

SOUTH COFFEYVILLE CASINO LAWN AND LANDSCAPING

SCOPE OF WORK:

WORK INCLUDES, BUT IS NOT LIMITED TO, PROVIDING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, AND SERVICES REQUIRED TO PROVIDE FULL PROFESSIONAL LAWN/LANDSCAPING MAINTENANCE/INSTALLATION ON THE DEFINED SOUTH COFFEYVILLE PROPERTY - (PROPERTY INCLUDES CASINO SURROUNDS, DRIVEWAYS INSIDE AND ALONG PROPERTY, AREA 100' BOTH NORTH AND SOUTH OF PARKING LOT AND FROM HYW 169 TO OKLAHOMA ST.).

IN GENERAL, THE WORK INCLUDES:

- MAINTENANCE OF ALL LAWN/LANDSCAPE AREAS
- MAINTENANCE, REPAIR AND NEW INSTALLATION OF ALL IRRIGATION SYSTEMS (24-HOUR ON CALL IRRIGATION REPAIR)
- DEBRIS CLEANING, REMOVAL ON PROPERTY
- FERTILIZATION SCHEDULING AND APPLICATIONS
- CHEMICAL SCHEDULING AND APPLICATIONS
- LAWN/LANDSCAPE BED WEED CONTROL
- EDGING OF ALL SIDEWALKS, CURB, AND TRAFFIC AREAS
- DESIGN/INSTALLATION OF NEW LANDSCAPING ON PROPERTY
- ABILITY TO DESIGN/INSTALL NEW LAWN OR LANDSCAPING INSIDE OF A 24 HOUR PERIOD AT REQUESTED TIMES

CODES AND STANDARDS

- WORK WITHIN THE PROVIDED TERO RULES AND LAWS AS DEFINED BY THE TERO OFFICE
- ALL EMPLOYEES MUST BE PROVIDED A CONSISTENT, PROFESSIONAL UNIFORM AND MUST HAVE A VISIBLE VENDOR BADGE WHILE WORKING ON PROPERTY
- EMPLOYEES MUST BE PROVIDED WITH APPROPRIATE SAFETY GEAR FOR THE REQUIRED WORK AND MUST BE THOROUGHLY TRAINED IN PROPER SAFETY PRACTICES WHILE ENGAGED ON PROPERTY
- COMPLY WITH REGULATIONS OF ALL LOCAL, STATE, TRIBAL, AND FEDERAL ENTITIES DURING ALL WORK TO BE PERFORMED
- ALL WORK IS TO BE SCHEDULED WITH THE SCC SITE MANAGER DESIGNEE AND ANY ALTERATIONS TO THAT SCHEDULE MUST BE APPROVED BY THE SAME DESIGNEE

- CONTRACTOR SHALL PROTECT THE PROPERTY FROM ALL POTENTIAL HAZARDS

QUALIFICATIONS

- CONTRACTOR TO HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN COMMERCIAL LAWN AND LANDSCAPE MAINTENANCE/INSTALLATION, IRRIGATION DESIGN/INSTALLATION/MAINTENANCE
- PROFESSIONAL GRADE EQUIPMENT, AND AN EQUIPMENT FLEET CAPABLE OF MAINTAINING THE PROPERTY AT THE DESIRED LEVEL OF CONDITIONING (PLEASE PROVIDE A LIST OF AVAILABLE EQUIPMENT)
- MINIMUM OF 3 FULL TIME EMPLOYEES INCLUDING A COMPETENT ON-SITE SUPERVISOR MAINTAINING THE PROPERTY DURING THE IN-SEASON MONTHS (Apr-Oct) AND AN APPROPRIATE LEVEL OF STAFF TO MAINTAIN THE PROPERTY DURING THE OFF-SEASON MONTHS

WORK

PROVIDE A WEEKLY SCHEDULED LANDSCAPE MANAGEMENT PROGRAM THAT IS DESIGNED TO PROVIDE THE FOLLOWING SERVICES

- TURF MAINTENANCE – MOWING, BLOWING, EDGING, AND TRIMMING
- SHRUB & PLANT MAINTENANCE – TRIMMING, PRUNING, PLANTING, AND FERTILIZATION
- TURF AND BED CHEMICAL APPLICATIONS – WEED ELIMINATION, AND CLEARING OF PLANT BEDS OR TREE WELLS
- MULCH – MULCH TO BE PLACED ANNUALLY IN BEDS AT A MINIMUM OF 2" IN DEPTH (MULCH PURCHASED BY CNE AND DISPERSED BY CONTRACTOR)
- ANNUALS – ANNUAL COLOR TO BE PLACED SEASONALLY A MINIMUM OF 3 UP TO 5 TIMES PER YEAR TO MAINTAIN COLOR
- PAPER, GRASS CLIPPINGS, CANS, AND BRANCHES TO BE REMOVED FROM THE LANDSCAPE DURING SERVICES
- IRRIGATION – TO BE PROPERLY MAINTAINED, REPAIRED, AND CONTROLLED; OCCASIONAL IRRIGATION ADDITIONS OR DELETIONS COULD BE REQUIRED

TURF MAINTENANCE:

- MOWING, EDGING, BLOWING, AND TRIMMING
- MOWING HEIGHT TO BE BASED ON THE SEASON AND WHAT IS HORTICULTURALLY CORRECT FOR THE TURF VARIETY. CUTTING SHALL NOT BE LIMITED TO SUCH FREQUENCY IN THE EVENT ADDITIONAL CUTTINGS ARE REQUIRED TO MAINTAIN A LAWN IN THE MANNER ACCEPTABLE TO THE SCC SITE MANAGER DESIGNEE (MAX HEIGHT OF 3")
- NEVER SCALP THE LAWN OR REMOVE MORE THAN 1/3 OF THE EXISTING TOP GROWTH IN ONE MOWING; DURING EXCESSIVE PERIODS OF GROWTH SUCH AS AFTER EXTENDED PERIODS OF RAINFALL, THE TURF IS TO BE LOWERED IN THE APPROPRIATE MANNER POSSIBLY REQUIRING MULTIPLE CUTS
- ANY UNSIGHTLY OR VISIBLE CLIPPINGS WHICH REMAIN ON THE TURF ARE TO BE PROMPTLY REMOVED
- ALL TURF AREAS SHOULD BE AERATED A MINIMUM OF ONCE PER YEAR

SHRUB AND PLANT MAINTENANCE

- ALL PRUNING CUTS ARE TO BE MADE FLUSH. "STUBBING" WILL NOT BE ALLOWED. PRUNING FOR GENERAL CLEAN UP OF TREES AND SHRUBS IS RECOMMENDED IN THE FALL/WINTER SEASON. ALL SUCKERS SHALL BE CONTINUOUSLY REMOVED.
- PERIODICALLY PRUNE TREES TO PROTECT PEDESTRIANS OR VEHICULAR TRAFFIC (TREES IN PEDESTRIAN AREAS TO BE PRUNED WITH THE CANOPY AT 7' OR HIGHER)
- ALL MAJOR PRUNING SHALL BE DONE WITH THE EXPRESSED AUTHORIZATION OF THE SCC SITE MANAGER DESIGNEE AND MAY REQUIRE SECURITY ASSISTANCE TO REDUCE POTENTIAL SAFETY RISK
- REMOVE ALL DEAD BRANCHES AND DISEASED FOLIAGE IMMEDIATELY
- REMOVE INSECT OR DISEASE INFECTED PLANT MATERIALS
- ALL TRIMMING AND PRUNING SHALL BE PERFORMED TO ACCEPTABLE STANDARDS, WITH THE CORRECT EQUIPMENT. CARE MUST BE TAKEN NOT TO USE "WEED EATER" TYPE MACHINERY AGAINST THE TREES (TREES DAMAGED BY WEED EATERS COULD REQUIRE VENDOR REPLACEMENT AT THE VENDORS COST)

RECOMMENDED TURF AND BED FERTILIZER APPLICATION

- ALL FLOWERING SHRUBS SHALL BE FED AS NEEDED (MINIMUM OF 2 MAX OF 3 TIMES PER SEASON) WITH A COMPATIBLE FERTILIZER

- CONTRACTOR TO NOTIFY THE SCC SITE MANAGER DESIGNEE BEFORE COMMENCING ANY FERTILIZER PROGRAM
- PESTICIDES OR CHEMICAL APPLICATIONS
- CONTRACTOR IS PERMITTED TO USE SUCH PESTICIDES AND CHEMICALS AS FOUND NECESSARY/ADVANTAGEOUS. ALL CHEMICALS SHALL BE APPLIED BY A PROPERLY LICENSED AND APPROVED PESTICIDE APPLICATOR. CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGE AND/OR INJURY FOR USE OF THESE PRODUCTS OR EQUIPMENT. OWNER SHALL BE NOTIFIED PRIOR TO APPLICATIONS AND ADVISED OF ANY DANGER ASSOCIATED WITH THE USE OF SUCH PRODUCTS
- HERBICIDE SPRAY SHALL BE USED TO PREVENT GROWTH IN PAVED AREAS OR AREAS WHERE VEGETATED GROWTH IS NOT PERMITTED
- CONTRACTOR SHALL STRICTLY ADHERE TO CHEMICAL MANUFACTURERS APPLICATION USAGE, AND CLEAN-UP DIRECTIONS. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO ELIMINATE CHEMICAL MISUSE, PERSONAL PROPERTY DAMAGE, AND/OR DAMAGE TO WILDLIFE
- CONTRACTOR SHALL PROPERLY MAINTAIN ALL MATERIAL DATA SAFETY SHEETS FOR ALL CHEMICALS UTILIZED ON PROPERTY FOR REVIEW BY COMPANY, LOCAL OR STATE REPRESENTATIVES
- CONTRACTOR SHALL SATISFY AND COMPLY WITH ANY AND ALL REGULATORY AGENCIES IN HANDLING, APPLICATION, DISPOSAL, AND STORAGE OF ALL CHEMICALS AND/OR HAZARDOUS CHEMICALS
- CONTRACTOR SHALL NOTIFY OWNER IN THE EVENT OF ANY UNUSUAL CIRCUMSTANCES REGARDING PLANT DETERIORATION, WILDLIFE DEATH (MAMMAL, FOWL OR FISH) OR OTHER ABNORMAL OCCURRENCES
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED BY THE IMPROPER USE, STORAGE, OR APPLICATION OF ALL CHEMICALS OR SUBSTANCES USED ON THE PREMISES.

DEBRIS

- DO NOT PERMIT DEBRIS OR UNSALVAGEABLE MATERIAL RESULTING FROM THE WORK TO ACCUMULATE ON THE SITE
- REMOVE DEBRIS AS RAPIDLY AS IT ACCUMULATES
- DO NOT DISPOSE OF DEBRIS IN WATERWAYS
- DO NOT DISPOSE OF MATERIAL ON PROPERTY WITHOUT THE AUTHORIZED CONSENT OF THE SCC SITE MANAGER DESIGNEE
- PROVIDE FOR OFF-SITE DISPOSAL AREAS
- CONTRACTOR IS TO KEEP THE WORK AREA CLEAN AT ALL TIMES AND SHALL PROMPTLY REMOVE WASTE MATERIALS OR RUBBISH

CONTRACTORS RESPONSIBILITIES

- TREES, SHRUBS, FLOWERS OR TURF THAT ARE DAMAGED OR KILLED DUE TO THE CONTRACTORS OPERATIONS, CHEMICALS, IRRIGATION FAILURE, OR NEGLIGENCE SHALL BE REPLACED AT NO EXPENSE TO THE OWNER
- SPRINKLERS OR STRUCTURES, WHETHER RELATED TO PHYSICAL BUILDING OR NOT THAT ARE DAMAGED DUE TO THE CONTRACTORS OPERATIONS MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR PROMPTLY AT NO EXPENSE TO THE OWNER
- IRRIGATION SYSTEM CONTROLS ARE TO BE PROPERLY MAINTAINED AND OPERATED. APPROPRIATE TIMEFRAME FOR IRRIGATION OPERATION IS FROM 2:00AM TO 8:00AM IN HIGH TRAFFIC AREAS. SECONDARY AREAS CAN BE OPERATED OUTSIDE OF THIS TIMEFRAME WITH THE PERMISSION OF THE SCC SITE MANAGER DESIGNEE