

A. TREES:

1. "Special" attention shall be given to the trees during the duration of this maintenance contract (Refer to the Tree Pruning Specifications and the Maintenance Schedule Attachments). The aesthetic value of the trees in this high profile area of the Anaheim Resort Maintenance District makes it essential that the contractor use sound horticultural practices in the daily maintenance of all trees.
2. All canopy trees shall be fine pruned, or class I pruned to achieve an open, well-balanced, rounded crown following the Tree Pruning Specifications.
3. A certified arborist as accredited by the International Society of Arboriculture must supervise all tree trimming.
4. Tree trimming frequency shall be dependent on seasonal growth, but often enough to maintain an open, well balanced, rounded crown while not interfering with pedestrian or vehicular traffic.
5. Special care must be taken during pruning to prevent damage to any electrical lighting devices, which may be attached to trees. Any damage to the electrical lighting devices caused by tree trimming will be repaired at Contractor's expense.
6. Extreme care shall be taken to ensure that traffic visibility is not obstructed for vehicles making turns and entering or exiting the roadway.
7. Phoenix Dactylifera Palms - are to be trimmed in accordance with the tree trimming specifications. The intent is to keep the palm crowns as full as possible, absent of dead fronds and seed heads.
8. All palms will be trimmed to remove dead fronds and/or seed heads according to the Tree Pruning Specifications.
9. The trimming tools are to be sterilized in accordance with the ANAHEIM RESORT MAINTENANCE DISTRICT Landscape Maintenance Specifications and Design Standards. **Failure to follow the sterilization procedure will result in liquidated damages being assessed against the contractor.**
10. Fertilization shall be scheduled as often as required to keep trees in a healthy and desirable condition. Avoid applying fertilizer to root ball or base of main stem, rather, spread evenly in area of drip zone. Use a well-balanced commercial fertilizer.
11. Tree stakes, ties, and guys shall be checked and corrected, as needed. Ties will be adjusted as necessary to prevent girdling. Remove unneeded stakes, ties and guys, as required. Restake trees, as required, using lodge pole stakes.
12. Ailing or stunted trees, which fail to meet expected growth, will receive additional nutrient treatments to correct any deficiencies or be removed, subject to City Representative's approval. If a tree/trees failure is determined to be due to improper treatment and/or neglect by the Contractor, replacement shall be performed, at the Contractor's expense within seven (7) working days of written or verbal notification by City Representative. The replacement shall be of comparable size of the tree/trees to be replaced.
13. Inspect the entire length of trunk on all Phoenix canariensis and Phoenix dactylifera Palms, especially the upper zone just below the crown, by tapping with a mallet (sounding) each year in conjunction with pruning; report any damage, decay, or deterioration.

B. ANNUAL COLOR:

1. Annual color at the median Monuments shall be replaced four (4) times annually as directed by City Representative. The replacement plants shall be 4-inch potted size, spaced per industry standards, and planted with the appropriate soil amendments. Planting rows must be in straight alignment at the time of planting.
2. Dead or faded blossoms, stems, and foliage shall be removed from the color plants during each daily litter pick up cycle. There must be no dead or missing plants at any time, and beds must be kept in a weed free condition. Plants are to be kept disease free and healthy on a consistent basis.

C. GROUND COVER:

1. The Contractor shall apply all chemical control (i.e. pesticides) as required, to control or prevent pest infestation to protect ground cover planting.
2. Trim ground cover adjacent to walks, walls and/or fences, as required, for general containment to present a neat, clean appearance.
3. City Representative shall approve all gasoline-powered equipment used for pruning ground covers.
4. The Contractor shall cultivate and/or spray herbicide to remove broad-leafed and grass weeds, as required. Ground cover shall be maintained in a weed free condition.
5. Keep ground cover trimmed back from all controller units, valve boxes, quick couplers, or other appurtenances or fixtures. Do not allow ground covers to grow up trees, into shrubs, or on structures or walls. Keep trimmed back approximately two (2) inches from structure or walls.
6. Schedule fertilization of all ground cover areas with a commercial fertilizer as often as required, but no less than four (4) times a year, to promote healthy appearance.
7. Ground cover plants shall be added, as needed, to ensure a solid mass planting in conformance with the original design or intent.
8. Ailing and/or stunted ground cover, which fails to meet expected growth, shall receive additional nutrient treatments to correct deficiencies or be replaced by the Contractor. If ground cover failure is determined to be due to improper treatment and/or neglect by the Contractor, replacement shall be performed at the Contractor's expense within five (5) working days.

D. SHRUBS:

1. Shrubs shall be pruned as required and Bird-of-Paradises must be restricted to 24" maximum height to ensure clear vehicular and pedestrian visibility and clearance.
2. Remove broken or diseased branches and provide general containment and good appearance.
3. Plant material encroaching onto or from City property shall be trimmed back to property line at City's discretion depending on circumstance, i.e. plants growing over fences and sidewalks from private property adjacent to contracted areas shall be trimmed back to the property line.
4. Prune shrubs to retain as much of the natural informal appearance as possible, consistent with intended use, i.e., vines not growing into other plants, etc. Coordinate with City Representative.
5. All gasoline-powered equipment used for pruning shrubs shall be approved by City Representative.
6. Continuously remove any spent blossoms or dead flower stocks, as required, to present a neat, clean appearance.
7. Plants growing over curbing and/or sidewalks shall be maintained even with the edge of sidewalk or curb and be trimmed on a natural taper rather than vertical, so as not to appear to be hedged.
8. Schedule the application of a commercial fertilizer as often as required, but no less than two (2) times per year, to promote optimum growth and healthy appearance to all shrubs. The rate of application shall be two (2) pounds of actual nitrogen per 1,000 square feet.
9. Ailing, stunted, and/or dead shrubs shall be removed at time of discovery and replaced in-kind within five (5) working days. Shrubs requiring additional nutrients to correct deficiencies shall receive such nutrients within three (3) working days of discovery. Shrub/shrubs failure, which is determined to be due to Contractor's neglect or improper treatment, shall be replaced by the Contractor at his expense.

E. MULCH REPLACEMENT:

1. All bare or open areas shall be covered by a minimum of two (2) inches of organic mulch at all times. All mulch material must be fully composted and nitrogen stabilized prior to application.
2. All mulch material must be approved by City Representative prior to application.

F. TURF MAINTENANCE:

1. Areas with turf shall be mowed on Thursday of each week. Mowers shall be properly sharpened to avoid ripping and/or tearing the grass. The mowing schedule may be altered due to weather and/or other conditions upon approval from City Representative. All litter shall be removed from the turf prior to each mowing.
2. No mulching mowers shall be used to mow turf grass. Grass clippings shall be collected during each mowing and properly disposed of off-site at the Contractor's expense. Visible clippings remaining on the turf after the mowing cycle shall be vacuumed or otherwise removed from the turf.
3. Turf shall be mechanically edged during the mowing cycle each week. The edging along sidewalks, curbing and other concrete shall be performed with a blade type edger. Other fixtures such as valve boxes, poles and around buildings can be edged with the use of string trimmers providing care is exercised to avoid damage by such action. Sidewalks and other hard surfaces shall be properly cleaned after each edging including grass stains or marks made as result of the mowing process.
4. Trimming of grass around the trees in the turf area shall be performed during the mowing cycle each week in such a manner as to avoid damage to the tree trunk. Any damage to the tree trunk shall be considered contractor neglect and the tree shall be replaced at the discretion of City Representative.
5. Turf shall be aerified a minimum of two (2) times annually with cores removed at time of aerification unless otherwise directed by City Representative.
6. Turf shall be fertilized a minimum of six (6) times annually with a balanced commercial fertilizer approved by City Representative. The type, frequency and quantity of fertilizer applied shall be adjusted, as required, to provide a lush and healthy turf at all times.
7. The Contractor shall develop and maintain a broadleaf weed control program that will ensure that all turf is maintained in a weed-free condition at all times.
8. The Contractor shall develop and maintain a program to ensure that all turf is maintained free of fungi, insect infestations and/or turf diseases at all times.
9. Damaged and/or bare spots in turf shall be immediately repaired at time of detection.
10. The tree guards shall be maintained in place around the trunk of each canopy tree at all times to eliminate tree damage by string trimmers, mowers, etc. Trees damaged by the Contractor shall be immediately replaced at the Contractor's expense.

G. EDGING:

1. Utilized only mechanical and or hand tool edging.
2. Do not utilize chemical edging otherwise authorized by the City Representative.

H. PEST CONTROL:

1. The Contractor shall provide complete and continuous pest control and/or eradication of all pests or diseases throughout the contracted area.
2. The Contractor, at his sole expense, will replace all plant materials severely damaged by pests or diseases.

I. RODENT CONTROL:

1. The Contractor shall continuously, control all rodents within the boundaries of this contract.
2. Damage as a result of rodent activity shall be repaired at the contractor's expense.

J. WEED CONTROL:

1. The Contractor shall control all weeds growing in cracks, expansion joints and other hard surfaces adjacent to the landscape area by the use of chemical weed control to include long narrow median noses, cracks in sidewalks/curbs/gutters, etc.
2. NO DYES shall be used during chemical weed control.
3. Pesticides: All materials and methods implemented shall be in strict accordance with the manufacturer's recommendations and applied within state and federal regulations or the standards set forth in the EPA regulations and the California Food and Agricultural Code.
4. The Contractor is responsible for obtaining all required permits, and maintaining the required usage documentation with copies submitted to City Representative every month.
5. All pesticide applications shall be in accordance with written recommendations provided by a licensed Pest Control Advisor (PCA). All applications shall be performed by a licensed qualified applicator with a Qualified Applicator Certificate (QAC) with copies of the written recommendations and certificates sent to City Representative.

K. SURFACE DRAINS:

1. The Contractor shall be responsible for periodic inspection of all surface drains located within the landscaped areas. These drains shall be checked to assure proper functioning. Remove any debris or vegetation that might accumulate at the inlet and prevent proper flow of water.
2. Any damage as a result of the Contractor's failure to keep the surface drains clear shall be repaired at the Contractor's expense.

L. LITTER PICKUP/HARDSCAPE CLEANING/DEAD LEAF AND FLOWER REMOVAL:

1. **Provide a minimum of ten (10) workers** and, as necessary, additional workers at contractor's sole expense, to remove and dispose all foreign matter including, but not limited to: litter, paper, plant clippings, leaves, dirt, animal feces, and other debris from all Designated Work Areas sidewalks and other hard surfaces, **twice daily, Monday through Sunday, 7 days a week, 52 weeks a year**, by the following times:
 - A) Complete the first wave by 9:00 a.m.
 - B) Complete the second wave between 2:00 p.m. and 4:00 p.m.
2. All spent flower blossoms and dead leaves are to be removed from plants daily.
3. Do not allow any foreign matter to be blown, swept, or washed from the landscape and/or hardscape surfaces into the parking lots, onto private property, storm drains, or streets.

M. WATER MANAGEMENT:

1. The Contractor shall not exceed the monthly irrigation budget as defined by the Maximum Applied Water Allowance (MAWA), the Estimated Applied Water (EAW), the City of Anaheim landscape water use ordinances, or any other industry standard for irrigation water budgeting. In the event the Contractor's water consumption exceeds the monthly budget, the City may deduct said overages from the Contractor's monthly invoice.
2. If a Contractor estimates that additional above and beyond the monthly water budget may be needed, he/she shall request approval from City Representative prior to exceeding the monthly irrigation budget. Should the Contractor fail to request approval from City Representative, the said overages for exceeding the budget will be deducted from the Contractor's monthly invoice.

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N. IRRIGATION SYSTEMS:

1. The Contractor shall provide efficient use of water at all times. The controllers shall be programmed and monitored to maintain adequate moisture optimal for growth and appearance, while eliminating excessive runoff. Adequate soil moisture shall be determined by visual observation, plant resiliency, examining cores removed by soil probe, moisture sensing devices, ET gauges, and programming irrigation controllers accordingly. Considerations must be given to soil type, drainage, compaction, precipitation rate, run off, rate of evapotranspiration, seasonal temperatures, prevailing wind condition, exposure, type of plant and root structure.
2. The Contractor shall be responsible for and bear the cost of service and repair to all irrigation components downstream of the backflow device. The responsibility includes, but is not limited to, all work required to repair and/or replace items such as: remote control valve, main and lateral lines, fittings, risers, sprinkler heads, subsurface irrigation, drip systems, master valve, flow sensor, valve boxes and bubbler irrigation components.
3. Irrigation systems shall be programmed to water during the hours between 12:00 a.m. and 6:00 a.m. No watering shall occur during the daytime unless associated with an irrigation check/repair or with prior approval by City Representative.
4. The Contractor shall provide irrigation personnel fully trained in all phases of landscape irrigation systems operation, maintenance, adjustment, and repair. This is to include diagnosis and repair of controllers, valve wires, control valves, main and lateral lines, gate and ball valves, strainers, pressure regulators, backflow devices, flow sensors, master valves, subsurface irrigation, drip systems, and electric pedestals.
5. The Contractor has the responsibility to adequately diagnose problems and take corrective action as called for in the contract specifications. Should City Representative be called upon to diagnose an irrigation problem that is the Contractor's responsibility, the City's labor and material cost incurred will be deducted from the monthly payment to the Contractor.
6. Automatic controllers and/or enclosures shall be locked while unattended.
7. All controller enclosures shall be maintained free of all insects, rodents, and rust. Damage caused by insects, rodents, or rusting shall be repaired at Contractor's expense.
8. Sprinkler heads (if applicable) shall be kept clear of overgrowth, which may obstruct maximum operation.
9. Repairs made to the irrigation system must be made in accordance with the system's original design with products equal to or higher quality than currently provided. Workmanship shall be performed in accordance with industry standards.
10. Operators shall be responsible for regular monitoring of all systems within premises and correcting for: coverage, adjustment and clogging of lines and other sprinkler components.
11. All irrigation systems shall be inspected and adjusted on a weekly basis or more frequently as required, considering the water requirements of each remote control valve. A written irrigation tracking sheet indicating the system location, date inspected, and watering schedule shall be submitted to City Representative at the end of each week.
12. The Contractor shall observe and note deficiencies occurring from the original design of facilities and review these findings with City Representative so necessary improvements can be considered.
13. All leaking or defective piping, valves, or other system components shall be repaired within twenty-four (24) hours.
14. Particular attention shall be paid to all slope areas, which will, by physical nature, provide for greatest potential runoff, which can contribute to erosion.
15. Operator shall turn off all controllers when it is not necessary to irrigate due to adequate rainfall.
16. In the event of irrigation system failure, manual watering required to keep the plant material in a vigorous, healthy condition is to be provided by the Contractor at no additional cost to the City.
17. At no time shall the Contractor utilize a fire hydrant for irrigation purposes without written authorization by the City Representative.

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18. The Contractor will keep system in operation by valve or head adjustment to keep all systems operating at manufacturer's recommended operating pressure. This shall be accomplished by valve throttling pressure gauging. The valves should be throttled so as to prevent sprinkler heads from fogging, allowing droplets for effective watering. City Representative may request a coverage test to evaluate proper settings, timing, usage, or maintenance of system.
 19. All valve boxes, controllers, electrical and cable boxes, manholes, and backflow devices shall be kept clear of plant growth.