above, shall be effective as of such date regardless of the date of execution hereof, and shall terminate **December 31, 2020.**

4. Modification. This Work Order may not be amended, modified or changed, in whole or in part, except by a Change Order executed by the District and the Contractor. Any Change Order resulting in an increase in compensation shall be subject to the appropriation of funds by the District prior to the execution of a Change Order, as set forth in Section 13 of the Agreement.

5. Integrated Agreement. This Work Order has been issued pursuant to, and is hereby made a part of, the Agreement. The terms and conditions of the Agreement remain in full force and effect and shall apply to this Work Order and the Services performed hereunder.

IN WITNESS WHEREOF, the Parties have executed this Work Order as of the 1st day of January, 2020.

WATERFALL METROPOLITAN DISTRICT NO. 1:



By: Ryan Abbott

Its: District Manager

INTEGRITY LAWN PROFESSIONALS, LLC:



By: Donovan Carstens

Its: Owner

EXHIBIT A-1 TO WORK ORDER #2020-01
SCOPE OF SERVICES AND PAYMENT FOR SERVICES



12 MONTH LANDSCAPE MAINTENANCE PROPOSAL
12-MONTH PROPOSAL for the 2020 Season

Property: Waterfall Metro District
Address: Loveland, CO. 80538

Contact: Doug Campbell
Phone:

Services	April	May	June	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	Totals
TURF AREAS:													
Mowing	2	4	5	4	5	4	2						26
Edging	2	2	2	2	2	2	1						13
Line Trimming/Blowing	2	4	5	4	5	4	2						26
Fertilization	1			1		1							3
Post Emergent Weed App	1			1		1							3
Aeration	1												1
BED AREAS:													
Hand Weeding	2	4	5	4	5	4	2	1					27
Pre Emergent Weed App	1												1
Post Emergent Weed App	2	4	5	4	5	4	2						26
GENERAL CLEAN-UP													
Debris in Turf/Walks	2	4	5	4	5	4	2	2	2	2	2	2	36
Debris in Beds	2	4	5	4	5	4	2	2					28
Weed Control in Cracks/Crevices	1	1	5	4	5	4	2	2					24
Spring Clean-up	1												1
Leaf Removal							1	1					2
SHRUBS, TREES & GROUNDCOVERS:													
Shrub Pruning	1	1	1	1	1	1	1				1		8
Tree Pruning (Under 12')	1	1	1	1	1	1	1				1		8
Tree Ring Spray	1	1	1	1	1	1	1	1			1	1	10
IRRIGATION:													
Irrigation System Activation	1												1
Management of System	2	2	2	2	2	2	2						14
BACKFLOW CERTIFICATION	1												1
Irrigation System Winterization							1						1
Additional Services:													
New Native Mowing Scope: Mowing beauty bands along E 15th Street and Mowing Detention Bowl West of OCR. We are also Mowing native from The Reynolds side heading east to Kirk Eye Care.	1	2	2	2	2	1							10
Native Broadleaf Weed Spray	1		1		1								3
Turn Over Mulch In Bed Areas	1												1
Additional Mowing in New Turf Areas													\$1,430

GRAND TOTAL: \$13,900
MONTHLY TOTAL: \$ 1,158.33

Authorization: _____ DATE: _____
Billing Address: _____
Email Address: _____

Start Date: 1/1/2020
End Date: 12/31/2021

Donovan Carstens
Northern Colorado Maintenance Manager

Northern Colorado Headquarters
640 CottonWood Dr. Loveland, CO 80538
Phone : 720-352-9151; Email : info@integritylawnprofessionals.com

WF1 - O&M Map

- Landscape Scope
-  Manicured
 -  Median
 -  manicured
 -  Native
 -  Native
 -  Native
 -  Native
 -  Controller

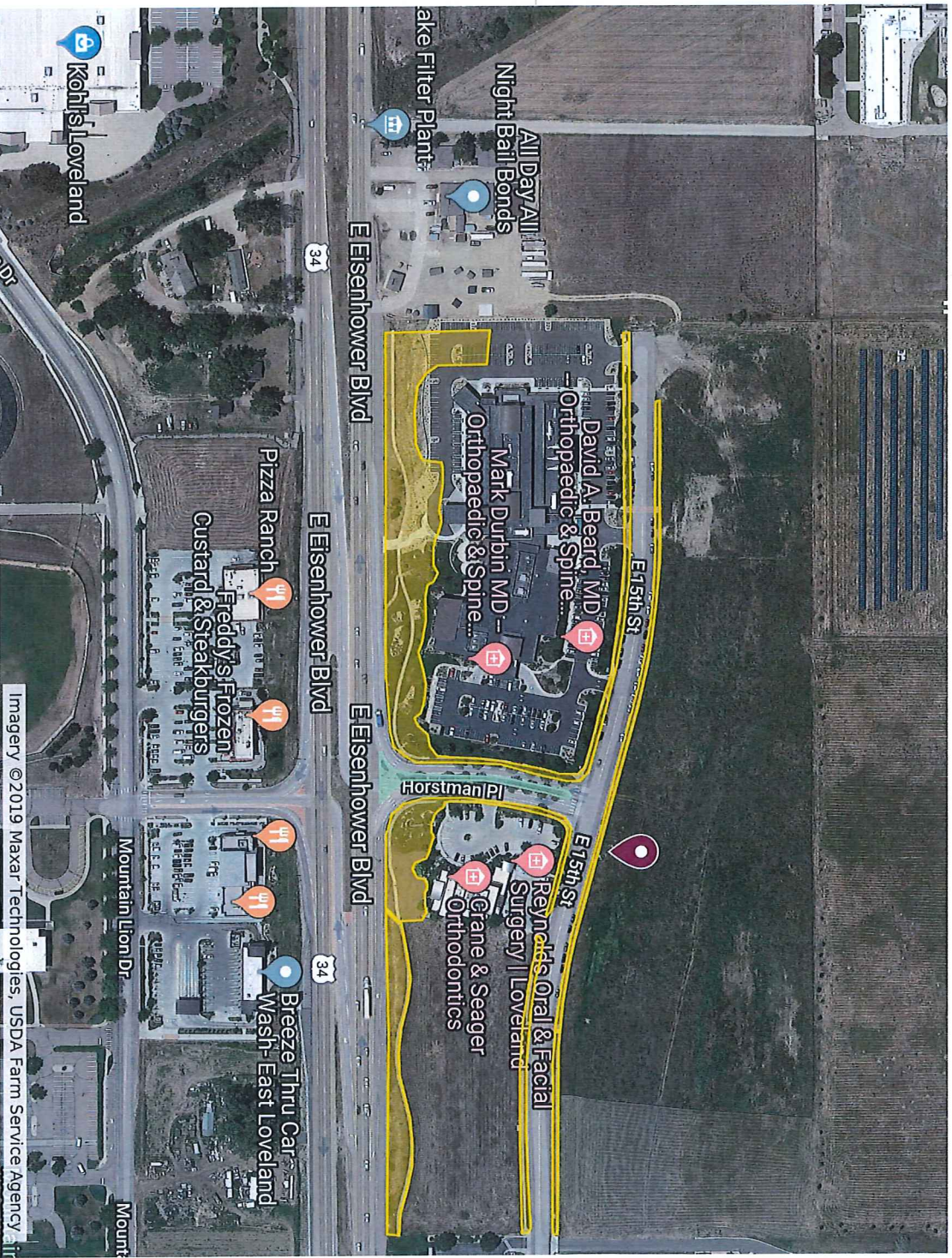


EXHIBIT "A-2"

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Unit Price Line Items after each specification correspond to the Itemized Pricing Forms ("Exhibit A-3") and are to be performed to the frequencies specified.

I. FESCUE AND BLUEGRASS TURF MAINTENANCE

A. Mowing

Turf shall be cut at a height of two (2) inches to four (4) inches as conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting. Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds. *(Unit Price Line Item: Mow)*

B. Edging

Contractor shall be responsible for edging or monofilament trimming along all bedlines bordered with bed edging material. e.g., metal, plastic, concrete borders. **Contractor shall be allowed to use monofilament trimmers when edging any bedlines bordered by bed edging material.** Contractor shall be required to monofilament trim these areas at the same mow height.

Contractor shall be responsible for edging with metal blade edgers all curbs, walkways and turf bed lines not bordered by bed edging material. Treewells located within Fescue/Bluegrass turf areas shall be edged with metal blade edgers only. All edged turf areas will have a perpendicular appearance. Angled or beveled hardlines or bedlines are not acceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. *(Unit Price Line Item: Edge Bedlines/Edge Hardlines)*

C. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar tool or machine to trim grass and/or weeds that cannot be mowed with larger machinery. Contractor shall be required to monofilament trim these areas at the same mow height. *(Unit Price Line Item: Monofilament Trim)*

D. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be expected to perform soil test at minimum of once per year. *(Unit Price Line Item: Turf Fertilization)*

E. Turf Weed Control

Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. The program will include pre-emergent, post-emergent, and mechanical weed control methods. *(Unit Price Line Item: Turf Weed Control)*

F. Insect And Disease Control

Contractor shall be responsible for weekly inspections of the entire property for insect and disease activity. Contractor shall inform the District and propose recommendations and solutions with pricing to mitigate and address any instance of insect and disease control. *(Unit Price Line Item: Insect/Disease Control)*

G. Aeration

Contractor shall provide price to aerate Fescue/Bluegrass turf areas only. There shall be a minimum of four (4) plugs per square foot, reaching a minimum depth of at least one and one-half (1.5) inches. *(Unit Price Line Item: Aeration)*

H. Water

Contractor shall be responsible for monitoring moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to turf that was not reported to the District in writing and will be responsible for the replacement of said turf. Contractor shall not be responsible for the manual watering of any turf area unless it is under additional warranty. *(Unit Price Line Item: Irrigation Management)*

II. NATIVE GRASS MAINTENANCE

A. Mowing

Native grass shall be cut at a height of four (4) inches to six (6) inches as conditions dictate. Contractor shall be responsible for controlling excessive grass clippings within native grass or mulched bed areas after each mowing. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds. *(Unit Price Line Item: Mow)*

B. Edging

Contractor shall be responsible for edging or monofilament trimming along all bedlines bordered with bed edging material, e.g. metal, plastic, concrete borders. **Contractor shall be allowed to use monofilament trimmers when edging any bedlines bordered by edging material.** Contractor shall be required to monofilament trim these areas as the same mow height.

Contractor shall be responsible for edging with metal blade edgers all curbs, walkways, native grass bed lines not bordered by edging material. Contractor shall not be required to edge treewells located in native grass areas with metal blade edgers. Contractor shall be required to clean and remove vegetation from around base of trees during each mow. Contractor shall be responsible for taking actions not to damage tree trunks with power equipment when mowing these areas. All completed edges will have a perpendicular appearance between native grass and hardlines, and native grass and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. *(Unit Price Line Item: Edge Bedlines/Edge Hardlines)*

C. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar tool or machine to trim grass and/or weeds that cannot be mowed with larger machinery. *(Unit Price Line Item: Monofilament Trim)*

D. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous native grass. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy native grass. Contractor shall be expected to perform soil test at minimum of once per year. *(Unit Price Line Item: Native Grass Fertilization)*

E. Native Grass Weed Control

Contractor shall be responsible for two (2) post emerge herbicide applications to native grass areas. Contractor shall strive to control non-desirable vegetation in these areas. *(Unit Price Line Item: Native Grass Weed Control)*

F. Water

Contractor shall be responsible for monitoring moisture levels in irrigated and non-irrigated native grass areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to native grass that was not reported to the District in writing and will be responsible for the replacement of said native grass. Contractor shall not be responsible for the manual watering of any native grass area unless it is under additional warranty. *(Unit Price Line Item: Irrigation Management)*

III. ENHANCED NATIVE GRASS MAINTENANCE

A. Mowing

Enhanced native grass shall be cut at a height of four (4) inches to six (6) inches as conditions dictate. Contractor shall be responsible for controlling excessive grass clippings within enhanced native grass or mulched bed areas after each mowing. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds. *(Unit Price Line Item: Mow)*

B. Edging

Contractor shall be responsible for edging or monofilament trimming along all bedlines bordered with bed edging material, e.g. metal, plastic, concrete borders. **Contractor shall be allowed to use monofilament trimmers when edging any bedlines bordered by edging material.** Contractor shall be required to monofilament trim these areas as the same mow height.

Contractor shall be responsible for edging with metal blade edgers all curbs, walkways, native grass bed lines not bordered by edging material. Contractor shall not be required to edge treewells located in native grass areas with metal blade edgers. Contractor shall be required to clean and remove vegetation from around base of trees during each mow. Contractor shall be responsible for taking actions not to damage tree trunks with power equipment when mowing these areas.

All completed edges will have a perpendicular appearance between native grass and hardlines, and native grass and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. *(Unit Price Line Item: Edge Bedlines/Edge Hardlines)*

C. Water

Contractor shall be responsible for monitoring moisture levels in irrigated and non-irrigated native grass areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to native grass that was not reported to the District Manager in writing and will be responsible for the replacement of said native grass. Contractor shall not be responsible for the manual watering of any native grass area unless it is under additional warranty. *(Unit Price Line Item: Irrigation Management)*

D. Enhanced Native Grass Weed Control

Contractor shall be responsible for two (2) post emerge herbicide applications to enhanced native grass areas. Contractor shall strive to control non-desirable vegetation in these areas. *(Unit Price Line Item: Enhanced Native Grass Weed Control)*

E. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar tool or machine to trim grass and/or weeds that cannot be mowed with larger machinery. *(Unit Price Line Item: Monofilament Trim)*

IV. SHRUB AND GROUNDCOVER MAINTENANCE

A. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. *(Unit Price Line Item: Bed Weed Control)*

B. Pruning

All shrubs shall be hand pruned to remove dead and/or damaged wood to allow for natural development of plant material and to create the effect intended by the Consultant and District. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Deep hand pruning and/or structure pruning shall be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, and to promote interior growth and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants shall take place during these prunings. Contractor shall be allowed to shear plant material that is approved by the District. *(Unit Price Line Item: Shrub/Groundcover Pruning)*

C. Ornamental Grass Pruning

All Ornamental grasses shall be pruned to an approximate 6 to 8 inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately late February. Contractor shall be allowed to use power shearing equipment for these cut backs. All pruning debris shall be removed from the site. *(Unit Price Line Item: Shrub/Groundcover Pruning)*

D. Groundcover Pruning

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. *(Unit Price Line Item: Shrub/Groundcover Pruning)*

E. Fertilization

Contractor shall have full responsibility of determining the proper formulation and rates of fertilizers to maintain healthy, vigorous, growing plants. Contractor shall be expected to apply any minor nutrients that might be needed to maintain healthy plant material. Contractor shall be expected to perform soil test at minimum of once per year. *(Unit Price Line Item: Shrub/Groundcover Fertilization)*

F. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property for insect and disease activity. Contractor shall inform the District and propose recommendations and solutions with pricing to mitigate and address any instance of insect and disease control. *(Unit Price Line Item: Insect/Disease Control)*

G. Water

Contractor shall be responsible for monitoring moisture levels throughout the year in irrigated and in non-irrigated areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to plants that was not reported to the District in writing and shall be responsible for replacement of these items. Contractor shall not be responsible for the hand watering of any shrub or groundcover areas not under irrigation. *(Unit Price Line Item: Irrigation Management)*

V. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees such that no branches/limbs will overhang sidewalks or parking areas lower than fifteen (15) feet from the ground. Lower branching on all trees shall be pruned as needed to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet. Contractor shall inform the District in writing any required tree pruning that is above 15 feet in height and requires specialized service and equipment. Trees located in natural areas shall be pruned only when their growth habit affects formal maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth. *(Unit Price Line Item: Tree Pruning)*

B. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Consultant and/or Contractor. However, trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. *(Unit Price Line Item: Tree Pruning)*

C. Fertilization

Fertilization applies to planted trees that are staked or guyed and planted trees that have a caliper of eight (8) inches or less, typically during fall months. Native mature trees do not apply. Contractor is required to notify District and make recommendations, in writing, of all other trees that may need supplemental fertilization. *(Unit Price Line Item: Tree Fertilization)*

D. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Only trees with a caliper of eight (8) inches or less shall be treated. Contractor is required to notify District and make recommendations, in writing, of all other trees that may need supplemental insect and disease control. *(Unit Price Line Item: Tree Insect/Disease Control)*

E. Water

Contractor shall be responsible for monitoring moisture levels throughout the year in irrigated and in non-irrigated areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to trees that was not reported to the District in writing and shall be responsible for replacement of these items. Contractor shall not be responsible for the hand watering of any trees not under irrigation. *(Unit Price Line Item: Irrigation Management)*

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

As part of Contractor's weekly maintenance visits a general cleanup program will be performed. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, tumbleweeds, and other debris. A complete sweeping or blowing, by mechanical means, of the entire parking lots, loading docks, driveways, parkways, concrete medians, roadways, curbs, gutters, drains, and sidewalk areas will also be performed. *(Unit Price Line Item: Debris Disposal)*

B. Weed Control

All parking lots, loading docks, driveways, parkways, roadways, streetscapes, curbs, gutters, drains, and sidewalk areas shall be maintained to control and strive to eliminate weeds. *(Unit Price Line Item: Bed Weed Control)*

C. Disposal of Debris

All debris shall be removed and disposed of offsite. Contractor shall be responsible for removal and proper disposal of any wildlife carcass throughout property. *(Unit Price Line Item: Debris Disposal)*

D. Severe Weather Cleanup

In the event of a natural disaster, such as a major ice storm, snowstorm, windstorm, or tornado, the Contractor shall not be responsible for any cleanup operation outside of the specifications in the Work Order #2018-01.

If District elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup. Contractor will provide supplemental pricing as identified in terms of the Work Order #2018-01.

E. Typical Weather Cleanup

Contractor shall be responsible for cleanup of debris as a result of typical weather conditions. *(Unit Price Line Item: Debris Disposal)*

F. Trail/Walking Path Maintenance

Contractor shall be responsible for maintaining trails and/or walking paths to include litter and leaf debris removal. Contractor shall also be responsible for mowing and weed and vegetation control within three (3) feet of pathways and/or trails. *(Unit Price Line Item: Debris Disposal)*

VII. LEAF REMOVAL

A. Leaf Collections

Fallen leaves on lawn and planted bed areas shall be collected and removed from property no less than six (6) times per year as requested by the Consultant and District. This is to be done from the beginning of November through February, or until leaves dispersment ceases. On a weekly basis, the Contractor will disperse leaves from focal areas, bed, and turf areas to prevent heavy buildup and damage to plant material by smothering. *(Unit Price Line Item: Debris Disposal)*

B. Disposal of Leaf Debris

All leaf debris shall be removed and disposed of offsite. (*Unit Price Line Item: Debris Disposal*)

VIII. PLANT MATERIAL DISPOSAL

A. Removal

Dead plant material not requiring general tree surgeon services for removal shall be removed and disposed of immediately by the Contractor off site. (*Unit Price Line Item: Debris Disposal*)

B. Replacement

Contractor shall contact and advise the District, in writing, of possible plant replacements. Plant replacement or removal necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

IX. MULCHING FOR TREE AND SHRUB BED AREAS

A. Contractor will be responsible for providing cost per occurrence of a complete application of Grade A Brown Cedar Mulch to existing mulched bed areas and tree circles as a Change Order. Mulch is to be spread at a depth of one (1) inch such that none of the old or previously laid mulch is visible. Contractor is responsible for spot mulching of any bare soil areas that result due to landscape maintenance performance, i.e., mower damage around bedlines, treewells, etc. Mulching shall include one (1) complete trenching as specified in the trenching specifications. A second complete trenching may be required in some areas or "touchup" trenching to keep mulch contained within beds, tree wells and hardscapes. Contractor shall not price mulching treewells within native turf areas.

B. Bedline edges shall be trenched and beveled at a depth of two (2) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All bed lines and tree wells bordered by turf shall be defined by creating a one-inch (1-inch) beveled trench with smooth, symmetrical, parallel bedlines. All treewells located in turf and bed areas shall have root balls raked smooth, removing all old water rings, excessive mulch and/or soil. Treewells within turf areas are to be made uniform in diameter to be consistent with similar varieties within that location.

X. FERTILIZATION AND WEED CONTROL

- A.** All pesticides, insecticides, fertilizers, and any other chemical products must be used in strict compliance with labels and instructions. Applications must comply with all state and federal regulations. The specifications contained herein are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide labels, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications.
- B.** Contractor shall be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the District with healthy, vigorous plant material throughout the term of the Work Order #2018-01.
- C.** Chemical forms may vary with weather conditions.
- D.** Contractor shall be responsible for controlling any nutrient problems that may occur during the year.
- E.** Contractor shall be responsible for taking general and micronutrient tests of turf and shrub bed areas. The District and Consultant shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by the report within 45 days of the execution of the Work Order #2018-01.
- F.** Contractor shall be responsible for making any extra visits necessary during the year to correct any problems that may occur during the term of the Work Order #2018-01.
- G.** Contractor shall be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.
- H.** Contractor shall take full responsibility for replacing any plant material that is damaged by the improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

XI. SEASONAL COLOR/PERENNIAL INSTALLATION AND MAINTENANCE

A. Design – Annuals

Designs will be provided by the Contractor to the District for review and approval by the District and Centerra Design Review Committee. Contractor will assist and provide input with design parameters, plant selections, budgeting, and coordination.

B. Bed Preparation - Annuals

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing pots and annual bed areas based on plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material designated by the Consultant.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas and making appropriate soil adjustments.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris, and trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching. (Included in installation total)

C. Seasonal Color Replacement - Annuals

Contractor shall be responsible for replacing any seasonal color plants that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the District and Consultant until the time of the first hard freeze.

D. Deadheading and Pruning - Annuals

Deadheading: Declining flowers and foliage shall be removed as specified.

Pruning: Plants shall be pruned to prevent plants from becoming leggy or unsightly and to maintain a consistent, uniform mass. *(Unit Price Line Item: Deadheading and Pruning)*

E. Insect and Disease Control – Annuals and Perennials

Contractor shall be responsible for weekly inspections of annual bed areas and treatment of any insect or disease related problems. *(Unit Price Line Item: Insect/Disease Control)*

F. Fertilization – Annuals and Perennials

Plants shall be fertilized to maintain a healthy, vigorous growth and appearance. *(Unit Price Line Item: Fertilization)*

G. Watering – Annuals and Perennials

Contractor shall be responsible for monitoring moisture levels throughout the year in irrigated and in non-irrigated bed areas and reporting any problems, in writing, that may be present during maintenance visits. Contractor shall be responsible for damage to plants that was not reported to the District in writing and shall be responsible for replacement of these items.

Contractor shall not be responsible for the hand watering of any seasonal color areas unless plant material has not yet established. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established.

Contractor shall be responsible for removing all seasonal color at the end of season as requested by District. All plant material and other debris shall be removed off site and bed raked smooth and properly crowned after plants are removed. *(Unit Price Line Item: Irrigation Management)*

H. Bed Weed Control – Annuals and Perennials

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. *(Unit Price Line Item: Bed Weed Control)*

I. Perennial Maintenance (In addition to above)

Contractor shall be responsible for continual pruning and grooming of all perennials throughout the growing season. Maintenance should include but not be limited to removal of spent blooms, flower stalks and declining foliage. A one-time (Fall or late Winter) cutback and mulching of all foliage shall also be included in the cost.

XII. IRRIGATION SYSTEM

A. Irrigation Management

Contractor agrees to monitor, adjust and maintain all irrigation zones heads valves pipes and sprinklers. Minor adjustments include flow control, radius adjustment, nozzle cleaning, sprinkler height, valve enclosure integrity and access, and level adjustment. Contractor will notify the District of malfunction or damage to the system's integrity. Should it be determined that damage is cause of negligence by the Contractor, the Contractor shall pay the cost of such repair. Cost may be paid directly by Contractor or deducted by District from payments due to the Contractor.

Contractor is required to furnish the District with a list of company personnel that are to be notified in the event of problems with the irrigation system in areas they are responsible to maintain.

Landscape irrigation contractors sharing central control timers or otherwise with other contractors are requested to notify the District anytime they observe irrigation problems in areas they do not maintain.

The District may choose at its discretion to integrate any non-central controlled irrigation satellite into the system at any time. If the irrigation satellite added to the District's system is located within an area that the Contractor does not maintain, the Contractor is not responsible for the condition of the irrigated zones attached. The District will only require of the Contractor to check and repair specific components of these satellites. This system is in place to conserve the limited water resources of the common areas and individual building sites. Failure to communicate, in writing, changes in watering needs of any given irrigation zone will be considered a failure to monitor the condition of the landscape.

The Contractor is responsible to coordinate prior to all insecticide treatments or fertilizer application that requires watering in schedules. (*Unit Price Line Item: Irrigation Management*)

B. Irrigation Winterization

The Contractor shall winterize the irrigation piping to ensure that no damage will occur due to ice expansion within the piping. It is the Contractor's responsibility to winterize the irrigation system prior to freezing or frost warnings. If damage to real property or personal injury occurs due to Contractor's failure to winterize the system, the Contractor shall be financially responsible (See Article 3.3).

1. Shut down and lock off, if possible, all water sources into the irrigation system then blow the system clear of water using compressed air (80 psi maximum) admitted into the piping at a quick coupling valve or hose bib located at the highest elevation on the system piping.
2. Activate individual zones, higher zones first, then proceed successively towards lower elevations. Proceed through all zones twice.
3. Open hose bib at lowest elevations on main line after zones have been cleared. Allow all water in main line to be expelled before closing ball valve and removing air compressor.
1. The air compressor used to winterize the system must have an engine separate from the compressor tanks to prevent high temperature air from being injected directly into the PVC piping.
2. Remove any local program execution instructions from all irrigation controllers where applicable to prevent solenoid activation and possible heat failure due to lack of water flow. Do not disconnect power so that winter communication diagnostics can be performed when applicable.
6. Notify District in writing, within five (5) working days of completed winterization. (*Unit Price Line Item: Irrigation Winterization*)

C. Irrigation Startup

Due to seasonal progression, when deemed appropriate by the Contractor, District and Consultant, the irrigation system will be activated and thoroughly inspected before beginning operations for the watering season. Equipment that fails testing must be noted and described in writing by the Contractor. Any necessary repairs must be approved by the District in writing prior to beginning work. (*Unit Price Line Item: Irrigation Startup*)

Contractor shall be required to perform backflow certification. This must be complete and submitted to the City of Loveland by June 1.

D. Relationship with District Irrigation Administrator

Contractor shall coordinate, collaborate, report to and take direction for the District appointed Irrigation Administrator. Any irrigation repairs, issues, challenges shall be reported in writing to Irrigation Administrator. In cases of extreme weather, drought situations and excess precipitation, Contractor shall coordinate with the Irrigation Administrator to determine best watering amounts, times and durations to ensure plant and tree health, appearance and aesthetics.

XIII. CENTRAL CONTROL SYSTEM

The District has in place a computerized centrally controlled irrigation management system. This system monitors water flow, weather conditions, and controller status and automatically calculates run times for each irrigation zone under its control. The purpose of this system is to conserve water and control operating costs. This system is critical to the District's public image of conservation.

The Central Control System Manager (CCM) shall oversee the programming, maintenance, and reporting activities related to the District's irrigation central control system. The CCM will provide an independent viewpoint outside of manufacturers' need to sell equipment for system expansion or operation. The CCM will work with the District to identify and meet reduced water consumption goals. The CCM must have experience with similar projects. A minimum of 10 years of experience is desired.

The CCM is responsible to program the system then monitor and manage increases or decreases in irrigation requirements for specific irrigated areas. The CCM is responsible to determine the best method for making adjustments to the system's operation and to determine if scheduling changes have achieved the desired results in landscape improvement the make adjustments where necessary. Failure to modify changes in watering needs of any given irrigation zone will be considered a failure to monitor the condition of the landscape.

The CCM is responsible to maintain the system by monitoring and identifying repairs and/or upgrades to specific irrigation components based on data and reports generated by the central control system. The CCM will record malfunctions in central control equipment and communicate with the District to implement

alternative irrigation methods to preserve the landscape. The CCM is responsible to notify the District of problems with the irrigation system, provide a detailed explanation of recommended repairs, and to promptly coordinate repairs and upgrades to transmission lines and field electrical systems.

The Contractor's CCM is responsible to provide the District with system updates in a monthly CCM report. *(Unit Price Line Item: Central Control System Management)*