

NOTICE OF CITY COUNCIL MEETING

The City Council of the City of King City will hold a Regular City Council Meeting at 7:00 p.m., Wednesday-August 15, 2018 at the King City Hall, 15300 SW 116th Ave, King City, Oregon 97224

AGENDA	Action Item
<p style="text-align: center;">***REGULAR SESSION***</p> <p><i>Moment of Silence</i></p> <p>7:00 p.m. 1. CALL TO ORDER</p> <p>2. ROLL CALL</p> <p>3. PLEDGE OF ALLEGIANCE</p> <p>4. APPROVAL OF MINUTES: March 7, 2018</p> <p>7:05 p.m. 5. OPEN FORUM: We welcome public comment. At this time, the Council will be happy to receive your comment pertaining to items on the agenda (including, questions, suggestions, complaints and items for future agendas). Each person's time will be limited to three minutes.</p> <p>7:15 p.m. 6. UNFINISHED BUSINESS:</p> <p>7:25 p.m. 7. NEW BUSINESS:</p> <p>7.1 Landscaping Bid Review</p> <p>7.2 Lions Club Golf Tournament – Sponsorship Request</p> <p>7:45 p.m. 8. POLICE CHIEF'S REPORT</p> <p>7:50 p.m. 9. CITY MANAGER'S REPORT</p> <p>7:55 p.m. 10. MAYOR'S AND COUNCILOR'S REPORTS</p> <p>8:25 p.m. 11. ADJOURN</p> <p style="text-align: center;">NEXT MEETING SCHEDULED FOR AUGUST 15, 2018 @ 7:00 PM</p> <p>The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Mike Weston, City Recorder, 503-639-4082. M=Motion; S=Second; A=Action/Vote</p>	<p>Time:</p> <hr/> <p>M S A</p> <hr/> <p>M S A</p> <hr/> <p>Time:</p>

**CITY OF KING CITY
CITY COUNCIL MEETING MINUTES**

Call to Order: A regular meeting of the King City – City Council was held at the King City Hall beginning at 7:00 p.m. on Wednesday, May 2, 2018. Mayor Gibson requested a moment of silence then proceeded to call the meeting to order at 7:01 p.m., followed by roll call and the Pledge of Allegiance

Roll Call: **The following City Council members were present:**

Mayor Ken Gibson
President Bob Olmstead
Councilor Jaimie Fender
Councilor John Boylston
Councilor Billie Reynolds
Councilor Smart Ocholi (Called in at 8:00 pm)

Absent:

Councilor Gretchen Buehner (excused)

Staff present included:

City Manager (CM) Mike Weston
Interim Chief Ernest Happala
City Recorder Ronnie Smith

Agenda Item 4: **Approval of Minutes:** March 7, 2018

**MOTION MADE BY COUNCILOR REYNOLDS TO APPROVE THE MINUTES OF
REGULAR SESSION MARCH 7, 2018, SECONDED BY PRESIDENT OLMSTEAD.**

**VOICE VOTE: 5-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED
THE MOTION CARRIED 5-0.**

Agenda Item 5: **Open Forum:**

Mayor Gibson opened public comment on any item on the agenda (including questions, suggestions, complaints, and items for future agenda) and stated each person's time would be limited to three minutes.

None

Agenda Item 6: **Unfinished Business:**

None

Agenda Item 7: **New Business:**

7.1 RFP Interview Evaluations and GC/CM Selection for the City Hall/Police
Station Remodel

CM Weston reported that staff has been working on the two bids that the city received from Cedar Mills and Aliges.

A short discussion was had over the bids. Alegis Construction was present to answer questions.

MOTION MADE BY COUNCILOR BOYLSTON TO ACCEPT THE RECOMMENDATION FROM THE INTERVIEW PANEL AND APPROVE ALEGIS CONSTRUCTION FOR THE CITY HALL REMODEL, SECONDED BY PRESIDENT OLMSTEAD.

**VOICE VOTE: 5-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED
THE MOTION CARRIED 5-0.**

- 7.2 EMS Week Proclamations presented – by Katie from Metro West
Katie gave a small presentation. After the presentation, she asked the council to declare a proclamation for EMS Week to be designated the week of May 20th through May 26, 2018.

EMS Week Proclamation was read into the minutes:

To designate the Week of May 20th – 26, 2018, as Emergency Medical Services Week.

WHEREAS, emergency medical services is a vital public service; and
WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and
WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and
WHEREAS, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and
WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and
WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now
THEREFORE, I Mayor Ken Gibson, in recognition of this event do hereby proclaim the week of May 20th - 26th 2018, as
EMERGENCY MEDICAL SERVICES WEEK
With the theme, EMS: One Mission One Team, I encourage the community to observe this week with appropriate programs, ceremonies and activities.

- 7.3 National Police Week Proclamation

Mayor Gibson read the National Police Week Proclamation into the minutes:

Whereas, the Congress and the President of the United States have designated May 15 as Peace Officer's Memorial Day, and the week in which May 15 falls as National Police week; and

Whereas, the members of the police department of King City, Oregon play an essential role in safeguarding the rights and freedoms of the citizens of King City; and

Whereas, it is essential that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of the members of the King City Police Department, and that members of the King City police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the rights and dignity of all citizens.

Whereas, the members of the King City Police Department unceasingly provide a vital public service;

Now, therefore, I the Mayor of King City, Oregon call upon all citizens of King City and upon all professional, civic and educational organizations to observe the week of May 13-19, 2018 as Police Officer Memorial Week. A week that all our citizens may join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities, have rendered dedicated service to their communities and in doing so have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I further call upon all citizens of King City, Oregon to observe May 15, 2018 as Police Officers' Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their communities or have become disable in the performance of their duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In witness thereof, I have hereunto set my hand and caused the Seal of the City of King City to be affixed on this 2nd day of May 2018.

Agenda Item 9: Police Chief's Report

None.

Agenda Item 10: City Manager's Report

None

Agenda Item 11: Mayor and Councilor's Reports

The Mayor mentioned to the Council members that council reports are getting a little long and he is going to try to do all the reports in 30 minutes (5 minutes per council member) from now on.

- Councilor Olmstead reported that he would attend the MAC meeting on the 12th.
- Councilor Fender reported that she attended the Edgewater HOA meeting. She mentioned that there is a lot of trash and debris dumping around the power lines. Councilor Fender also reported that the festival is coming along nicely.

A short dissection was had about the Grim composting company in Tualatin.

- Councilor Reynolds – She is getting complaints about the view of the stop sign is being blocked by the shrubs in front of Sheri's.

CM Weston stated that its privet property.

- Councilor Boylston – No Report.
- Mayor Gibson – reported about the meeting that he has attended pertaining the bond measure for the affordable housing that Metro is looking to but on the November ballot. He mentioned that there are many questions at this point.

Agenda Item 12: Adjournment

COUNCILOR FENDER MOVED TO ADJOURN THE MEETING, COUNCILOR BOYLSTON SECONDED, THE MEETING ADJOURNED AT 8:06 P.M

Respectfully Submitted by:

Attested by:

Ronnie Smith
City Recorder

Mike Weston
City Manager

PACIFIC

LANDSCAPE MANAGEMENT

PROPOSAL FOR

**KING CITY
COMMUNITY PARK**

PACIFIC

LANDSCAPE MANAGEMENT

Company Overview

PACIFIC LANDSCAPE MANAGEMENT was founded in 2001 with the mission of providing the highest level of landscape management services. Bob Grover and Elias Godinez spent 10 years working together at Northwest Landscape Industries, and together established a reputation of providing outstanding customer service and landscape excellence throughout Portland and Vancouver.

CORE VALUES: Our core values are Heroic Service, Enduring Client Relationships, Employee Development, Teamwork, Continual Innovation, and Safety.

SERVICES: Our focus is on full-service landscape management. This includes landscape maintenance, landscape renovation and restoration, irrigation service and repair, seasonal color, pest control, arboriculture, snow and ice services, and parking lot sweeping.

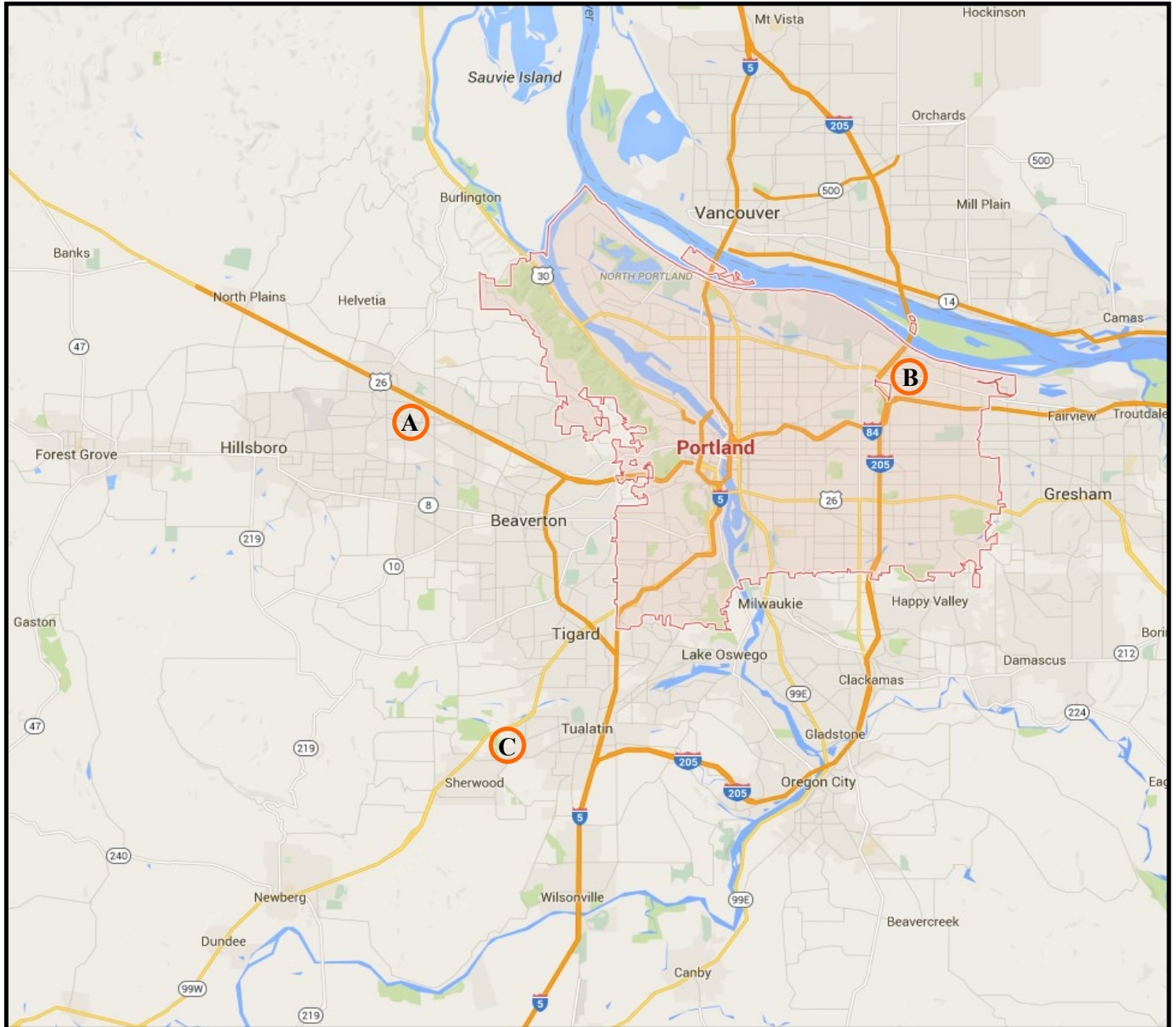
CO-FOUNDERS:



BOB GROVER is a 1983 graduate in Horticulture from Oregon State University and holds national certification as a Landscape Technician and Landscape Professional from the Associated Landscape Contractors of America. He is also licensed as a Landscape Contractor and Commercial Pesticide applicator in the state of Oregon. At Northwest Landscape Industries he held positions as Branch Manager and Vice President of the Management Division. With TruGreen LandCare, Bob was Regional Manager for Oregon and Washington. Bob resigned from TruGreen in the fall of 2000 to found Pacific Landscape Management as President.



ELIAS GODINEZ holds national certification as a Landscape Technician from the Associated Landscape Contractors of America and is also licensed as a Commercial Pesticide applicator in the state of Oregon. At Northwest Landscape Industries, he held positions as Supervisor and Branch Trainer. With TruGreen LandCare, Elias was Regional Training and Staffing Manager for the Northwest Region. Elias Left TruGreen to found Pacific Landscape Management as Vice President and Operations Manager.



We have three offices in the Portland Metro area to help serve our customers promptly.

A. The main office is located in Hillsboro just off Hwy 26 and serves properties in Hillsboro, Forest Grove, and Beaverton.

7997 NE Walker Road, Hillsboro OR 97124

B. The Parkrose office is right off I-205 and serves properties in Portland and SW Washington areas.

10748 NE Simpson St, Portland OR 97220

C. The Sherwood office is located along Tualatin-Sherwood Road which serves properties in Tigard, Sherwood, Tualatin, Wilsonville, Lake Oswego, and West Linn.

14985 Tualatin-Sherwood Rd, Sherwood OR 97140

PACIFIC

LANDSCAPE MANAGEMENT

Award Winning Properties



Dawson Creek Corporate Park
2009— Professional Landcare Network
2006—Oregon Landscape Contractors Assn



Pacific University
2009— Professional Landcare Network



Synopsys Technology Park
2009— Professional Landcare Network



Orenco Station
2003— Associated Landscape Contractors of America
2004—Oregon Landscape Contractors Assn



Tanasbourne Corporate Center
2003— Associated Landscape Contractors of America



Techpointe Commons
2004—Oregon Landscape Contractors Assn

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LANDSCAPE MANAGEMENT

Commercial Customer Reference List

Portland General Electric Alex Kononpka Portland Area PGE Sites and substations	(503) 718-1245
Shorenstein Realty Services, L.P. Rachel Chauvin Kruse Woods Corporate Center, Lincoln Center, Nimbus Corporate Center	(503) 619-3200
Cushman & Wakefield Chris Battles Melissa Batchelor Two CenterPointe, Center Pointe OA, Mohawk Business Center, South Place	(503) 279-1700
Harsch Investments Lisa Rummel Wanda Garwood Lindy Gooding Parkside Business Center, Cascade Plaza, Tigard Town Square	(503) 719-4878
Unico Properties Tracy Bohnstedt Jennifer Tyler Bridgeport Center, AmberGlen Unico, AmberGlen Properties, Ronler Corporate Center	(503) 275-7461
Colliers International Teri Wallace Traci Mculley Tualatin Corporate Center, Dawson Creek Corporate Center, Tanasbourne Commerce Center	(503) 223-3123
CB Richard Ellis JR Burwell Wilsonville Business Center	(503) 221-1900
KG Investments Kim Schoenfelder Kara Unger Geoff Haas Maija Mueller Amberglen Business Center, Scholls Business Center , 205 Logistics, Cascade Distribution	(503) 748-0450

PACIFIC

LANDSCAPE MANAGEMENT

“PLM is a very professional landscaping firm and they always **exceed our expectations** with their **proactive** approach to landscape management.”

- [Geoff Haas, KG Investment Management](#)

“Absolutely without a doubt I would recommend PLM before any other landscaping company. Their **creativity in problem solving** and commitment to customer service far **exceeds my expectations**, which is wonderful.”

- [Kathi Pearce, Wyse Investment Services Company](#)

“PLM’s team is **very responsive**, listens to our needs and provides cost effective solutions with prompt turn-around times. Working in Hillsboro, almost daily, I am witness to the incredible **attention to detail** and hard work PLM’s team conducts not only at our property, but the surrounding properties.”

- [Susan Gray, Unico](#)

“In a day where a manager is doing more and more, it’s great knowing that Pacific has your back. I appreciate the communication and **going the extra mile**, letting the manager know what’s going on at a property before finding it themselves.”

- [Terri Wallace, Colliers International](#)

“Pacific has come up with some **great ideas and solutions** for enhancement and troublesome areas in the landscaping. They are **very proactive** with their communication, always keeping me in the loop.”

- [Bre Courtright, CB Richard Ellis](#)

PACIFIC

LANDSCAPE MANAGEMENT

Schedule Of Services

KING CITY COMMUNITY PARK

Turf Maintenance	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TTL
Mowing - Irrigated Lawns		*	*	*	*	*	*	*	*	*	*		38
Edging & String Trimming		*	*	*	*	*	*	*	*	*	*		19
Fertilize				*		*		*			*		4
Broadleaf Weed Control					*				*				2
Blow Walks	*	*	*	*	*	*	*	*	*	*	*	*	42
Shrub Bed Maintenance	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TTL
Police/Weed Grounds	*	*	*	*	*	*	*	*	*	*	*	*	46
Spray Weeds			*	*	*	*	*	*	*	*			12
Apply Pre-emergence		*							*				2
Fertilize Shrubs/GC			*							*			2
Prune Shrubs& Groundcover	As required for correct growth and development												
Leaf Control	*									*	*	*	6
Other Services	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TTL
Irrigation Services			Activate			-----Monitor-----				Drain			
Line Trim of Perimeter			*		*	*	*	*			*		6
Site Inspections	*	*	*	*	*	*	*	*	*	*	*	*	12
Disease/ Insect Monitoring	*	*	*	*	*	*	*	*	*	*	*	*	12
Monthly Newsletter	*	*	*	*	*	*	*	*	*	*	*	*	12

To meet the variable needs of your property, actual timing and frequency of services may vary.

OUR SERVICE GUARANTEE

Our goal is to maintain your property to meet and exceed your expectations.

If for any reason you are dissatisfied, we will return to your site until your expectations are met

Service Description and Specifications

I. TURF MAINTENANCE

A. Irrigated Lawn Mowing

1. All turf areas will be inspected and policed for litter and debris prior to each mowing.
2. All turf will be mowed weekly from April through September, biweekly in March and October and as needed in November and February, weather permitting.
3. Turf will be cut at a uniform height. Mowing equipment is to be kept sufficiently sharp and mowing pattern will be varied where possible to reduce rutting and compaction of grade.
4. Any excess clippings will be dispersed and/or collected to prevent damage and unsightly appearance of lawns.

B. Edging and trimming

1. All sidewalks, curb lines, concrete slabs, tree circles, and bed edges will be mechanically edged as needed, approximately twice per mowing month, to maintain a neat, clean appearance.

C. Turf Fertilization

1. Fertilizers will be applied to maintain proper nutrient levels and provide a consistent, healthy appearance throughout the year.
2. Soil pH will be monitored periodically and corrective measures will be proposed if needed.

D. Sweep/Blow Walks

1. At the conclusion of each visit, walks adjacent to work areas will be swept or blown.

II. SHRUB BED MAINTENANCE

A. Landscaped areas will be policed weekly throughout the growing season and twice monthly during the dormant season for weeds, litter, and debris.

B. Fertilizing of all shrubs and groundcover will be completed a minimum of twice per year.

C. Pruning will be done to enhance the natural growth and character of each plant. Major pruning will be done following the natural spring growth flush or during plants' dormant season.

D. Groundcover will be trimmed as required to contain perimeter growth within bed areas where they are adjacent to walks, curbs, and structures.

E. Tree trimming limited to minor clearance pruning only.

F. Moles, field mice, gophers, and other rodent activity will be monitored. Control measures billed as an extra.

III. TREE PRUNING

A. Tree trimming included in maintenance is for trees under 15' total height.

B. Tree trimming limited to minor limb-up to eliminate low lying branches that obscure pedestrian flow and is accomplished by hand pruners from the ground.

C. Major tree trimming and for trees over 15' in total height is considered a supplemental service and is not included in maintenance program.

IV. ENVIRONMENTAL WEED AND PEST CONTROL PROGRAM

A. All applications of herbicides or pesticides will be performed by an Oregon State licensed commercial applicator.

B. Turf Weeds: Broadleaf herbicide spraying of all mowed lawn areas will be done in the spring and fall with applicable materials.

- C. Shrub Bed Weeds: All planter beds are to have two applications of pre-emergent herbicide per year. Planter beds, tree circles, and sidewalk cracks adjacent to landscaped areas will be sprayed up to twice per month from March through October to control unwanted grasses and broadleaf weeds. Noxious weeds including Horsetail and Nutsedge may require additional control measures.
- D. Pest Monitoring: Inspection for insects and disease infestations will occur on a monthly basis. Appropriate, timely control measures will be recommended, if required.
- E. Material Safety Data Sheets (MSDS) for all chemicals used on site(s) are available accordance with OSHA regulations.
- F. All employees are trained and supervised in the safe application, storage, and disposal of chemicals in accordance with EPA, OSHA, DEQ, and ODOT regulations.

V. IRRIGATION EQUIPMENT AND OPERATION

- A. Activate irrigation system in spring. This includes turning on each zone, monitoring for leaks or malfunctioning parts, cutting grass away from all turf heads, and adjustment for proper spray arc and maximum system efficiency.
- B. Establish time settings and intervals of irrigation water application for each valve of all irrigation zones. Make changes when necessary to correspond to variable watering requirements.
- C. Shut off and drain system(s) at the end of the irrigation season. Turn off all main supply valves, open all manual drain valves and bleed valves on backflow prevention devices. Owner understands that irrigation operation is determined by plant need and may occur occasionally with overnight frost.
- D. Repair and/or replacement of any damaged or malfunctioning components. Cost of repairs is the responsibility of the owner and is billed time and materials. Simple head and lateral line repairs are made without notice to ensure rapid repair. Major repairs will require pre-approval from the owner.

VI. EXCLUSIONS

The parties expressly agree that the following work will not be performed unless contracted for on a separate basis.

- A. Trimming of trees over 15' total height or any pruning that cannot be done from the ground.
- B. Cleaning and/or repairing damage resulting from acts of vandalism, natural disorders, or acts of God (example: freeze, wind, fire, etc.).
- C. Treatment for diseases or insects.
- D. Rodent control.
- E. Noxious weed control.
- F. Moss control.
- G. Barkdust will be applied at a cost per unit when ordered. This includes bark and labor.
- H. Parking lot maintenance (sweeping, leaf pickup, litter pickup, and moss control).
- I. Aeration of lawn areas.
- J. Seasonal color planting.



King City Community Park:

Orange – Bed

Green – Turf

Yellow – Line Trim



Landscape Management Service Proposal

King City Community Park

STANDARD SERVICES

Basic Landscape Maintenance \$3,754/month \$45,048/year
(148,099 sqft Turf, 35,928 sqft Bed)

ENHANCED SERVICES

Winter Moss and Crane-fly Control \$1,429
• 148,099 sqft

Spring Moss Control \$1,108
• 148,099 sqft

Turf Core Aeration \$1,973
• 148,099 sqft

Barkdusting \$2,664

Install 4.5 Units of Fibrex Wood Chips at 3" Depth \$2,215

LANDSCAPE MANAGEMENT SERVICE CONTRACT

THIS AGREEMENT is entered into on _____, by and between **Pacific Landscape Management, Inc.** hereafter referred to as the "Contractor", and _____, hereafter referred to as the "Customer".

WHEREAS, Contractor is in the business of providing landscape management services and Customer is desirous of engaging Contractor to provide such services, the parties hereby agree as follows:

Scope of Services: The Contractor agrees to perform the landscape management services noted on the "Schedule of Services" attached to and incorporated into this document, for the property of the Customer, located at _____ (hereafter referred to as the "Property").

Dates of Service: This Agreement shall commence on _____. This Agreement shall continue for an initial period of one year from the commencement date. Unless this Agreement is terminated, this Agreement will continue on a month-to-month basis.

Payment Terms: In consideration for the Contractor's performance described herein, Customer agrees to pay Contractor an annual sum of _____. For the convenience of the Customer this annual sum will be amortized over a twelve (12) month period at a rate of _____ per month. Contractor will invoice customer on or about the 1st day of each month for current month's services and payment shall be due upon issue. Customer agrees to pay a late fee of 1.5% per month on all amounts 30 days past due.

Materials, Supplies, and Equipment: Contractor will furnish all materials, labor, supplies and equipment necessary to perform the services specified. Some services may be subcontracted.

Additional Services: Services performed and/or materials delivered, which are not specifically mentioned herein, will be deemed 'additional services'. Additional services will be billed separately and all payments are due upon receipt. The performance of, and the payment of additional services are subject to all the terms and conditions of this Agreement.

Law: This Agreement shall be governed by the laws of the State of Oregon and Washington.

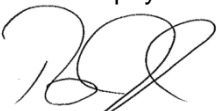
Attorney's Fees: In the event of suit or action commenced to enforce the terms of the agreement, the prevailing party shall be entitled to attorney's fees and costs, including any appeal.

Liability: Contractor is an independent contractor and the Customer assumes no liability for injury to the Contractor or the Contractor's agents or employees, unless such injury is caused by the Customer, the Customer's agents, servants or employees by negligence or intentional acts. It is further understood that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the negligence of the Contractor, its agents or employees.

Insurance: Contractor agrees to carry the required insurance and name Customer and their agents as additionally insured.

Notification of Deficient Work: If Customer believes Contractor is providing deficient work, Customer agrees to notify Contractor of deficiencies, in writing, within 30 days of said occurrence. If written notice is not received by Contractor within 30 days Customer knew or should have known of the deficiencies, Customer agrees to have waived any and all claims to recover past payments and/or rights to withhold present or future payments due under this Agreement. Upon such notification, Contractor agrees to rectify deficiencies within 14 days. If the Contractor corrects the deficiencies in accordance with the schedule, it shall not forfeit any amounts due under this Agreement.

Termination: It is agreed that either party may terminate this Agreement by giving certified written notice 30 days in advance. It is further agreed that Contractor may immediately cease performance without termination notice if Customer refuses or fails to pay Contractor according to the terms of this Agreement.

By: 
Robert J Grover, President

Date: _____
Pacific Landscape Management, Inc
7997 NE Walker Road,
Hillsboro, OR 97124
503-648-3900

By: _____

Title: _____

Date: _____

As Agent for: _____



Customer Contact Form

Bill-To Information

Please fill in the information below for billing purposes:

Bill-To Name: _____

Bill-To Address: _____

City: _____ State: _____ Zip: _____

Bill-To Email: _____

Email Invoices: Yes ____ NO ____

AP Contact Information

AP Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Business Phone: _____ Mobile: _____ Fax: _____

Email Invoices: Yes ____ NO ____

Property Contact Information

Property Contact Name: _____

Company Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Business Phone: _____ Mobile: _____ Fax: _____

Please return completed form using one of the follow methods:

Mail: 7997 NE Walker Road **or** Return with Maintenance **or** Fax: (503) 642-2369 **or**
Hillsboro, OR 97124 Service Contract

"Submit" is only available with Adobe products (Adobe Acrobat Reader, Adobe Acrobat App for Apple and Android)



King City Park & City Hall

June 21st, 2018

Ronnie Smith
City of King City
C/o King City Park & City Hall
King City, OR

Dear Ronnie,

Brightview is pleased to submit a professional landscape proposal for King City. We understand the importance of your community landscape in the lives of your residents and guests. You are busy living, working, and enjoying life. We hope to partner with you to handle the safety, beauty, and health of your community landscape and irrigation, so you don't have to.

Brightview hopes King City Residents & visitors feel a sense of pride in their community, while receiving quality services with proactive landscape solutions, and we plan to help you accomplish this. We appreciated your time in helping us identify these needs and expectations for your community, and feel we have the experience to successfully instill pride, beauty and health to your landscape. Brightview is committed to transforming your landscape to become a focal point for everyone who gets to enjoy it.

The enclosed proposal was developed to demonstrate how our experienced and skilled team will achieve your landscape goals and keep your property looking its best. By working with Brightview Landscape we can achieve the following:

- **Landscape Experience** – We are uniquely experienced to care for your City Park & City Hall landscape. With experienced crews and account managers familiar with the care and detail needed to maintain a newly installed landscape, we will work to continually maintain an attractive landscape to ensure “curb-appeal” and safety throughout your properties. We are constantly inspecting to ensure the landscape is well fertilized and free of weeds. We also ensure your landscape is free of overgrown, struggling or dying foliage.
- **Enhance ‘Curb Appeal’ and Property Value** – Landscape plays a pivotal role in making a good first impression and we want to drive that value at King City Park. We will care for newly installed plant life through proper pruning, fertilization, irrigation, and recommended upgrades and enhancements. This is crucial to the health and sustainability of your plants and we are well training and equipped to handle this job.
- **Provide Proactive, Solutions-Focused Communication** – We understand that one of the most common complaints with landscape maintenance suppliers is poor communication. With Brightview, we will assure you have proactive, solutions-focused communications. Together you and your account manager will determine how you wish to hear from us, the frequency, and whether you prefer written or verbal communications.
- **Irrigation Water Management** - Our long term goal is to manage the landscape of King City and to extend the life and beauty by providing proper care and horticultural management of the landscape. One critical aspect of this management is irrigation. Brightview will continue to meet the short term and long term needs of your community by providing superior service to reduce irrigation management costs and identify necessary repairs, ensuring the success of your landscape.

As an experienced partner delivering both local expertise and national resources, we understand how a well-maintained landscape attracts people, adds to your property value and contributes to your community’s success. When you partner with Brightview, you will have a team of local professionals dedicated to this careful stewardship of your landscape and its enduring beauty and value.

Thank you for the opportunity to submit this proposal. I will follow up with you in the next few days to answer any questions you may have. Feel free to contact me at (503) 894-3539 or by email at thaddeus.popof@brightview.com .

Sincerely,

Thaddeus Popof

Thaddeus Popof
Business Developer

Your Team

The crew hand selected to maintain Sofi at Cedar Mill has the skills and experience necessary to meet your specific needs and expectations. Meet your team:

Team Member	Job Title	Job Responsibility
Matt Triplett, OLCP, LIC-M,T, CLIA (30 yrs exp.)	Branch Manager	<ul style="list-style-type: none"> Oversees all operations in Oregon Supports Senior Account Manager Preforms quarterly quality inspections Attends Quarterly Business Review
Glenn Fritts, LIC-M,T (35 yrs exp.)	Senior Account Manager	<ul style="list-style-type: none"> Accountable for your complete satisfaction Oversees all landscape maintenance operations Supports Account Managers Supervises Quarterly Business Review
Jean Jung, Landscape Designer (10 yrs exp.)	Account Manager	<ul style="list-style-type: none"> Accountable for your complete satisfaction Performs monthly quality inspections Ensures compliance to job specifications and quality Manages Production Manager Interfaces with on-site contact Designs landscape improvements
Siquio Ballines, LIC-T (14 yrs exp.)	Production Manager	<ul style="list-style-type: none"> Schedules workload for crew Ensure readiness of workers, tools and materials Maintains safe working conditions Trains field personnel Assists pruning, mowing and chemical applications Helps identify problem areas
Jesse Stegman, OLCP, LIC-T, CLIA (15 yrs exp.)	Irrigation and Enhancement Manager	<ul style="list-style-type: none"> Supervises irrigation start-up, winterization, inspections and repairs Develops water management strategy Trains Irrigation technicians Supervises enhancement crews Ensures enhancements are completed to the satisfaction of the customer Ensures crews are safely working with proper tools and equipment

A Landscape Plan Designed for Your Property

Every property is different and thus has a unique set of maintenance needs. We will evaluate King City Park and consider the issues you identified to create a maintenance plan designed to keep your property looking its best year-round.

Customers Sold on Brightview

In our effort to provide the best possible landscape service in town, our customers have become raving fans. But don't take our word for it. Ask them yourself!

Orchard Hill Condominiums

Portland, OR
Contact: Douglas Ulmer
Board President
503.533.0504

Avalon Park HOA

Portland, OR
Contact: Liz O' Callaghan
Landscape Committee Chair
503.579.8476

Parkway Townhomes

Hillsboro, OR
Contact: Sharynn Campbell
Board Member
503.648.3439

Highland Park Condominium

King City, OR
Contact: Erin Ashley
CMI Management
503.233.0300

Experience the Difference in Quality

We strive to be the landscape service provider of choice in the greater Portland Area. In large part, our ability to offer unmatched quality to our customers has been attributed to the tools and systems we have developed over our history. The primary systems that support our quality standards include:

Communication Systems

Proactive communication that allows us to be highly responsive to emergencies, special requests and acts of nature

Quality Evaluations

Management led evaluations that ensure our internal quality standards are met and our employees can achieve continuous improvement

Customer Satisfaction

Empirically measured customer satisfaction that is taken seriously. Our goal is 100% satisfied customers

Training Programs

Intensive skills, customer relations, and quality training ensure our team can consistently exceed your expectations

Safety Standards

Training and incentive programs ensure your property remains hazard free and our employees can return home safely

Communication Catered to Your Style

To ensure a successful partnership, effective communication is one of our top priorities. We have found the best way to keep our customers highly satisfied is to always make sure we understand your current needs and priorities. We believe strongly in being proactive in our communication and have designed several forms and checklists our customers find valuable for staying apprised of their landscape status and maintenance activity. Additionally, we are equipped to respond quickly to new and unexpected needs as they arise.

Proactive Communication

- ❑ Walk your property with you to continually be aware of your priorities
- ❑ Report our daily maintenance activities as often as you prefer
- ❑ Provide digital photos to verify technical issues, damage and plant and tree health
- ❑ Attend board meetings at your request to present reports and educational content

[illegible]

Responsive Communication

- We will keep you informed when addressing unknown factors that occur from Mother Nature.
- You will have 24/7 access to your Account Manager. Our gardeners and irrigation specialists are also available around the clock.
- Emergencies that occur outside of regular business hours will be dealt with depending on the severity of the situation.
 - For minor irrigation issues, we will do everything possible to turn off the water supply within two hours or less of being notified and fix the problem the next business day.
 - All safety hazards will be resolved at the time we are notified.
 - You can expect a response and proposed solutions to after-hours emergencies within two hours or less.



Consistency in Quality Efficiently Delivered

Our goal is to consistently offer the best value in the marketplace by providing unmatched service, a customized approach focused on your specific priorities and a well maintained landscape you and the community are proud of, all while meeting your predetermined budget parameters. Doing this requires operational excellence. The operational practices that allow us to consistently meet our customers' expectations include:

- **The industry's top talent** – When selecting teams for each property, we match the specific landscape needs with our most appropriately experienced talent. At Brightview, we have a deep pool of talent. We recruit from the top horticultural and landscape schools in the country and have an all-encompassing training program that ensures our crews perform at their peak year round.
- **State-of-the-art equipment** – Our crews operate high quality and well-maintained equipment and are trained to use the most effective tool for each task on your property. The result, a better end product achieved with greater efficiency and fewer injuries.
- **Horticultural excellence** – Plant material looks and performs its best when maintained properly. Our horticultural experts understand the science of landscape maintenance and will ensure the plant material on your property receives the proper care for each season and as unexpected circumstances arise.
- **Innovation** – Lead or follow; we choose to lead. Brightview seeks out and tests the latest technology so we can help our customers reduce operating costs. Customers will benefit from greater efficiencies and have all around healthier and higher performing plant material.
- **Systematic operations** – We deploy to ensure our crews focus on your priorities and important details are not overlooked. Our approach is to design the most effective path of motion for the work to be performed, specify the equipment to be used and supply our crew with detailed site plans that show their daily, weekly and monthly activities.
- **Continuous improvement** – We routinely evaluate for safety, quality and effectiveness in a persistent effort to be better today than we were yesterday.

Our Eye Is Always on Quality and Continuous Improvement

Our management team will review your property periodically to ensure our crew is meeting quality standards and your expectations. This internal review process is an important element of our quality assurance and continuous improvement programs. The crew takes these reports very seriously as they impact their compensation.



Your Complete Satisfaction is our #1 Goal

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unmatched responsiveness. To meet this goal, we continually collect feedback through a comprehensive customer satisfaction program. We use the valuable insight gained through our survey program to determine system improvements and guide the content of our employee training program.

Training Your Team to Exceed Your Expectations

We understand that well trained and tenured team members provide outstanding quality and customer service. Every Gardener on your team is required to complete our certification program, which prepares your crew with the skills to perform quality work, safely and to your complete satisfaction.

Gardeners are offered training to progress along a career track within Brightview. We have found that our career progression opportunities and training motivates our team members to perform at their peak and remain committed to our company and our customers.

A Safe Community and Workplace is Our Priority

The safety and well-being of our customers, your property visitors, the general public, and our employees is of paramount importance to our operation. Below are measures we employ to maintain a safe working environment on and off your property.

Preserving a safe environment

- Criminal background checks
- Initial and random driving record checks
- Initial and random drug/alcohol screenings
- Fully uniformed crews with safety vests
- Brightview logo clearly displayed on vehicles
- "How's my driving?" stickers on vehicles
- Required use of cones to demark safety zone

Crew Safety

- Extensive driver safety certification program
- New hire safety orientation
- Certification required to use all power equipment
- Reward system for safety compliance
- Mandatory weekly field crew safety meetings
- Weekly management safety calls

Saving Water Makes Cents

Water is money and every drop counts. Thus, we will water your plant material based on actual need, no more, no less. Our water management expertise has helped our customers save significant amounts of water, which translates to significant savings. We will start with a thorough assessment of your current irrigation system and offer our recommendations for better managing your water supply. This includes:

- Perform a detailed irrigation evaluation of your current system
- Calculate potential savings based on past water usage and landscape needs
- Create a customized water management plan that ensures uniform coverage, reduced runoff, and efficient operation
- Assess plant palette and make recommendations that can reduce overall water consumption
- Recommend smart controller options appropriate for your property with detailed information on pricing, water savings and other additional benefits you can expect
- Monitor existing and/or new system for stuck valves, breaks, and other inefficiencies to prevent water-use waste and damage



Irrigation management technology



Irrigation analysis

Your Full Service Landscape Expert

Brightview takes pride in providing the highest-quality landscape services with a worry-free, dependable service commitment. As the nation's leading Landscape Services Company, we consistently bring excellent landscapes to life at thousands of clients' properties, fostering collaborative relationships to drive clients' success.

A full service landscape company, Brightview can mobilize quickly to respond to special requests that may fall outside of the scope of landscape maintenance. In addition to landscape maintenance, our expertise extends to:

At every stage of your property's lifecycle, Brightview is here to take care of your landscape.



Design	Develop	Maintain	Enhance
<ul style="list-style-type: none">• Landscape Architecture & Planning• Design Build• Program Management	<ul style="list-style-type: none">• Planting• Hardscape• Pools & Water Features• Compliance• Tree Growing & Moving	<ul style="list-style-type: none">• Landscape• Tree Care• Snow & Ice• Specialty Turf• Exterior Maintenance	<ul style="list-style-type: none">• Enhancements• Sustainability• Water Management

Competitive Pricing That Fits Your Budget

We are committed to fulfilling the specific landscape needs of King City while providing the service you expect at a price point that fits your budget. Brightview will provide the following competitive pricing per our scope of work:

One time initial cleanup \$1,950.00

Bark dust application \$3,200.00
Every other year recommended 1.5" application

Cedar Play Chips application \$950.00
8 yards per year 2" application

Base Maintenance	Monthly	Yearly
Standard Maintenance	\$2,046.00	\$24,552.00
<hr/>		
Enhanced Tree Pruning	\$20.00	\$240.00
Mid-Season Irrigation Audit	\$20.00	\$240.00
<hr/>		
Total All Service	\$2,086.00	\$25,032.00

I'd like to explain a few things about our landscape contract. The green highlighted is what Brightview considers to be best practices for landscape maintenance but are not usually included in other competitive bids. It does include Tree pruning to up to 15 feet and an additional summertime inspection of the irrigation system; these services are all part of our "best practices bundle".

If you have any further questions feel free to reach out anytime.

Thank you,

Thaddeus Popof

503.894.3539



LANDSCAPE MANAGEMENT CONTRACT SPECIFICATIONS FOR King City Park & City Hall

GENERAL

1.0 Scope of Work

- 1.0.1 Contractor (hereafter referred to as BVLS) will furnish all supervision, labor, material, and equipment required to maintain the landscape in an attractive condition throughout the term of the contract:
- 1.0.2 BVLS representative shall be **industry certified** (*Landscape Industry Certified Technician or Professional*) by *NALP* (the National Association of Landscape Professionals)
- 1.0.3 BVLS will comply with all applicable codes and regulations.
- 1.0.4 BVLS will repair or replace any property or possession damaged by its agents.

2.0 Personnel, Equipment & Supplies

- 2.0.1 All work will be performed with diligent attention paid to the safety of both employees and the general public.
- 2.0.2 All persons applying chemicals shall hold appropriate *Oregon Commercial Pesticide Applicator Licenses*.
- 2.0.3 All production staff will wear uniform clothing with company logo at all times.
- 2.0.4 All chemicals used must adhere to State licensing laws and be applied per manufacturer's standards.
- 2.0.5 Fertilizers, pesticides and other chemicals will be kept in packages clearly marking their contents and accompanied by manufacturer's application and safety recommendations.

3.0 Insurance & Licensing

- 3.0.1 BVLS will maintain all necessary Worker's Compensation, General Liability and Auto Liability insurance.
- 3.0.2 BVLS will maintain required State Landscape Contractor's and Commercial Pesticide Operator's Licenses.
- 3.0.3 BVLS will maintain all required City, County, State and Federal Licenses.

4.0 Communication, Organization & Supervision

- 4.0.1** BVLS representative shall be the designated Area Manager. Communication between the parties to this agreement should first be between the Area Manager and the Association's designated Landscape Representative.
- 4.0.2** The Area Manager will review the landscape with the Association's representative on a schedule suitable to both parties. Items within the scope of the contract that are in need of attention will be noted along with a timeline for completion. Items outside the scope of the contract will be noted with a follow-up proposal submitted upon request.
- 4.0.3** BVLS will respond to communication from the Association's designated Landscape Representative and/or Community Manager. Individual homeowners will be directed to communicate with the Association's designated Landscape Representative and/or Community Manager.
- 4.0.4** BVLS Production Staff will be directed only through the Area Manager.

STANDARD WATER CONSERVATION AND MANAGEMENT SERVICES

The irrigation system will be maintained to provide optimum coverage and to be in good working order. Irrigated areas shall be watered as required to maintain healthy growth of plants and lawn.

Seasonal activities include:

5.0 Spring Activation

- 5.0.1** All known drain valves will be closed and main valves will be opened to charge the irrigation system.
- 5.0.2** During inspection, the operation of the system will be evaluated to determine: visible or obvious leaks; broken or failed components; grossly leaning, tilted, or sunken sprinkler heads; gravity drainage waste; easily identifiable sprinkler relocation needs (redesign); in-line filter serviceability; controller serviceability; remaining voltage in batteries for in-ground and wall-mounted controllers; and, a visual analysis of system operating pressures.
- 5.0.3** During inspection, sprinkler heads that are only slightly tilted will be repaired; sprinkler heads whose arcs are adjustable will be adjusted to their most effective capability; sod will be removed around sprinkler heads as needed; and, sprinkler nozzles will be cleaned and adjusted as needed.
- 5.0.4** Low voltage backup batteries (9V) will be replaced in wall-mounted controllers. The replacement of batteries for in-ground, battery-operated controllers is not included as a contract service.
- 5.0.5** Controllers that possess the ability to have their default mode adjusted will be programmed to operate at advantageous times following power outages and / or backup battery failure.
- 5.0.6** Following the Spring Inspection, repair needs will be presented to the appropriate parties and will be broken into "Immediate" or "Recommended" urgencies.

5.1 Seasonal Scheduling and Water Management

- 5.1.1** During the months the irrigation system is charged, watering schedules will be adjusted as needed.

- 5.1.2 At times of scheduling adjustments, correct controller information, (such as date, time, watering percentage, etc.), will be verified and corrected.
- 5.1.3 Throughout the watering season, routine visual inspections of the grounds by maintenance crews and supervisors may result in additional minor adjustments and billable repairs.

5.2 Mid-season Performance Audit

- 5.2.1 A thorough inspection of the irrigation system will be conducted and inefficiencies or ineffective operation will be identified.
- 5.2.2 In addition to all Spring Activation inspection activities, design issues such as head layout and spacing, coverage, and landscape plantings will be identified.

5.3 System Winterization

- 5.3.1 All main valves will be closed to eliminate new water from entering the system.
- 5.3.2 All known and identified drain valves will be opened to allow gravity draining.
- 5.3.3 Water will be removed using high volume, low-pressure air. Compressed air evacuation of water assumes the presence of a suitable connection-point to the sprinkler system. All systems winterized with compressed air are guaranteed against freeze damage.

LAWNS

6.0 Mowing

- 6.0.1 Irrigated lawns will be mowed to a height of 2 to 2-1/2 inches. The mowing schedule will be weekly from March 15th through October 15th. Additional mowings will be provided as necessary between October 15th and March 15th to balance the needs of an attractive and healthy lawn against specific winter weather and site conditions.
- 6.0.2 Clippings will be mulched and dispursed into the sod whenever weather conditions and site layout permit doing so without visible accumulations.
- 6.0.3 BVLS will take reasonable precautions to avoid damage to wet lawns. This may mean that saturated areas will be left unmowed until the following week. It is acknowledged however, that wheel rutting resulting from the operation of mowing equipment on saturated ground is a temporary condition that does not require repair.
- 6.0.4 The initial February mowing will be conducted at a cutting height approximately one inch below normal for the purpose of rejuvenating lawns for the new year. It is recognized that this may result in a temporary loss of leaf color.

6.1 Edging

- 6.1.1 All lawns will be edged in their entirety in alternating mowing weeks. Note: In most circumstances this will be accomplished by completing one-half of the edging in each mowing visit.
- 6.2.2 Edging of all "soft" edges (i.e. tree rings, bed edges & around fixtures situated in lawns) will be completed on the same schedule as "hard" or pavement edges. String trimmers will be employed for this work.

6.2 Fertilization

- 6.2.1 BVLS will fertilize as needed for optimum turfgrass health and color.
- 6.2.2 Fertilizer will be of the granular, slow-release type, applied by broadcast spreader. Both organic-based and fully organic fertilizers are available at additional cost upon request.
- 6.2.3 Problem lawn areas will be soil tested to determine possible lime requirements.

6.3 Weed, Moss and Pest Control

- 6.3.1 Lawns will be spot-sprayed with a selective herbicide three times annually (spring, early summer & fall) to maintain near complete control of broadleaf weeds, thus minimizing herbicide use.
- 6.3.2 Lawn moss control is not included as a contract service.
- 6.3.3 Lawn insect and disease control are not included as a contract service.

TREES

7.0 Pruning

- 7.0.1 Tree pruning *includes all trees*, but is limited to within fifteen feet above ground.
- 7.0.2 Lower branches will be pruned for clearance or removed (up to 15 ft.) where they interfere with structures, vehicles or pedestrians. This work may be repeated throughout the season as new growth effects change.
- 7.0.3 Other pruning will be conducted with the goal of enhancing natural growth, removing dead wood and thinning crowded branches. Only under the very limited circumstances described in these specifications will pruning of trees include size containment as an objective.
- 7.0.4 Pruning will be carried out in accordance with the ANSI A300 Pruning Standards.
- 7.0.5 Most tree pruning will be accomplished during the dormant season (Jan-Feb). Additional pruning may be desirable in late summer (Aug-Sept).

Specific tree pruning exceptions:

Vine Maple & Japanese Maple may be pruned for size containment where desirable. **Hinoki Cypress** may be pruned for size containment & to reduce branch spread where desirable. Various **Pines** may be pruned for form and containment to fulfill their intended function in the landscape.

7.1 Fertilization

- 7.1.1 Young trees (up to 4" caliper) will be fertilized each spring with a balanced, granular, slow-release fertilizer utilizing approximately 0.15 lb. of N per 1" of trunk diameter. It is accepted that larger, established trees do not normally require additional fertilizer; therefore, large-tree health & fertility issues are outside the scope of this contract.

7.2 Pest Control

- 7.2.1 Tree insect and disease control are not included as a contract service.

SHRUBS

8.0 Pruning & Trimming

8.0.1 Selective (hand) pruning will be conducted on most shrubs with the goal of enhancing natural growth, removing dead wood and thinning crowded branches. Additionally, secondary "tip" pruning for form and containment will be employed as needed. All pruning, including size reduction where desirable, and/or improvement of the current appearance or condition of shrubs is included in this contract.

8.0.2 Selective pruning includes dormant season pruning (Jan-Mar) as well as seasonal containment pruning as needed throughout the year.

8.0.3 Extensive dormant season pruning (1/3 or more of the plant removed) may be required for the following species and situations:

<i>Abelia</i>	when in need of size reduction
<i>Currant</i>	when in need of size reduction
<i>Dogwood</i> (shrub)	for rejuvenation, size reduction
<i>Escallonia</i>	when in need of size reduction
<i>Forsythia</i>	when in need of size reduction (following spring bloom)
<i>Hydrangea</i>	for rejuvenation, size reduction
<i>Ninebark</i>	when in need of size reduction
<i>Potentilla</i>	for rejuvenation, size reduction
<i>Rhododendron</i>	when in need of size reduction (early spring only) (note: will result in the loss of current season's blooms)
<i>Roses</i> (see 8.0.6)	annual rejuvenation & size reduction
<i>Spiraea</i>	for rejuvenation, size reduction
<i>Weigela</i>	when in need of size reduction

8.0.4 Trimming or shearing will be employed on shrubs that have been previously treated in this fashion. Additionally, trimming/shearing may be initiated only on the following shrub species or varieties:

<i>Abelia</i>	<i>Arborvitae</i>
<i>Azalea</i> (evergreen)	<i>Barberry</i>
<i>Boxwood</i>	<i>Cistus</i> (Rockrose)
<i>Cotoneaster</i>	<i>Dwarf 'Kelseyi' Dogwood</i>
<i>Heathers & Heaths</i>	<i>Forsythia</i>
<i>Holly</i> (Japanese)	<i>Hebe</i>
<i>Laurel</i>	<i>Junipers</i>
<i>Mugho Pine</i>	<i>Ligustrum</i> (Privet)
<i>Potentilla</i>	<i>Photinia</i>
<i>Willow</i>	<i>Pyracantha</i>
<i>Viburnum 'Spring Bouquet'</i> (only)	<i>Spiraea</i>

8.0.5 Unless otherwise specified, shrub and hedge trimming will be accomplished during two seasonal periods (June-July) and (Sept–Oct). Additionally, with the exception of Arborvitae, sheared shrubs and hedges will receive selective hand pruning during the dormant season (Jan – Mar) to reduce surface branch crowding (“stubbiness”).

8.0.6 With the exceptions of “Landscape” Roses, Nootka and Rugosa Roses, Rose pruning is not included unless otherwise specified in the *Yearly Care Schedule*.

8.1 Fertilization

8.1.1 Shrubs that have not yet reached their desired size, as well as all other shrubs that exhibit poor vigor or color will be fertilized each spring via surface application of a balanced, slow-release granular fertilizer. All shrubs will be fertilized in summer (Jul-Aug) via the same methods and materials.

8.2 Pest Control

8.2.1 Ornamental insect and disease control are not included as a contract service.

GROUNDCOVERS

9.0 Trimming

9.0.1 Cut back groundcovers where they encroach on trees, shrubs, lawns, structures, paths or hard surfaces. (See *Yearly Care Schedule* for trimming frequency.)

9.0.2 “Mowing” of certain mature groundcovers is occasionally desirable to promote fullness and uniformity. However, because this is not a routine requirement in the maintenance of groundcovers, such “mowing” work is not included as a contract service.

9.1 Fertilization

Groundcovers that have not yet achieved their intended spread and density, as well as all other groundcovers that exhibit poor vigor or color will be fertilized each spring via surface application of a balanced, slow-release granular fertilizer. All groundcovers will be fertilized in summer (Jul-Aug) via the same methods and materials.

ORNAMENTAL GRASSES, FERNS and PERENNIALS

10.0 Seasonal / Annual Maintenance

10.0.1 Ornamental grasses, ferns and most perennials will be cut back to remove all or nearly all of the previous season’s foliage in early spring (Feb.–Mar.).

10.0.2 Ornamental grasses and perennials may be “cleaned up” at the end of the growing season, upon the customer’s request. Seasonal “pinching back” or “deadheading” is not included as a contract service.

10.1 Periodic Rejuvenation

Some common ornamental grasses, as well as daylilies and certain other perennials may require periodic digging, dividing and re-planting for sustained performance. As these are site specific activities, and as such work is not needed on an annual basis, this work is not included as a contract service.

10.2 Fertilization

All grasses and perennials will be fertilized each spring via surface application of a balanced, slow-release granular fertilizer.

BED MAINTENANCE

11.0 Weed Control

Weeds in ornamental beds, tree rings, and pavement joints will be routinely controlled via spot treatment. In addition, annual pre-emergent herbicide treatment will be applied in spring unless otherwise noted. Weeds exceeding four inches in height or spread will be removed by hand.

11.1 Moss Control

BVLS will apply iron sulfate to arrest the spread of substantial moss accumulations in mulched ornamental beds once each year in spring.

LEAVES, LITTER and DEAD or DYING PLANT MATERIAL

12.0 Leaves

- 12.0.1 Lawns and Walkways will be cleaned weekly during the peak leaf season of mid-October to mid-December.
- 12.0.2 Leaves will be removed from planted areas twice monthly during the peak leaf season of mid-October to mid-December, with a final, detailed grooming in January or February.
- 12.0.3 Storm Drains will be inspected and surface debris removed each work visit during the fall and winter months (Oct.-Feb.).
- 12.0.4 Driveways and curbs will be cleaned of leaf litter each work visit during the fall/winter season. General parking lot cleaning is not included unless otherwise specified in the Yearly Care Schedule and Agreement forms.

13.0 Litter

All landscaped areas will be inspected each work visit for the removal of litter. Cigarette butts and animal waste are not considered litter for purposes of this specification.

14.0 Dead or Dying Plant Material

In the interest of keeping well-tended grounds, small, dead or dying shrubs and small trees will be removed as a matter of routine maintenance, without prior notification or documentation. Small trees include those of less than two inch caliper, or in the case of multi-stemmed trees, those less than eight feet tall. Small shrubs include those of up to three feet in height or spread. Removal of larger shrubs or trees will be completed as a Time & Material fee service.

STORM DAMAGE

15.0 Twigs, Branches, etc.

BVLS accepts responsibility for removing leaves, twigs and branches brought down by storm conditions. Contractual responsibility ends when damaged trees, shrubs, or downed branches require more than a leaf rake or hand pruners for removal. Larger storm-damaged materials will be removed as a Time & Material fee service.

VECTOR CONTROL

16.0 Moles

Mole control is not included as a contract service. However, because of the speed with which moles can cause damage to the landscape, WLS will arrange for trapping services whenever mole activity is detected, without prior notification.

(The price for this service is generally \$195.00 per occurrence, unless multiple pests require a higher fee.)

BRIGHTVIEW LANDSCAPE SERVICES

YEARLY CARE SCHEDULE

18480 S.W. Pacific Drive • Tualatin, Oregon 97062

FOR: **King City**

(Best Practices shown in Blue)

AREA	ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL	COMMENTS
TURF	Mow		1	3	W	E	E	K	L	Y	3	2	1	36	Weekly mid-March through mid-Oct. (incl. rejuvenation mowing in Feb.)
TURF	Edge		•	•	•	•	•	•	•	•	•	•	•	20	For consistant definition of lawn areas
TURF	Fertilize					•					•			2	All Season Ultra Slow Release fertilizer for consistent growth & color
TURF	Control Weeds				•		•			•				3	Limited spot application for consistent broadleaf weed control in lawns
TREES	Prune Trees	•	•						•	•				2	All pruning, up to 15 feet above ground: incl. thinning & structural improvement
SHRUBS	Prune Shrubs		•	•			•	•		•	•			3	For form & containment as well as thinning and structural improvement
LARGE FIELD	Mow		1	2	4	4	3	2	1	2	2	1		24	For grass maintenance
GROUND COVERS	Edge Groundcover				•			•			•			3	For containment
ALL PLANTS	Fertilize (as needed)			•				•						2	For controlled growth & good health in trees, shrubs & groundcovers
PERENNIALS & GRASSES	Trim Herbaceous Plant Materials		•	•										1	Remove previous season's foliage from ornamental grasses, ferns, perennials
BEDS	Pre-emergent Weed Control			•										1	For substantial spring season weed control in ornamental beds
BEDS	Post-emergent Weed Control		•	•	•	•	•	•	•	•	•	•		10	Limited spot application for consistent weed control in ornamental beds & paved surfaces
BEDS	Handweed / Gen. Bedwork	1	2	3	W	E	E	K	L	Y	4	3	2	42	Incl. litter pick-up, occasional leaf raking, light pruning, light storm clean-up, etc.
BEDS	Moss Control			•	•									1	Treat & substantially remove moss in mulched ornamental beds
ALL	Leaf Removal	1									2	2	1	6	Incl. landscaped areas, curbs & storm drain surface grates
ALL	Irrigation On/Off Inspect & Audit				•			•	•		•			3	Re-charge, clean & adjust in spring Winterize in fall (see Specifications)
ALL	Irrig. Adjustments					•	•	•	•	•				As needed	For optimum watering
ALL	Blow Walks, Curbs	1	2	3	W	E	E	K	L	Y	4	3	2	42	To clean landscape & other loose debris



LeafLLC
P.O.Box 1846
Lake Oswego, OR 97035 US
(503) 704-5000
gary@leafllc.com
<http://www.leafllc.com>

ESTIMATE

ADDRESS

City of King City/Attn: Michael
City Manager
15300 SW 116th Ave.
King City, Or. 97224

ESTIMATE # 1783

DATE 06/28/2018

ACTIVITY	QTY	RATE	AMOUNT
Landscape Service:Landscape Maintenance Services Weekly service includes mowing,edging,cleaning of planting beds,weeding,pruning and blowing of surfaces at completion.All landscape debris will be removed off site with debris fees included. Monthly Service Fee \$1500.00 (King City Park)	1	0.00	0.00
Landscape Service:Landscape Maintenance Services Weekly service includes mowing,edging,cleaning of planting beds,weeding,pruning and blowing of surfaces at completion.All landscape debris will be removed off site with debris fees included. Monthly Service Fee \$265.00 (City Hall)	1	0.00	0.00
Landscape Service:Landscape Maintenance Services Fall/Spring Clean Up- service includes ,cleaning of planting beds,weeding,pruning and blowing of surfaces at completion.All landscape debris will be removed off site with debris fees included. One Time Fee \$1500.00	1	0.00	0.00
Bark Bark (15-Units) \$495.00/Unit	1	0.00	0.00
Irrigation System T/M	1	0.00	0.00

Accepted By

Accepted Date



KING CITY LIONS CLUB JIM ARMOUR MEMORIAL GOLF TOURNAMENT

TOURNAMENT SCHEDULE (RAIN OR SHINE)

FRIDAY AUGUST 24 2018
(REGISTRATION CUT OFF - Aug 20)

8:00 am GOLFER REGISTRATION
9:00 am SHOTGUN START

FOUR PERSON SCRAMBLE
PUTTING CONTEST before and
after tournament play

\$10,000 HOLE IN ONE—PLUS
2 OTHER GREAT HOLE IN ONE PRIZES

ENTRY FEE COVERS:

- CASH AWARDS FOR WINNERS
- BBQ LUNCH W/DRINK AFTER GOLF
- GREEN FEES

SIGN UP AS TEAM OR INDIVIDUAL
NOT NECESSARY TO BE A LION

TITLE SPONSOR - \$750

Includes Banner sign at registration table, entry fee and BBQ lunch for one foursome with carts if desired

LUNCH SPONSOR - \$500 SIGN AT BBQ LUNCH

KP, LONG DRIVE & TEE BOX SPONSORS

PLATINUM SPONSOR—\$250 1.5' x 2' sign of your company or organization. Entry fee and BBQ lunch for **FOUR**

GOLD SPONSOR—\$150 1.5' x 2' sign of your company or organization . Entry fee and BBQ lunch for **TWO**

SILVER SPONSOR—\$75 1.5' x2' sign of your company or organization and BBQ lunch for **ONE** (no golf)

GOLFERS

Individual—\$25 entry fee per person includes Golf, BBQ lunch and green fees

Power carts available for additional fee (LIMITED AVAILABILITY)

WHAT WE DO WITH THE MONEY RAISED

The King City Lions Club is affiliated with Lions Club International, which is the worlds largest service club organization. We are involved in many local service projects including providing eyeglasses and hearing aids for low income people. We support The Good Neighbor Center for homeless families, multiple food banks, and provide flags for first graders. We also provide funding for Gales Creek Diabetes Camp, Camp Talocali (for the deaf) and Oral Hull Camp for the blind. We assist Oregon Lions Sight & Hearing Foundation in local screenings of 1st and 3rd grade students for vision and hearing.

QUESTIONS? CALL: **Cindy or Mary 971-319-3279**

- | | | |
|--------------------------|--------------------------|--------|
| <input type="checkbox"/> | Major Tournament Sponsor | \$ 750 |
| <input type="checkbox"/> | Lunch Sponsor | \$ 500 |
| <input type="checkbox"/> | Tee Box Sponsor—Platinum | \$ 250 |
| <input type="checkbox"/> | Tee Box Sponsor—Gold | \$ 150 |
| <input type="checkbox"/> | Tee Box Sponsor—silver | \$ 75 |
| <input type="checkbox"/> | KP/Long Drive—Platinum | \$ 250 |
| <input type="checkbox"/> | KP/Long Drive—Gold | \$ 150 |
| <input type="checkbox"/> | Individual Golf | \$ 25 |

SPONSORS TEAM

Name _____

Phone _____

Name _____

Phone _____

Name _____

Phone _____

Name _____

Phone _____

Company or organization name for sign

Make checks payable to King City Lions

Mail this form & check to:

King City Lions
15685 SW 116th ave PMB 294
King City, OR 97224