

NOTICE OF CITY COUNCIL MEETING

The City Council of the City of King City will hold a Work Session starting at 6:00 PM and a Regular Session at 7:00 P.M., Wednesday, May 15th, at the **Crown Center, 16880 SW 126th Ave, King City, Oregon 97224**

AGENDA	Action Item
***WORK SESSION starting at 6:00 PM ***	
Discuss and plan the program for the State of the City scheduled for June 19, 2019	
REGULAR SESSION	Time:
<i>Moment of Silence</i>	
7:00 p.m. 1. CALL TO ORDER	
2. ROLL CALL	
3. PLEDGE OF ALLEGIANCE	
4. APPROVAL OF MINUTES:	
7:15 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.	
7:20 p.m. 6. UNFINISHED BUSINESS:	
7:20 p.m. 7. NEW BUSINESS:	M S A
7.1 Proclamation for EMS Week	Discussion
7.2 TVF&R Presentation – Chief Duyck	
7.3 Washington County Affordable Housing Bond Local Implementation Strategy	Discussion
7.4 Resolution No. R-2019-06 – Resolution to award a project to Hoss Paving, Inc, for the King Richard street bid.	M S A
7.5 Resolution No. R-2019-07 – Resolution to award a project to Knife River for the 131st street bid.	M S A
7.6 Discuss and consider Fat Beam Franchise Agreement	M S A
7.7 Discuss and consider King City Community Park Landscape Maintenance Services	
7:50 p.m. 8. POLICE CHIEF'S REPORT	
8:00 p.m. 9. CITY MANAGER'S REPORT	
8:10 p.m. 10. MAYOR'S AND COUNCILOR'S REPORTS	M S A
8:40 p.m. 11. ADJOURN	
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 Ronnie Smith, City Recorder, 503-639-4082. M=Motion; S=Second; A=Action/Vote	Time:



EMS Week Proclamation

To designate the Week of May 19 - 25, 2019, 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, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; 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 Kenneth Gibson in recognition of this event do hereby proclaim the week of May 19-25, 2019, as

EMERGENCY MEDICAL SERVICES WEEK

With the theme, EMS Strong: Stronger Together, I encourage the community to observe this week with appropriate programs, ceremonies and activities.

Mayor Kenneth Gibson

Attest:

Ronnie Smith – City Recorder



Washington County Affordable Housing Bond Local Implementation Strategy

City of King City Council
May 15, 2019

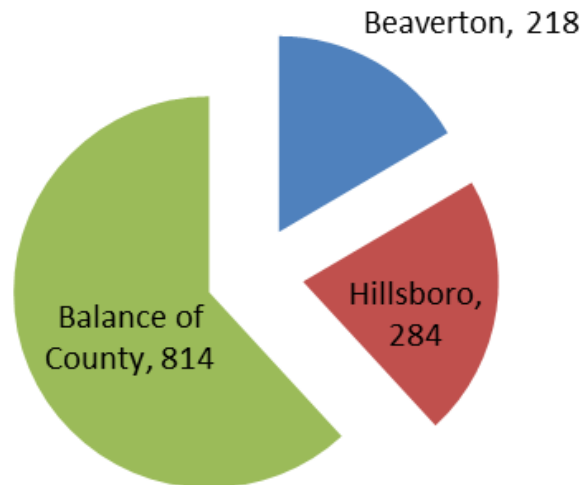
Komi Kalevor, Executive Director
Shannon Wilson, Housing Development Coordinator
Housing Authority of Washington County

Metro Regional Housing Bond

(Measure 26–199 and Oregon Measure 102)

- \$652.8 million in bond proceeds to be used in Washington, Multnomah, Clackamas (area within the UGB)
- In Washington County – \$188 million for housing projects; target is to build or acquired 1,316 units of regulated affordable housing in the county between 2019–2026 (5–7 years)

Units to be Produced with Metro Bond



Metro Housing Bond Framework in Washington County Bond Area

- Leading with Racial Equity and Community Engagement
- 334 units (in Washington County) serving households at or below 30% Median Family Income
- 407 units for families (2+ bedroom units)
- Up to 81 units created serve 'workforce households' earning 61–80% Median Family Income

Household Size	30% Median Family Income	60% Median Family Income	80% Median Family Income
1 person	\$17,100	\$34,200	\$45,600
4 people	\$24,420	\$48,840	\$65,120

Source: HUD.gov accessed on 9/10/2018



Local Implementation Strategy

Key Features of LIS

- Each implementing jurisdiction develops their own strategy
- Outlines how the jurisdiction envisions achieving its unit production target
- Four guiding principles
 1. Housing development plan, including criteria and selection process for projects
 2. Strategy for advancing racial equity throughout implementation
 3. Engagement report summarizing how stakeholder input shaped development of the strategy
 4. Plan for ongoing community engagement



Key Features of LIS

- Each Implementing Jurisdiction develops its own strategy
 - Autonomy
 - Collaboration
 - Coordination
- Each Implementing Jurisdiction has a unique strategy
 - Land Availability
 - Local Development Partners
 - Major transportation and economic corridors
 - High Opportunity Areas
 - HUD –Qualified Census Tracts (QCTs) and Small Area Difficult to Develop Areas (SADDAs)



Guiding Principles



1) Housing Development Plan

- Targeted balance between HAWC-owned, private developer-owned housing and non-profit developer-owned housing
- Geographic distribution of bond-funded projects
- Balance between new construction and acquisition/rehabilitation of existing housing
- Connection with supportive housing services

2) Strategy for advancing racial equity

- MWESB Contracting
- Affirmative outreach and marketing to target populations
- Low-barrier screening criteria
- Project Based Voucher (PBV) process

Guiding Principles

3) Community Engagement

- Coordinated outreach to communities of color
- Development community, public and private
- Identification of key issues and priorities for the community



4) Plan for Ongoing Community Engagement

- Phase 2 – contract with community engagement practitioner
- Focused on reaching underrepresented communities, neighborhoods impacted by a proposed housing project, and general community members

Leveraging Resources

- Maximize use of non-competitive resources
- Maximize use of private resources
- Maximize local resources
 - Project Based Rental assistance
 - Property tax exemption and/or PILOT agreement
 - HAWC Conduit Bonds
 - Housing Production Opportunity Fund and Washington County General Fund
 - Resources of partner jurisdictions



LIS Development Next Steps

- **4/23** – 30-day Public Comment period begins
- **5/7** – Board of Commissioners Public Hearing
- **5/1–5/31** – Presentations/Listening Sessions with each City Council, Washington County Planning Commission and Policy Advisory Board
- **5/28** – Board of Commissioners Work Session to review LIS Draft 2
- **6/11** – Board of Commissioners Work Session to review LIS Draft 3
- **6/25** – Board of Commissioners considers approval of LIS
- **7/24** – LIS review by Metro Community Oversight Committee
- **8/1** – Metro Council considers approval of LIS



For more information:

<https://www.co.washington.or.us/Housing/regional-affordable-housing-bond.cfm>

To provide public comment:

AffordableHousingBond@co.washington.or.us



REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: May 8th, 2019

Order ____ No.	Ordinance ____ No.	Resolution <u> X </u> No. R-2019-06	Motion ____	Information ____
-------------------	-----------------------	--	-------------	------------------

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING CITY, OREGON ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AWARDING A CONTRACT TO HOSS PAVING, INC. FOR PHASE 1 OF A RESURFACING PROJECT ON SW KING RICHARD DRIVE AND AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE THE AGREEMENT.

Contact Person (Preparer) for this
Motion: Ronnie Smith, City Recorder
Dept.: City Manager & Legal

RECOMMENDATION:

MurrySmith the City Engineering firm reviewed the bids and recommended the award of the contract to Hoss Paving, Inc., the low bidder, in the amount of \$50,435.00. MurrySmith estimate for the project was \$69,320.00.

EXECUTIVE SUMMARY:

On Thursday, April 11, 2019, The City received bids on the SW King Richard Drive Resurfacing - Phase 1. A summarized **bid** tabulation for the received proposals is attached, as well as the Bid Opening Record.

We have reviewed the bids and recommend the award of the contract to Hoss Paving, Inc., the low bidder, in the amount of \$50,435.00. Our estimate for the project was \$69,320.

If you should have any questions or comments, please do not hesitate to call us. Thank you.

FISCAL IMPACT:

This project is partially funded through the Small City Allotment Grant program per agreement No.32617 that was amended May 22, 2018. SCA funds will pay for eligible projects cost up to an amount not to exceed \$46,907.00. The remaining balance will be funded by the budgeted amount in the City's Street fund.

STRATEGIC ASSESSMENT:

File can be found at:

RESOLUTION No. R-2019-06

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING CITY, OREGON
ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AWARDING A CONTRACT
TO HOSS PAVING, INC. FOR PHASE 1 OF A RESURFACING PROJECT ON SW
KING RICHARD DRIVE AND AUTHORIZING THE MAYOR AND CITY MANAGER
TO EXECUTE THE AGREEMENT.**

RECITALS:

WHEREAS, the City of King City adopted Public Contracting Rules and Procedures by Resolution R-2012-03; and

WHEREAS, the City of King City has advertised for bids for the SW King Richard Drive Resurfacing – Phase 1; and

WHEREAS, Hoss Paving, Inc. submitted the low bid for the project in the amount of \$50,435.00, which consists of labor, materials, and equipment necessary to complete the work described in the Base Bid; and

WHEREAS, Murrysmith has made a recommendation to award the contract to Hoss Paving, Inc set forth in Exhibit "A"; and

WHEREAS, this project is partially funded through the Small City Allotment (the “SCA”) Grant program per agreement No.32617 set forth in Exhibit "B" that was amended May 22, 2018; and

WHEREAS, SCA funds will pay for eligible projects cost up to an amount not to exceed \$46,907.00. The remaining balance will be funded by the budgeted amount in the City’s Street fund.

NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

Section 1: The contract is awarded to Hoss Paving, Inc.

Section 2: The Mayor and City Manager is hereby authorized to execute a contract with Hoss Paving in the amount of \$50,435.00 for the SW King Richard Drive Resurfacing – Phase 1 project.

This resolution was PASSED and ADOPTED this 15 day of May 2019 and takes effect upon passage.

Signed by the Mayor on _____.

Kenneth Gibson, Mayor

ATTEST:

Ronnie L. Smith, City Recorder

Exhibit A: King City - SW King Richard Drive Resurfacing -
Phase 1 - Recommendation of Award



92-0251.224
April 12, 2019

Mr. Michael Weston
City Manager
City of King City
15300 SW 116th Avenue
King City, OR 97224

Re: King City – SW King Richard Drive Resurfacing – Phase 1 – Recommendation of Award

Dear Mike,

On Thursday, April 11, 2019, we received bids on the above referenced project. A summarized bid tabulation for the received proposals is attached, as well as the Bid Opening Record.

We have reviewed the bids and recommend award of the contract to Hoss Paving, Inc., the low bidder, in the amount of \$50,435.00. Our estimate for the project was \$69,320.

If you should have any questions or comments, please do not hesitate to call us. Thank you.

Sincerely,

MURRAYSMITH, INC.

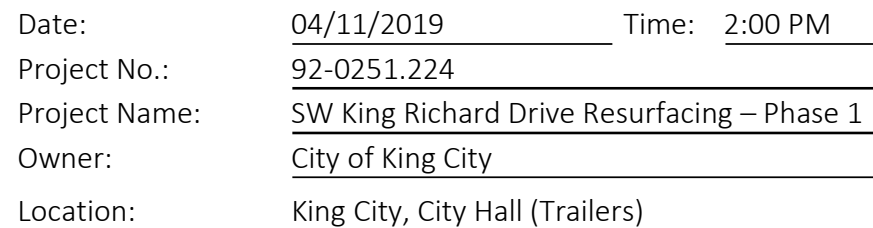
A handwritten signature in blue ink, appearing to read 'Zach Swartzendruber', with a stylized flourish at the end.

Zachary I Swartzendruber, P.E.
Project Engineer

ZIS:wsc

Enclosures

cc: Jeff Shunn, S-2 Contractors, Inc. (electronic only)



G:\PDX Projects\92\0251\224 - SW King Richard Drive Resurfacing - Phase I\Bidding and Award\Bid Opening Record\Bid Opening Confirmed 92-0251.224.docx

BID TABULATION**Owner:** City of King City**Project Title:** SW King Richard Drive Resurfacing - Phase 1**Project No.:** 92-0251.224**Bid Opening:** April 11, 2019 @ 2:00 p.m.

Item	Description	Units	Quantity	Engineer's Estimate		S-2 Contractors		Baker Rock Resources		Pacific Excavation Inc.		Knife River Corporation	
				Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization, Bonds, Insurance and Demobilization	1	LS	\$ 6,300.00	\$ 6,300.00	\$ 2,000.00	\$ 2,000.00	\$ 3,670.00	\$ 3,670.00	\$ 5,800.00	\$ 5,800.00	\$ 7,056.00	\$ 7,056.00
2	Concrete Sidewalks and Ramps	160	SF	\$ 50.00	\$ 8,000.00	\$ 27.00	\$ 4,320.00	\$ 21.90	\$ 3,504.00	\$ 38.50	\$ 6,160.00	\$ 31.50	\$ 5,040.00
3	Standard Curb	57	LF	\$ 60.00	\$ 3,420.00	\$ 50.00	\$ 2,850.00	\$ 55.00	\$ 3,135.00	\$ 69.75	\$ 3,975.75	\$ 82.00	\$ 4,674.00
4	Cold Plane Pavement Removal – 3-inch Grind	1,800	SY	\$ 10.00	\$ 18,000.00	\$ 7.00	\$ 12,600.00	\$ 6.85	\$ 12,330.00	\$ 7.00	\$ 12,600.00	\$ 5.55	\$ 9,990.00
5	Level 3, ½-inch Dense HMA - 3 - Inch Inlay	295	TON	\$ 100.00	\$ 29,500.00	\$ 87.00	\$ 25,665.00	\$ 94.80	\$ 27,966.00	\$ 97.75	\$ 28,836.25	\$ 87.00	\$ 25,665.00
6	Thermoplastic Markings for Crosswalks and Stop Bars, Type B-HS	20	SF	\$ 25.00	\$ 500.00	\$ 50.00	\$ 1,000.00	\$ 13.20	\$ 264.00	\$ 19.25	\$ 385.00	\$ 155.00	\$ 3,100.00
7	General Surface Restoration and Erosion Control	1	LS	\$ 1,800.00	\$ 1,800.00	\$ 1,000.00	\$ 1,000.00	\$ 768.00	\$ 768.00	\$ 630.00	\$ 630.00	\$ 1,850.00	\$ 1,850.00
8	Temporary Traffic Control	1	LS	\$ 1,800.00	\$ 1,800.00	\$ 1,000.00	\$ 1,000.00	\$ 2,740.00	\$ 2,740.00	\$ 500.00	\$ 500.00	\$ 3,105.00	\$ 3,105.00
CONSTRUCTION TOTAL				\$69,320.00		\$50,435.00		\$54,377.00		\$58,887.00		\$60,480.00	

Exhibit B: AMENDMENT NUMBER 01
2017 SMALL CITY ALLOTMENT AGREEMENT
SW King Richard Drive - Paving Project City of King City

**AMENDMENT NUMBER 01
2017 SMALL CITY ALLOTMENT AGREEMENT
SW King Richard Drive – Paving Project
City of King City**

This is Amendment No. 01 to the Agreement between the **State of Oregon**, acting by and through its Department of Transportation, hereinafter referred to as "State," and **City of King City**, acting by and through its elected officials, hereinafter referred to as "Agency," entered into on May 22, 2018.

It has now been determined by State and Agency that the Agreement referenced above shall be amended to change the project name, project location, and scope of work.

1. **Effective Date.** This Amendment shall become effective on the date it is fully executed and approved as required by applicable law.

2. **Amendment to Agreement.**

a. The Project title is changed from Prince Albert Street – Paving Project to SW King Richard Drive - Paving Project.

b. **Recital #1, Page 1, which reads:**

1. Prince Albert Street is part of the city system under the jurisdiction and control of Agency.

Shall be deleted in its entirety and replaced with the following:

1. SW King Richard Drive is part of the city system under the jurisdiction and control of Agency.

c. **Terms of Agreement, Paragraph 1, Page 1, which reads:**

1. By the authority granted in ORS 366.805(2), Agency has requested monies from this account for reconstruction of existing asphalt concrete street paving along SW Prince Albert Street from SW Beef Bend Road to Cul De Sac 1 hereinafter referred to as "Project." Said Project improvements shall consist of the removal and replacement of approximately 250 LF of asphalt concrete pavement and the removal and replacement of two curb ramps to meet ADA standards. The total estimated cost of this Project is \$46,907.

Shall be deleted in its entirety and replaced with the following:

1. By the authority granted in ORS 366.805(2), Agency has requested monies from this account for resurfacing existing asphalt pavement hereinafter referred to as "Project." Said Project improvements shall consist of applying 3" asphalt overlay on SW King Richard Drive from SW Queen Anne Avenue to SW Queen Mary Avenue. Agency acknowledges that such Project

improvements funded under this Agreement may trigger other Agency responsibilities under the Americans with Disabilities Act. Agency agrees that it is solely responsible for ensuring Americans with Disabilities Act compliance of the Project facilities pursuant to Agency Obligations, Paragraph 10. The total estimated cost of this Project is \$56,700.

d. **Agency Obligations, Paragraph 8, Page 3, is deleted in its entirety and marked reserved.**

e. **State Obligations, Paragraph 2, Page 6, which reads:**

2. State's Project Manager for this Project is Justin Shoemaker, R1 Local Agency Liaison, ODOT, 123 NW Flanders Street, Portland, Oregon 97209, 503-731-8486, Justin.d.shoemaker@odot.state.or.us, or assigned designee upon individual's absence. State shall notify the other Party in writing of any contact information changes during the term of this Agreement.

Shall be deleted in its entirety and replaced with the following:

2. State's Project Manager for this Project is Philip Lane, R1 Local Agency Liaison, ODOT, 123 NW Flanders Street, Portland, Oregon 97209, 503-731-8279, Philip.J.Lane@odot.state.or.us, or assigned designee upon individual's absence. State shall notify the other Party in writing of any contact information changes during the term of this Agreement.
3. **Counterparts.** This Amendment may be executed in two or more counterparts (by facsimile or otherwise) each of which is an original and all of which when taken together are deemed one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart.
4. **Original Agreement.** Except as expressly amended above, all other terms and conditions of the original Agreement are still in full force and effect. Agency certifies that the representations, warranties and certifications in the original Agreement are true and correct as of the effective date of this Amendment and with the same effect as though made at the time of this Amendment.


THE PARTIES, by execution of this Agreement, hereby acknowledge that their signing representatives have read this Agreement, understand it, and agree to be bound by its terms and conditions.

This Project was approved on January 12, 2018 by the Program and Funding Services Manager.

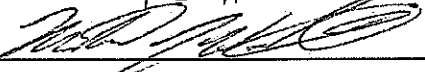
SIGNATURE PAGE TO FOLLOW

Agency/State
Agreement No. 32617-01

City of King City, by and through its
elected officials

By 

Date 12/5/18

By 

Date 12-5-2018

Agency Contact:

Mike Weston
City Manager
City of King City
15300 SW 116th Avenue
King City, OR 97224
503-639-4082
mweston@ci.king-city.or.us

State Contact:

Philip Lane
R1 Local Agency Liaison
ODOT
123 NW Flanders Street
Portland, OR 97209
503-731-8486
Philip.J.Lane@odot.state.or.us

STATE OF OREGON, by and through
its Department of Transportation

By 

Date 12/12/2018

APPROVAL RECOMMENDED

By 

Date 12-10-18

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: May 8th, 2019

Order ____ No.	Ordinance ____ No.	Resolution <u>X</u> No. R-2019-07	Motion ____	Information ____
-------------------	-----------------------	--------------------------------------	-------------	------------------

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING CITY, OREGON ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AWARDING A CONTRACT TO KNIFE RIVER CORPORATION - NORTHWEST. FOR 131 ST AVENUE IMPROVEMENTS AND AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE THE AGREEMENT.

Contact Person (Preparer) for this
Motion: Ronnie Smith, City Recorder
Dept.: City Manager & Legal

RECOMMENDATION:

MurrySmith the City Engineering firm reviewed the bids and recommended the award of the contract to Knife River Corporation - Northwest, the low bidder, in the amount of \$1,241,826.80. MurrySmith estimate for the project was \$ 1,210,000.

EXECUTIVE SUMMARY:

On Wednesday, May 1, 2019, The City received bids on the 131 st Avenue Improvements. A summarized **bid** tabulation for the received proposals is attached, as well as the Bid Opening Record.

We have reviewed the bids and recommend the award of the contract to Knife River Corporation - Northwest., the low bidder, in the amount of \$1,241,826.80.

FISCAL IMPACT:

This project will be funded by the budgeted amount in the City's Street fund.

STRATEGIC ASSESSMENT:

File can be found at:

RESOLUTION No. R-2019-07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING CITY, OREGON
ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AWARDING A CONTRACT
TO KNIFE RIVER CORPORATION - NORTHWEST. FOR 131 ST AVENUE
IMPROVEMENTS AND AUTHORIZING THE MAYOR AND CITY MANAGER TO
EXECUTE THE AGREEMENT.**

RECITALS:

WHEREAS, the City of King City adopted Public Contracting Rules and Procedures by Resolution R-2012-03; and

WHEREAS, the City of King City has advertised for bids for the 131 St Avenue Improvements; and

WHEREAS, Knife River Corporation - Northwest submitted the low bid for the project in the amount of \$1,241,826.80, which consists of labor, materials, and equipment necessary to complete the work described in the Base Bid; and

WHEREAS, Murrysmith has made a recommendation to award the contract to Knife River Corporation - Northwest set forth in Exhibit "A"; and

NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

Section 1: The contract is awarded to Hoss Paving, Inc.

Section 2: The Mayor and City Manager is hereby authorized to execute a contract with Knife River Corporation – Northwest in the amount of \$1,241,826.80 for the 131 St Avenue Improvement project.

This resolution was PASSED and ADOPTED this 15 day of May 2019 and takes effect upon passage.

Signed by the Mayor on _____.

Kenneth Gibson, Mayor

ATTEST:

Ronnie L. Smith, City Recorder

Exhibit A: King City - 131 St Avenue Improvements - Recommendation of Award



92-0251.223
May 1st, 2019

Mr. Michael Weston
City Manager
City of King City
15300 SW 116th Avenue
King City, OR 97224

Re: King City – 131st Avenue Improvements – Recommendation of Award

Dear Mike,

On Wednesday, May 1, 2019, we received bids on the above referenced project. A summarized bid tabulation for the received proposals is attached, as well as the Bid Opening Record.

We have reviewed the bids and recommend award of the contract to Knife River Corporation - Northwest, the low bidder, in the amount of \$1,241,826.80. Our estimate for the project was \$1,210,000.

If you should have any questions or comments, please do not hesitate to call us. Thank you.

Sincerely,

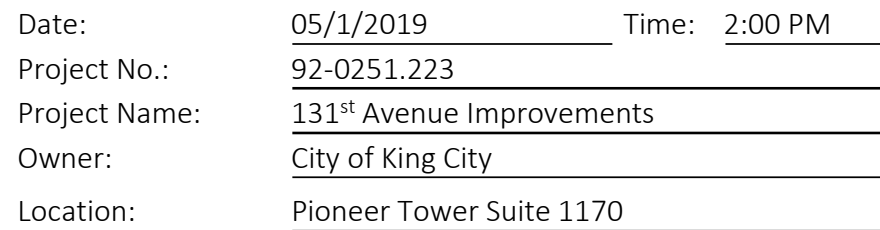
MURRAYSMITH, INC.

Zachary Swartzendruber, P.E.
Project Engineer

ZIS:wse

Enclosures

cc: Kevin Sink, Knife River Corporation - Northwest. (electronic only)



G:\PDX_Projects\92\0251\223 - 131st Ave Improvements\Bidding and Award\Bid Opening\King City - BID OPENING RECORD - 05-1-19.docx

BID TABULATION

Owner: City of King City
Project Title: 131st Avenue Improvements
Project No.: 92-0251.224
Bid Opening: May 1, 2019 @ 2:00 p.m.

Item	Description	Units	Quantity	Engineer's Estimate		Knife River Corporation	
				Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization	1	LS	\$ 100,000.00	\$ 100,000.00	\$ 81,300.00	\$ 81,300.00
2	Temporary Protection and Direction of Traffic, Complete	1	LS	\$ 70,000.00	\$ 70,000.00	\$ 123,290.00	\$ 123,290.00
3	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 3,250.00	\$ 3,250.00
4	Construction Survey Work	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 27,940.00	\$ 27,940.00
5	Removal of Surfacing	2,480	SY	\$ 15.00	\$ 37,200.00	\$ 27.70	\$ 68,696.00
6	Minor Adjustment of Manholes	4	EA	\$ 500.00	\$ 2,000.00	\$ 930.00	\$ 3,720.00
7	Adjusting Inlets	4	EA	\$ 500.00	\$ 2,000.00	\$ 865.00	\$ 3,460.00
8	Adjusting Boxes	4	EA	\$ 200.00	\$ 800.00	\$ 320.00	\$ 1,280.00
9	Cold Plane Pavement Removal, 2 Inches Thick	12,300	SY	\$ 5.00	\$ 61,500.00	\$ 4.15	\$ 51,045.00
10	3/4" - 0" Aggregate Base	500	TON	\$ 50.00	\$ 25,000.00	\$ 40.30	\$ 20,150.00
11	Level 2, 1/2-inch ACP Mixture (PG 64-22)	1,760	TON	\$ 100.00	\$ 176,000.00	\$ 101.30	\$ 178,288.00
12	Asphalt Driveway Connections	90	SY	\$ 100.00	\$ 9,000.00	\$ 58.70	\$ 5,283.00
13	Concrete Walks	5,240	SF	\$ 15.00	\$ 78,600.00	\$ 21.50	\$ 112,660.00
14	Concrete Curbs, Standard Curb	3,700	LF	\$ 50.00	\$ 185,000.00	\$ 25.85	\$ 95,645.00
15	Concrete Curbs, Curb & Gutter	920	LF	\$ 50.00	\$ 46,000.00	\$ 47.10	\$ 43,332.00
16	Concrete Driveways, Reinforced	370	SF	\$ 30.00	\$ 11,100.00	\$ 20.65	\$ 7,640.50
17	Extra for New Sidewalk Ramps	37	EA	\$ 1,500.00	\$ 55,500.00	\$ 850.00	\$ 31,450.00
18	Curb Frame and Door	3	EA	\$ 1,000.00	\$ 3,000.00	\$ 3,090.00	\$ 9,270.00
19	Mono-Directional White Type 1AR Markers	20	EA	\$ 10.00	\$ 200.00	\$ 6.90	\$ 138.00
20	Bi-Directional Yellow Type 1AR Markers	42	EA	\$ 10.00	\$ 420.00	\$ 6.90	\$ 289.80
21	Bi-Directional Blue Type 1AR Markers	11	EA	\$ 10.00	\$ 110.00	\$ 11.50	\$ 126.50
22	Longitudinal Pavement Markings - Paint	14,180	LF	\$ 1.25	\$ 17,725.00	\$ 0.20	\$ 2,836.00
23	Curb Paint	250	LF	\$ 10.00	\$ 2,500.00	\$ 4.60	\$ 1,150.00
24	Pavement Bar, Type B-HS	2,830	SF	\$ 15.00	\$ 42,450.00	\$ 9.05	\$ 25,611.50
25	Pavement Legend, Type B-HS: Bicycle Lane Stencil	15	EA	\$ 400.00	\$ 6,000.00	\$ 315.00	\$ 4,725.00
26	Pavement Legend, Type B-HS: "School"	2	EA	\$ 500.00	\$ 1,000.00	\$ 660.00	\$ 1,320.00
27	Pavement Legend, Type B-HS: "Xing"	7	EA	\$ 500.00	\$ 3,500.00	\$ 400.00	\$ 2,800.00
28	Pavement Legend, Type B-HS: Arrows	2	EA	\$ 300.00	\$ 600.00	\$ 345.00	\$ 690.00
29	Pavement Legend, Type B-HS: Sharrow	4	EA	\$ 400.00	\$ 1,600.00	\$ 345.00	\$ 1,380.00
30	Crosswalk Closure Supports	6	EA	\$ 1,000.00	\$ 6,000.00	\$ 1,270.00	\$ 7,620.00
31	Remove and Reinstall Existing Signs and Supports	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,440.00	\$ 2,440.00
32	Sign Support Footings	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 15,010.00	\$ 15,010.00
33	Perforated Steel Square Tube Anchor Sign Supports	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 6,580.00	\$ 6,580.00
34	Signs, Standard Sheetting, Sheet Aluminum	110	SF	\$ 50.00	\$ 5,500.00	\$ 28.85	\$ 3,173.50
35	School Zone Flasher Assembly, Station 34+54.0	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 16,525.00	\$ 16,525.00
36	Speed Feedback Assembly, Station 33+56.0	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 15,025.00	\$ 15,025.00
37	Speed Feedback Assembly, Station 24+34.5	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 15,025.00	\$ 15,025.00
38	Flashing Beacon (RRFB) Installation Complete, Station 31+34.0	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 28,320.00	\$ 28,320.00
39	Landscape Restoration, Complete	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 46,185.00	\$ 46,185.00
40	Top Soil	220	CY	\$ 50.00	\$ 11,000.00	\$ 64.60	\$ 14,212.00
41	Bark Mulch	70	CY	\$ 90.00	\$ 6,300.00	\$ 72.70	\$ 5,089.00
42	Deciduous Trees, 2 Inch Caliper	48	EA	\$ 400.00	\$ 19,200.00	\$ 750.00	\$ 36,000.00
43	Shrubs, #1 Container	352	EA	\$ 70.00	\$ 24,640.00	\$ 23.00	\$ 8,096.00
44	Root Barrier	3,000	LF	\$ 5.00	\$ 15,000.00	\$ 8.95	\$ 26,850.00
45	Irrigation System	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 86,910.00	\$ 86,910.00
CONSTRUCTION TOTAL				\$ 1,210,000.00		\$1,241,826.80	

MEMORANDUM

To: King City - City Council
From: Ronnie Smith, City Recorder & GIS Specialist
Subject: King City Community Park Landscape Maintenance Services
Date: May 9, 2019

GENERAL INFORMATION

On Wednesday, August 15, 2018, Council members discussed and reviewed three (3) Landscape Bids to consider. The three (3) bids included (breakdown attached):

1. Leaf, LLC with a proposed bid at 26,640.00 this included the following:
 - a. Landscape Service: Landscape Maintenance Services \$1,500.00/month
 - b. Bark – 15 units at 495/unit
2. Pacific Landscape Management with a proposed bid at 47,263.00 this included the following:
 - a. Basic Landscape Maintenance \$3,754/month \$45,048/year plus 4.5 cedar play chip application \$215.00/per year. A total of 47,263.00 per year.
3. BrightView with a proposed bid at 26,982.00 this included the following:
 - a. Standard Maintenance including tree pruning mid-season irrigation audit and a one time initial clean up fee.

The City Council decided to table this until the next meeting. On Wednesday, September 19, 2018, the Council agreed to give Leaf, LLC one more chance to improve their services at the park and awarded a one (1) year contract.

CRITERIA

Agreement – Between the two Parties for one (1) year and price and duties pursuant to the bid documents.

AGENCY COMMENTS

FINDINGS AND CONCLUSIONS

Leaf, LLC. has been maintaining the landscape at the King City Community Park for about two (2) years. In recent months the costs of the services obtained by Leaf, LLC. have not been satisfactory per the minimum level of performance required by the City Council discussion at the public meetings and bid dated 06/28/2018.

The actual cost of service from 5/7/2018 to 5/9/2019 (one year of data) has been \$41,182.28. This is mainly due to other items that should be included in the basic maintenance services. For example, Spring lawn fertilization, irrigation maintenance and winterize the systems. These items are highlighted in the breakdown attached.

City Staff have spoken to Leaf, LLC's owner Gary several times and made it clear the services that we want and how we want it done. We are still having problems with half of the grass being mowed and/or the grass clippings are being left on site for a week. When asked to clean-up Fischer Rd. it seems a minimal amount of work is done for the charge (\$99.00). Recently Leaf changed out the flowers in the beds at the Park to the tune of \$3100.00 without seeking authorization/permission for that amount of expenditure. The vendor also seems hesitant to communicate via e-mail.

Leaf, LLC has not signed a new one (1) year agreement for service. The City does have an older agreement dated 8/15/2016 (attached) that states in section 3, and 8 a 30-day notice is required to cancel the agreement.

BrightView is in Sherwood and will honor the price that was quoted on 6/21/2018. The Contract specifications are in the City's favor. Bid is attached.

Pacific Landscape Management is also located in Sherwood. Their bid is much higher than Leaf, LLC, and BrightView. The Contract specifications are in the City's favor. Bid is attached.

Lastly, the City is also considering doing the landscape maintenance in house it would require an investment on the city's part to purchase a mower and to hire a part-time employee (16 hours per week) and to have our current Public work (PW) staff (16 hours per week). Staff have analyzed and found the following:

- Projected Staff time
 - PW staff 16 hour – 2 days at the park;
 - New hire – 16 hours – 2 days at the park;
 - Total Hours at the Park 32;
- Projected Cost
 - PW Staff - \$30,183.38 per year;
 - New hire - \$12,916.80 per year;
 - Total cost \$43,100.18 not including equipment.

RECOMMENDATION

Based on the findings above the Council has three (3) options to consider

- a. Choose to retain Leaf, LLC. and maintain current service levels and cost.
- b. Direct staff to write up a 30-day notice of Cancellation and go with the second lowest bidder provided by BrightView and have an increase in services which will result in satisfactory services per the minimum level of performance required by the City Council discuss at the public meetings and bid dated 06/21/2018.
- c. Bring the Maintenance of the Park under in-house control utilizing our Public Works Staff.

ATTACHMENTS

King City Community Park Landscape Maintenance Services Breakdown
Leaf, LLC. Estimate dated 6/28/2018
BrightView Proposal dated 6/21/2018
Pacific Landscape Management dated 6/29/2018
Leaf, LLC Agreement dated 8/15/2016

King City Community Park

Landscape Maintenance Services Break Down

BrightView

	<i>Projected</i>	\$ 26,982.00	Statndard with clean up

Leaf, LLC

	<i>Actual</i>	\$ 41,182.28	
	<i>Projected</i>	\$ 26,640.00	with bark dust

Pacific LandScape

	<i>Projected</i>	\$ 47,263.00	Standard with clean up

City Staff (Payroll)

	<i>Projected</i>	\$ 43,100.18	Staff time and benefits
			only. No equipment.

BrightView

Standarard Maintenance (best pratices bundle)					Monthly Standard	Yearly Standard	First Year w Clean-up fee	First Year w Cedar Clean-up	First Year w Full service	5 Year Projection at Full Service
Standard					2,046.00	\$ 24,552.00	\$ 26,982.00	\$ 27,932.00	\$ 31,132.00	\$ 155,660.00
	Enhanced Tree Pruning				20.00	\$ 240.00				
	Mid-Season Irrigation Audit				20.00	\$ 240.00				
					<u>2,086.00</u>	\$ 25,032.00				
Add ons										
	One Time Initial Cleanup	Units	8	Price	1,950.00	243.75	Hours			
	Bark dust application every other year	15		Price Per Unit	3,200.00	\$ 213.33				
	Cedar Play chips application per/year	8			950.00	\$ 118.75				

Leaf, LLC

Standard Maintenance

	Monthly Standard	Yearly Standard	First Year w Clean-up fee	First Year w Cedar Clean-up	First Year w Full service	5 Year Projection at Full Service
Standard Park	1,500.00	\$ 18,000.00	\$ 22,680.00	\$ 26,640.00	\$ 34,065.00	\$ 170,325.00
City Hall	265.00	\$ 3,180.00				
	1,765.00	\$ 21,180.00				

Add ons	Units	Price	Price Per Unit
One Time Initial Cleanup		1,500.00	
Bark dust application every other year	15	7,425.00	495.00
Cedar Play chips application per/year	8	3,960.00	495.00

Actual Information

05/07/2018	LEAF LLC	MAY 2018	1,500.00
05/07/2018	LEAF LLC	PARK IRRIGATION SYSTEM SPRING/SUMMER START UP	299.00
06/06/2018	LEAF LLC	JUNE 2018	1,500.00
07/13/2018	LEAF LLC	JULY 2018 MONTHLY SERVICE	1,500.00
07/24/2018	LEAF LLC	KC PARK LANDSCAPING MAINTENANCE - HARD PRUNE (SUMMER CLEAN UP)	1,790.00
08/15/2018	LEAF LLC	AUGUST 2018 MONTHLY SERVICE	1,500.00
09/19/2018	LEAF LLC	SEPT.2018 KC PARK MAINTENANCE	1,500.00
09/19/2018	LEAF LLC	KC PARK IRRIGATION SYSTEM	1,561.00
10/08/2018	LEAF LLC	OCT.2018 KC PARK MAINTENANCE	1,500.00
10/08/2018	LEAF LLC	MAINTENANCE - BEEF BEND RD.	129.00
10/08/2018	LEAF LLC	MAINTENANCE - FISCHER RD.	99.00
11/02/2018	LEAF LLC	FALL CLEAN UP	1,799.00
11/02/2018	LEAF LLC	BARK	1,050.00
11/02/2018	LEAF LLC	ENHANCEMENTS	1,099.00
11/19/2018	LEAF LLC	NOV.2018 MAINTENANCE	1,500.00
11/19/2018	LEAF LLC	FISCHER RD.	99.00
11/19/2018	LEAF LLC	WINTERIZE SYSTEM	349.00
12/05/2018	LEAF LLC	KC PARK LANDSCAPING PROJECT - LABOR & METERALS	2,925.00
12/05/2018	LEAF LLC	IRRIGATION SYSTEM - Nov.2018	465.00
12/18/2018	LEAF LLC	KC PARK LANDSCAPING PROJECT- PLANTS	899.40
12/18/2018	LEAF LLC	KC PARK LANDSCAPING PROJECT- PLANTS - 2" White Birch Trees \$347.50 X 4	1,390.00
12/18/2018	LEAF LLC	KC PARK LANDSCAPING PROJECT- PLANTS	390.00
12/18/2018	LEAF LLC	KC PARK LANDSCAPING PROJECT - LABOR & METERALS	1,989.00
12/20/2018	LEAF LLC	DEC.2018	1,599.00
01/09/2019	LEAF LLC	JAN.2019 KC PARK MAINTENANCE (\$1500 - \$99 CREDIT)	1,401.00
1/9/2019	LEAF LLC	JAN.2019 KC PARK MAINTENANCE (\$1500 - \$99 CREDIT)	1,401.00
2/19/2019	LEAF LLC	FEB.2019 KC PARK LANDSCAPING MAINTENANCE	1,500.00
2/19/2019	LEAF LLC	KC PARK - SPRING LAWN FERTILIZATION	490
2/19/2019	LEAF LLC	12 PLANTS FOR KC PARK	179.88
3/6/2019	LEAF LLC	MAR.2019	1,500.00
4/3/2019	LEAF LLC	APRIL. 2019	1,500.00
5/6/2019	LEAF LLC	MAY 2019 KC PARK MAINTENANCE	1,500.00
5/6/2019	LEAF LLC	FISHER RD	99
5/9/2019	LEAF LLC	SPRING FLOWER PLANTING	3,180.00
TOTAL			41,182.28

Pacific Lanscape Management

Standarard Maintenance

	Monthly Standard	Yearly Standard	First Year w Cedar Clean-up	First Year w Full service	5 Year Projection at Full Service
Standard Park	3,754.00	\$ 45,048.00	\$ 47,263.00	\$ 49,927.00	\$ 249,635.00
City Hall		\$ -			
	<u>3,754.00</u>	\$ 45,048.00			

Add ons	Units	Price	Price Per Unit
One Time Initial Cleanup		-	0
Bark dust application every other year	10	\$ 2,664.00	\$ 266.40
Cedar Play chips application per/year	4.5	\$ 2,215.00	\$ 492.22
Winter Moss per Sq Ft	148099	\$ 1,429.00	\$ 0.010
Spring Moss per Sq Ft	148099	\$ 1,108.00	\$ 0.007
Turf Core Aeration Per Sq Ft	148099	\$ 1,973.00	\$ 0.013

City Staff

Standard Maintenance (best practices bundle)									
	SALARY	401K	MEDICAL BENEFIT	CONTRACT BENEFIT	HRA VEB	TOTAL	HOURLY RATE with benfits		Park
STEP 7 (\$20.11 / hr)	41820	14637	19000	\$	600.00	1800	75457	\$	36.28 16HRS/WEEK \$ 30,183.38
2 DAYS A WEEK (16HRS/WEEK) \$11.50/hr	9568	3348.8					12916.8	\$	15.53 16 HRS/WEEK \$ 12,916.80
TOTAL	\$ 51,388.00	\$ 17,985.80	\$ 19,000.00	\$	600.00	\$ 1,800.00	\$ 90,773.80		\$ 43,100.18



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 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• Performs 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

The image displays five overlapping forms from BrightView, illustrating their communication process:

- Customer Profile:** Collects company and customer contact information, preferred communication methods (phone, email, text, etc.), and professional organizations.
- Job Start-Up:** Includes a checklist for initial site assessment (Trees, Turf, Shrubs, Hardscapes) and a section for customer goals and expectations.
- Job Start-Up Safety Inspection:** A checklist for safety hazards such as low eye level branches, obstructed traffic signals, and tripping hazards.
- 30 Day Follow-Up:** A checklist for customer satisfaction and a section for questions to ask the customer.
- AEW Required:** A checklist for annual evaluation and a section for customer feedback and comments.

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:

<i>One time initial cleanup</i>	\$1,950.00
<i>Bark dust application</i> Every other year recommended 1.5" application	\$3,200.00
<i>Cedar Play Chips application</i> 8 yards per year 2" application	\$950.00

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

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.

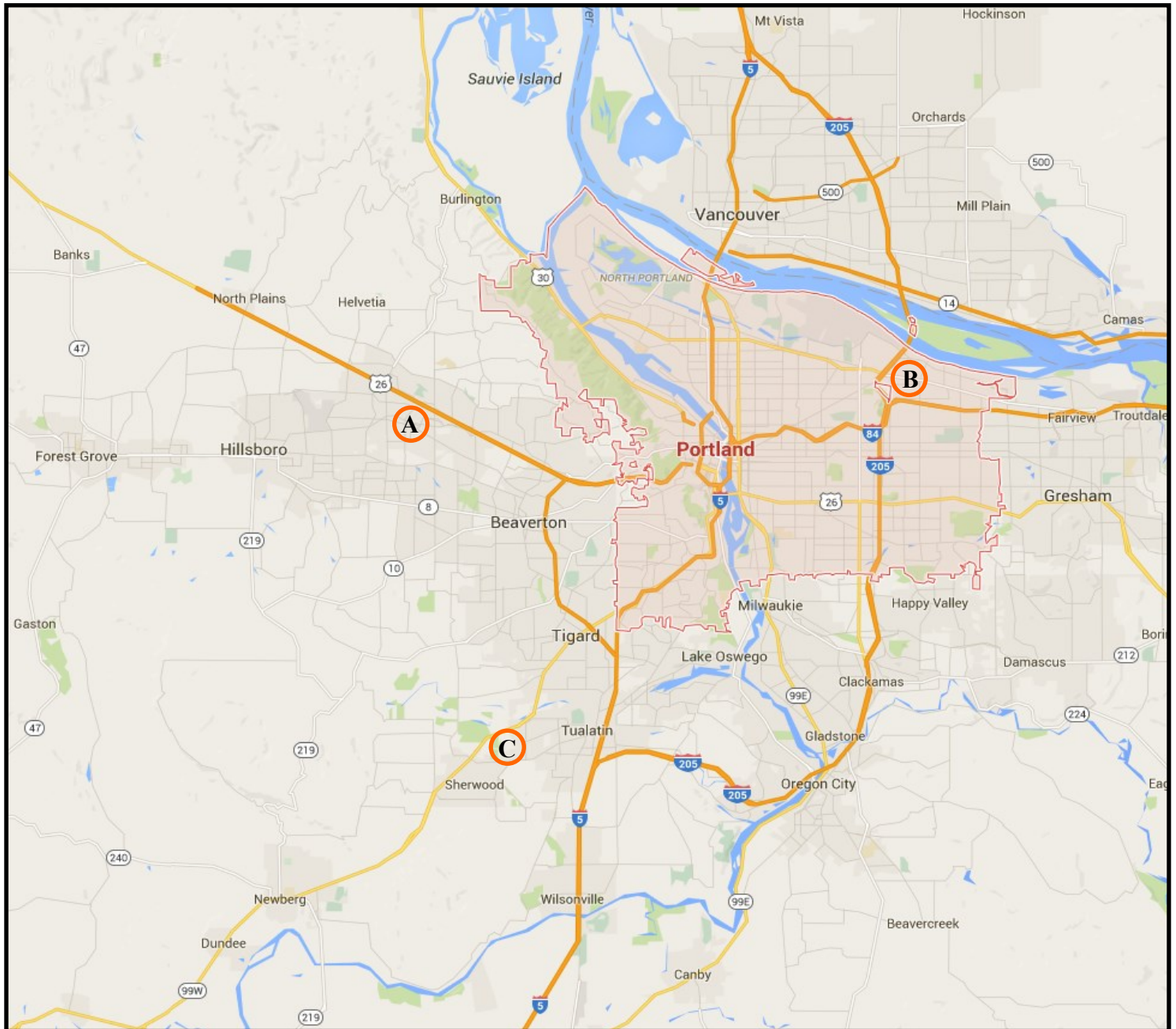
CO-FOUNDERS:



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



Synopsis 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

PACIFIC

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)

Leaf LLC
Landscape Management Service Agreement

Customer Name: City of King City

Service Contact: Mick/City Manager

Service Address: 15300 SW 116th Ave. King City, Or.

Billing Address: 15300 SW 116th Ave.
King City, Or. 97224

Billing Contact:

Date Submitted: August 15th 2016

TERMS AND CONDITIONS

This Landscape Management Service Agreement (the "Agreement") is entered into by between City of King City "Customer", and Leaf LLC hereafter referred to as "Leaf". In consideration of the mutual promises set forth in this Agreement, the parties agree as follows:

1. SERVICES AND PRICING. Leaf agrees to perform the landscape management services noted on the attached Landscape Management Schedule and Specifications provided dated 8/15/2016 and incorporated herein in its entirety. Unless stated otherwise, all supplies, equipment and/or materials necessary to perform the services described in the proposal shall be provided for the monthly amount of \$1500.00

2. ADDITIONAL SERVICES. Services performed and/or materials delivered at the request of the customer, which are not specifically covered in the Landscape Management Schedule and Specifications, or that result from changes in the size or physical condition of the site, will be deemed "Additional Services" and will be billed separately on the "time and materials" basis.

3. TERM. This Agreement is for 1 year period, beginning August 15th 2016 and shall be automatically renewed for successive equal periods, unless terminated by either party by not less than 30 days written notice prior to the end of the specified period.

4. RATE ADJUSTMENTS. Leaf may increase the rates hereunder at the time of renewal, which is the anniversary of the agreement or any time after the first anniversary. Any proposed rate changes will be submitted in writing thirty (30) days prior to the increase or decrease in rate.

5. MINOR REPAIRS. In order to expedite minor repairs, Leaf, is authorized to perform up to \$ 500.00 worth of repairs without prior approval.

6. PAYMENT.

a) Payment is due upon receipt of the invoice. Invoices shall be sent on or about the first day of each month for that month's services and will be due by the end of that month. In the event there is a reasonable factual basis where charges are in dispute, all charges not a dispute shall be promptly paid and the parties shall seek in good faith to resolve any amount in dispute.

b) Credit Check Authorization: Authority is hereby granted to any financial institution, company or individual to disclose customer and/or Property Owner's financial status, credit, and manner of meeting its obligations under the contract/agreement. Owner has read, understands and authorizes Leaf the necessary actions to fulfill the authorized acts described herein. Signatures at the end of this document serve as authorization for the Credit Check.

7. NOTIFICATION AND REPAIR OF DEFICIENT WORK. Customer and/or Property Owner have a duty to inspect the property described herein within five (5) working days after any services have been performed by Leaf. Any perceived deficiencies discovered at the time of inspection and correct any deficiencies within ten (10) working days of said occurrence.

8. CANCELLATION. On those rare occasions when Customer and/or Property Owner chooses to cancel the agreement, the Customer will provide a 30 day written notice to Leaf.

a) If additional discounts were allowed during the initial agreement, and an addendum lists a specific cancellation penalty to be exercised, the cancellation notice will include the predetermined penalty amount.

b) Leaf reserves the right to cancel this agreement at any time with 30 days written notice.

9. RELATIONSHIP OF PARTIES. The parties acknowledge and agree that Leaf is an independent contractor and not a servant, employee or agent of Customer or Property Owner and that this Agreement shall not be construed to create a partnership or joint venture between the parties.

10. ASSIGNMENT AND ASSUMPTION.

a) Neither Customer nor Property Owner shall assign its rights and/or obligations under this Agreement without thirty (30) days prior written notice to Leaf. Upon such notification, Leaf shall be immediately relieved of performance under this Agreement unless the remaining rights and obligations of Customer and/or Property Owner are specifically assumed, in writing, by such new Customer and/or new Property Owner (assignee) and Leaf, in its sole discretion, approves the credit worthiness of such Assignee.

b) Leaf may subcontract any portion of this Agreement to a qualified third party, which shall be bound by the terms and conditions of this Agreement.

11. INSOLVENCY. Should Customer, Property Owner or Leaf become insolvent, file for protection under the United States Bankruptcy code, whether voluntarily or involuntarily, make an assignment for the benefit of creditors, or become the beneficiary of an appointed receivership (collectively, become insolvent), it is agreed that the insolvent party shall immediately so notify the other parties in writing within ten (10) business days after receipt of such notice.

12. INDENIFICATION.

a) Leaf shall be responsible for direct damages caused in the provision of services under this Agreement. It is agreed by all parties that when Leaf, is required to replace plant materials under this provision, that materials of a lesser maturity may be used during replacement and or repair.

b) Leaf is not responsible for any personal or property damage caused by others, including damage resulting from the improper installation or maintenance of plants and/or equipment by others.

c) Leaf is not responsible for damages caused by vandalism, hail, theft, wind, increment weather, labor strikes, supply, plants or equipment unavailability or other acts beyond its control (Force Majeure). Any delay in work caused by such Force Majeure shall excuse Leaf from completing any of the services for a reasonable period of time, which Leaf shall endeavor to complete said services.

d) Leaf shall under no circumstances be responsible for other than direct damages, whether incidental, consequential, special, punitive or otherwise arising or resulting from the performance or nonperformance of any obligations under this Agreement.

13. INSURANCE. Leaf shall carry worker's compensation, comprehensive general liability, and comprehensive automobile liability insurance in an amount not less than \$1,000,000.

14. VENUE AND ATTORNEY'S FEES. This agreement shall be governed and construed in accordance with the laws of the State of Oregon. Venue for any suit shall be in the state of federal courts with jurisdiction over the county where Leaf is located. Should it become necessary for any party to this contract or any third party who is an incidental beneficiary to this Agreement to institute legal actions for enforcement of any provisions of this Agreement, the prevailing party shall be entitled to all attorney's fees, expenses, and costs incident to such legal action, including the cost of appeals.

15. SEVERABILITY. In the event that any one or more of the provisions contained in this Agreement shall be held invalid, illegal or unenforceable for any reason or in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement.

16. COMPLETE AGREEMENT. This Agreement and all Amendment and Exhibits hereto specifically signed and incorporated herein, constitute the entire Agreement between the parties and supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the services and the service address. By signing below, each party acknowledges that they have read and understand this Agreement and that no representation, inducement, promise or agreement, oral or otherwise, has been made by any party which is not embodied herein.

17. NOTICE. Any notice required to be given under this Agreement shall be made by overnight courier, U.S. Mail certified, return receipt requested or personal delivery to the addresses listed on this agreement.

LEAF LLC
By: GARY M. VESKES

Date: 8-15-2016

CUSTOMER
By: Michael Weston
Authorized Representative

Title: City Manager

Date: 8-19-2016

Leaf, LLC

15969 Reese Rd. #A Lake Oswego, Or. 97035

503-670-9266

Schedule Of Services

Turf Maintenance	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Mowing * Irrigated Lawns		*	*	*	*	*	*	*	*	*	*		TTL
Edging & String Trimming		*	*	*	*	*	*	*	*	*	*		38
Fertilize				*		*		*			*		18
Broadleaf Weed Control					*				*				4
Sweep / Blow Walks	*	*	*	*	*	*	*	*	*	*	*	*	2
Shrub Bed Maintenance	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	42
Police / Weed Grounds	*	*	*	*	*	*	*	*	*	*	*	*	TTL
Spray Weeds			*	*	*	*	*	*	*	*			46
Apply Pre-Emergence		*							*				12
Fertilize Shrub / GC			*							*			2
Prune Shrubs & Groundcover	Direct Growth And Development												2
Leaf Control	*									*	*	*	
Other Services	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	6
Irrigation Services	*	*	*	*	*	*	*	*	*	*	*	*	TTL
Site Inspections	*	*	*	*	*	*	*	*	*	*	*	*	12
Disease / Insect Monitoring	*	*	*	*	*	*	*	*	*	*	*	*	12
Of Your Property. Actual Timing And Frequency Of Services May Vary.													12

Irrigation Repairs Billed at Time/Materials