

Scope of Services

Oklahoma Landscape is pleased to quote a 28 week service of landscape maintenance for Cooper Ranch Association. The service and materials involved are as follows:

Mow Maintenance

1. ***Turf Mow:*** Mowing will be on a seven day schedule for all turf areas specified, during the growing season. The growing season is represented by the weeks of service listed on the contract. The mowing height for the turf will be determined by the grass species and weather conditions, under OLI discretion or upon verbal request. The frequency may change upon severe weather conditions, in a situation where mowing equipment can be detrimental to the turf areas. Frequency change would not alter the billing cycle or amount, as it is a weekly contract. Mowers will be equipped with mulching blades that will discharge grass clippings back on the turf area. Clipping debris will remain on the turf areas as long as there are no readily visible clumps. Mower blades will be sharpened weekly, to help eliminate stress and disease. Trash debris will be removed from turf areas before each mow.
2. ***Horizontal Turf Trimming:*** All edges, crevices, holes, slopes, structures, and small areas will be horizontally trimmed with a monofilament string trimmer. Trimming will take place on all turf areas around signs, fence lines, building lines, steel edging, trees, steps, and other surfaces that are bordered by the turf area. Structures that do get trimmed will be closely watched from abrasions, that are non controllable. Trees and other vulnerable soft structures will not be closely trimmed, unless protection is available (tree rings). Trimming height will be maintained to resemble the height of the turf. Where rocks and other small structure are present trimming will be halted until structures can be removed or avoided. By avoiding we can help insure the safety of surrounding people and structural damage to vehicles and buildings. If damage does occur, the damage site will be investigated and evaluated. If evaluation fails on OLI behalf, we will replace at no cost. All trimmers will have deflector guards on at all times to help decrease flying obstacles. Monofilament string pieces will be removed during each string renewal cycle. All horizontal trimming will be provided with each mowing session.
3. ***Vertical Turf Trimming:*** All unwanted grasses that cover or overhang along sidewalks, curbs, and concrete pads will be vertically trimmed with a mechanical edger. Special care is engaged to protect against structural damage. Deflector guards will be in place, to help decrease flying objects. The width of the trimming should not exceed $\frac{1}{4}$ of an inch from the structure that is being trimmed. All vertical trimming will be provided with each mowing session.

4. **Clipping Cleanup:** All clippings and dirt debris resulting from the maintenance service provided, will be removed from all hard surfaces, with a back pack blower. This includes but not limited to sidewalks, curbs, parking areas, and breezeways. Organic debris will be blown back onto the turf area as it uses for food. Debris that is not organic material will be removed from the premises. Debris areas that have small hard structures, such as rocks or pebbles, around vehicles and building will be removed with a broom. The cleanup will be provided with every mow session.

Bed Maintenance

1. **Weed Removal:** All bed areas and tree rings specified will be weeded for undesirable vegetation. Included will be all foreign weeds and grasses. Weed control shall be maintained by using manual or through the use of an herbicide. In excessive amounts of uncontrollable weeds, a weed eliminator agent will be sprayed in specific areas, which are not harmful to the plants. Any small annuals or perennials that die will be removed from the bed area. Any small annuals or perennials that require weekly attention will be cared for (daylily chute pulled). This service will be provided with each mow service.
2. **Shrub Trimming:** Shrubs less than 6 feet in height will be trimmed once per month during the mow season, mentioned on the contract. Shrubs will be trimmed for clearance of driveways, sidewalks, and other obstacles. Shrubs that are trimmed in a manicure shaped fashion will be trimmed under our discretion, unless mentioned otherwise. Any growth that inhibit another shrub or flower will be trimmed accordingly. Growth that is forming from within a shrub (sucker growth) will be removed, for the health and appearance of the species.
3. **Tree Trimming:** Trees less than 5 feet in height will be trimmed once per year during mow season. Trimming will include removal of dead wood, redundant growth, crossing growth, sucker growth, limbs rubbing against obstacles.

Mulch

1. **Mulching:** Will be layered at a minimum of 2" in depth to help retain moisture in summer, insulate during winter freezes, to drown out unwanted weeds, and sustain a manicure look. Color is optional and mulch shall not exceed 3" in depth. Mulch will be a premium quality of hardwood, cypress, or bark mulch.

Spring Color

1. **Seasonal Color:** Performed to enhance the bed appearance. Color will be two times per year (spring, and fall). A slow release fertilizer will be applied to enhance root growth. Spring: Tulips, Daffodils, Begonias, Petunias, Caladiums, etc.
Fall: Pansies, Mums, etc.

Chemical Maintenance

1. **Turf Fertilizer:** Two pre emergents and two fertilizer applications will be applied annually. Spot treatment will be as needed, for special weed spots.



Scope of Additional Services Offered

This is an ADDITIONAL SERVICE and can be added on the service agreement contract. This will affect the price of the original service agreement.

Irrigation Maintenance

1. ***Irrigation Service***: Irrigation systems will be managed to assure proper coverage of turf and bed areas. Every service will be thoroughly inspected for cracks, breaks, coverage, scheduling, and adjustments needed. Any irrigation repairs or installations will be requested via bid proposal. (see **irrigation service agreement brochure**)

Chemical Maintenance

1. ***Tree Fertilization***: Fertilization of tree will be done upon an injection system that penetrates directly into the root system.
2. ***Insecticide, Fungicide Spraying***: Will be performed to prevent loss or damage to trees, shrubs, and turf areas.
3. ***Herbicide Spraying***: Will be performed to prevent excessive weed control and unsightly vegetation.
4. ***Bed Fertilizer***: Two times a year a slow release fertilizer will be applied to all bed areas. The slow release will not burn or damage any plants or shrub as it is a slow release agent.

Fall Clean Up

1. ***Leaf Removal***: Leaves will be removed from all turf and shrub areas.

Landscaping

1. ***Landscaping***: Design, tree removal, stump grinding, excavation, irrigation installations, drainage, aeration, seeding, shrub transplanting, etc

Snow and Ice Management

1. ***Snow Removal:*** Duties include shoveling, sanding, ice melt, plow, and sand removal.

Aeration

1. ***Aeration:*** To ensure proper oxygen and nutrients get to turf roots.

Over Seeding

1. ***Fescue Seed:*** To help treat problem areas in shade, such as under large trees, or behind buildings. This is done only in September to ensure proper seed growth.

Landscaping evaluations will be performed weekly for improvements and health. This will be requested via bid or upon verbal request.