

Exhibit B

Alameda Streetscape Maintenance Requirements

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This document includes the following sections with guidelines for maintenance requirements for dates of **March 1, 2022 to March 1, 2023**.

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1. Contractor Qualifications

- a. A qualified landscape maintenance contractor whose work has resulted in successful maintenance of plants, trees and grasses in areas comparable to the Alameda Streetscape project. The Landscape maintenance contractor shall have a minimum of three years' experience in landscape maintenance and repair.
- b. The contractor's staff shall be experienced in the maintenance and repair of all types of plantings and irrigation systems that are part of this Contract.
- c. Regulatory Requirements
 - i. Comply with regulatory agencies concerning classification, transportation, handling and storage of plants, fertilizer, herbicide and pesticide materials.
 - ii. Comply with regulatory agencies rules and regulations for fertilizer, herbicide and pesticide composition and application.

2. Procedures

- a. Contractor will submit a written maintenance plan to the BID prior to the start date of maintenance work. The maintenance plan will include procedures and a schedule of the work necessary to perform maintenance requirements. The Maintenance Plan will also include proposed herbicides, insecticides, fertilizers, and any other chemical treatments for review and approval by the BID prior to commencing work.
- b. Submission of maintenance plans prior to intended plan execution. Maintenance Instructions: Recommended procedures to be established by the BID for

maintenance of plants and grasses during a calendar year. Contractor shall submit the maintenance plan to the BID before start of required maintenance work.

3. Product Submittals

- a. Submit product data for each type of product proposed:
 - i. Pesticides and Herbicides: Include product label and manufacturer's application instructions and submit to the BID.
 - ii. Snow Melt: Include product label and manufacturer's application instructions and submit to the BID.
- b. Product Certificates
 - i. Manufacturer's certified analysis of standard products.
 - ii. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.

4. Delivery Storage and Handling of Materials

- a. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws if applicable.
- b. Bulk Materials:
 - i. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
 - ii. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff.

5. Tree and Plant Maintenance

- a. Watering: As needed, maintain large enough water basins around plants so that enough water can be applied to establish moisture throughout the entire root zone. When hand watering, use a water wand to break the water force. Utilize mulches to reduce evaporation and watering frequency. Contractor is responsible for all winter water requirements.
- b. Pruning: Continuously prune all deadwood and damaged branches. If pruning results in the loss of the plant's typical shape that, in the opinion of the BID, deems it unsightly or unacceptable, replace the tree or plant with a new plant of like kind and size.

- c. Stakes and guys: Inspect regularly to prevent girdling of trunks or branches and to prevent rubbing which might cause bark wounds. Remove and replace damaged stakes and guys or as directed by the BID. Remove all stake and guying material in the spring after the one-year anniversary date of the installation of the tree. If a tree requires additional time being staked or guyed, maintain stakes and guys until such time deemed necessary and as directed by the BID.
- d. Weed control: Maintain tree and shrub basins free of weeds and grasses on a weekly basis using a pre-approved herbicide. Frequent soil cultivation that might destroy shallow roots is not permitted. Apply approved pre-emergent herbicide to shrub beds in the spring. Use of mulches to prevent seed germination is permitted.
- e. Insects and disease control: Control insects and disease as necessary to prevent damage to the health or appearance of plants and trees. Use only approved materials and methods. **Systemic pesticides, including neonicotinoids, shall not be used by the contractor in areas covered by the maintenance contract as described in Exhibit A.**
- f. Fertilization: Fertilize trees and shrubs by application of an approved water-soluble fertilizer. Submit fertilizer specifications to BID for approval. Fertilize trees and shrubs at both the following times when they occur during the maintenance period.
 - i. Early April.
 - ii. Mid August.
- g. Replacement of planted materials: Remove dead and dying plants and replace with plant of same species of original plant and a size acceptable to the BID. Make replacements continuously and within 7 days of notification from BID except as prohibited by season and authorized by the BID and remove rejected plants within 7 days of notice. All replacement plantings shall be warrantied for one year.
- h. Tree protection: Remove and/or apply tree wrap starting wrap from the bottom up. Wrap all deciduous trees. Apply wrap annually for the first four years, or until bark matures to adequately protect the tree from winter sunscald.
 - i. Tape wrap securely in at least two places with a flexible vinyl tape (electrical tape is acceptable). Do not apply tape too tight.
 - j. Apply wrap to overlap 1 1/2" from ground line up to the lowest branch. Wrap trunks in late fall (approximately November 15).
 - k. Remove tree wrap the beginning of the growing season (approximately April 15).

- l. Trees and shrubs must be watered once a month during the winter months beginning after the irrigation system has been deactivated for the winter unless ground is oversaturated with moisture or frozen.
- m. Emergency repairs: Contractor shall be available to the BID at any time during the maintenance period to perform emergency repairs that may be necessary. If repairs are not the direct responsibility of the Contractor, as noted in these specifications, the costs shall be fairly negotiated between the BID and the Contractor at the hourly rates previously requested and submitted.

6. Turf Grass Maintenance

- a. Aeration must occur one time per year in early spring.
- b. Mowing and edging: Pick up and remove ground trash weekly and before each mowing. Remove clippings from walks and streets. Review and coordinate mowing schedule with the BID. Trimming up of lower branches of trees and shrubs for ease of maintenance is not permitted. Mow all turf to a minimum of two and one-half inches in height. Mow at least every 7 days during the spring, summer and fall seasons, and as needed at other times. Trim edges of curbs and walks at least once a month or as needed for neat appearance.
- c. Irrigation: Water turf grass at such frequency as weather conditions require to replenish soil moisture below the root zone. Watering shall only be done between the hours of 10 p.m. and 6 a.m. Normal watering may entail as much as 2" of water per week. **However, compliance with Denver Water irrigation requirements is required.** Contractor is expected to modify irrigation volumes/times in concurrence with established ET rates. Deviation from BID provided water budget volumes without approval of the BID will result in a fine of \$1,000 each month where it occurs.
- d. Maintenance irrigation for turf grasses:
 - i. Contractor to water turf grass in accordance with requirements established by Denver Water.
 - ii. Monitor and adjust watering schedule as required to promote strong and deep roots capable of tolerating prolonged drought conditions.
 - iii. Irrigation to begin as soon as weather allows in the spring to prevent desiccation and stress of turf.
 - iv. Run irrigation as late into the fall as weather allows to prevent damage over winter.
 - v. Maintain irrigation system to provide adequate water to all turf grass areas. Repair sprinkler heads as needed.

- e. Fertilization and weed control: Apply the following fertilizers and weed control according to the schedule listed when they occur during the maintenance period.

Fertilizer	Fertilizer Ratio	Rate
Mid-April	Pre-emergent herbicide (Balan, Dachtal or others as pre-approved)	Apply only after second growing season as per manufacturer's recommendation
Spring	Feed organics Methylene urea 23-0-4	1.5 lb. per 1000 square feet
Early June	4-1-3 with 50% slow-release nitrogen	1 lb. Nitrogen per 1000 square feet
Late July	4-1-3 with 50% slow-release nitrogen	1 lb. Nitrogen per 1000 square feet
Early October	Ammonium nitrate or ammonium sulfate	2 lb. Nitrogen per 1000 square feet
Fall	Feed organics Methylene urea 23-0-4	1 lb. per 1000 square feet

7. Native Grass Maintenance

- a. Pre-Establishment for Reseeded Areas
 - i. Apply a post-emergent herbicide immediately after demolition to ensure eradication of existing weeds prior to distributing native seed.
 - ii. Apply a post emergent herbicide three weeks following the first application if weeds issues persist. However, allow for 2 weeks prior to fine grading and seeding.
- b. Establishment for Reseeded Areas
 - i. Over-seed native grass areas at least once during the growing season. Re-seed at half the initial seeding rate by broadcasting and scratching in seed with same species as the original planting or other variety approved by the BID.
 - ii. Do not apply additional fertilizer in native grass areas. Additional fertilizer will be considered in future growing seasons if needed.
- c. Weed Control
 - i. Identify and spot spray and/or hand pull all weeds in grass area after native grass is tall enough to safely walk on.
 - ii. Hand weed and spot spray each planting area once per week to maintain a managed visual character.

- iii. Remove all grass and broadleaf weeds that are not a part of the desired plant varieties.
- iv. Designated native wildflower species shall not be pulled, or spot sprayed. The BID will provide a list of such species.

d. Mowing

- i. Mow and maintain all native grass areas to 6"-8" height. Ornamental grasses intended to be taller may remain until annual cutbacks are needed for proper regeneration. Mow once in early spring after seed set. If a flush of weeds appears, continue careful spot spraying and hand pulling of weeds. It is important to mow or remove the weeds prior to setting seed. Fall mowing is not necessary unless the BID specifically determines it is needed in visually sensitive areas where it becomes unsightly. Fall mowing shall not proceed without the BID's written authorization. Otherwise, an established stand of native grass that remains thru the winter is the desired aesthetic for the corridor. Ground trash shall be picked up and removed weekly and before each mowing.

e. Irrigation

- i. Compliance with Denver Water irrigation requirements is required. A water budget based on vegetation typology as determined by Denver Water and annual water budget will be provided. Contractor is expected to modify irrigation volumes/times in concurrence with established ET rates. Deviation from BID provided water budget volumes without approval of the BID will result in a fine of \$1,000 each month where it occurs.
- ii. Watering shall only be done between the hours of 10 p.m. and 6 a.m.
- iii. Irrigation schedule: The following schedule is intended to serve as a guideline. The schedule implemented on-site will require some adjustment in response to temperature, wind, natural precipitation and other weather conditions, orientation and exposure of each specific zone. Program the irrigation controller including schedule, cycles, amount of water, etc. Review watering schedule with BID. It is the Contractor's responsibility to maintain the health of the plant material.
 - 1. Normal Irrigation.
 - 1. Contractor to provide a watering schedule for BID approval that complies with Denver Water guidelines.
 - 2. Maintenance Irrigation for Native Grasses:
 - 1. Water native grasses in accordance of with the current drought watering restrictions enforced by the Consolidated Mutual Water Company. Monitor and adjust watering as necessary to promote strong and deep roots capable of tolerating prolonged drought conditions.
 - 2. Spring and Fall: Apply minimal water total of 1" per month in two applications.

3. Summer: Monitor and apply total of 1 to 1.5" precipitation per month applied over three applications.

8. Irrigation System Maintenance

- a. Reviews and repairs: Monitor all systems for water usage for proper operation after each mowing session. Make all repairs before the next watering cycle. Any damage caused to the system by Contractor's operations shall be repaired at no cost to the BID.
 - i. Correct any repairs needed because of improper winterization or negligence due to the Contractor at no additional cost to the BID.
- b. Controller programming: Irrigation management is critical for all grass seed mixes.
 - i. The Contractor shall maintain and repair the irrigation controllers to ensure the systems function properly.
 - ii. Take extra care to balance the requirements of trees, shrubs and lawns that are in the same vicinity. Adjust watering timing and rates frequently to insure the health of each type of plant material. Adjust sprinkler nozzle settings and sizes to refine application rates in specific areas, as necessary.
- c. Winterization: Drain the system in preparation for the winter. Remove all water from the system using compressed air. Coordinate as required with the BID to drain the system for the winter.
- d. Spring start-up: Contractor shall be responsible for starting up the irrigation system in the spring. Activate the system and demonstrate that it is in full working order. Repairs needed, because of improper winterization or negligence due to the Contractor shall be corrected by the Contractor at no additional cost to the BID.
- e. Backflow Devices: Each spring, the Contractor shall have a certified ASSE or ABPA Backflow Tester, test each backflow prevention assembly. Test results must be submitted by the backflow tester or testing company through the CMWC online portal (cmwc.tokaytest.com). See Attachment A for additional information.

9. Pesticide Application

- a. All pesticide application shall be performed by a state licensed applicator in the appropriate category for the application
- b. Apply pesticides and other chemical products and biological control agents in accordance with authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with BID's operations and others in proximity to the Work. Notify BID before each application is performed.

- c. Pre-Emergent Herbicides (Selective and Non-Selective): Apply to tree, shrub, and ground-cover areas in accordance with manufacturer's written recommendations. Do not apply to seeded areas.
- d. Post-Emergent Herbicides (Selective and Non-Selective): Apply only as necessary to treat already-germinated weeds and in accordance with manufacturer's written recommendations.
- e. **Systemic pesticides, including neonicotinoids, shall not be used by the contractor in areas covered by the maintenance contract as shown in Exhibit A.**

10. Traffic Control and Lane Closures

- a. During maintenance: If traffic control and/or lane closures are required, Contractor will need to submit traffic control plans to the City of Lakewood Transportation Engineering Division for approval prior to work beginning.

11. Clean-up and Protection

- a. During landscape maintenance operations: All areas shall be clean at the end of each workday. Sidewalks and other paved areas shall be swept down as needed. Keep pavements clean and work area in an orderly condition.
- b. A Fall and Spring clean-up of the entire area is required.