

Attachment B – Specifications

RFx: 3000023118

TITLE: *Site Visit* Lawn Services - LDH

TO ESTABLISH A CONTRACT IN WHICH THE CONTRACTOR FURNISHES ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SUPERVISION, PERMITS, AND PROJECT OVERSIGHT, ETC. NECESSARY TO PERFORM LAWN MAINTENANCE SERVICES AT THE ELMHS RELOCATION CENTER (CURRENTLY UNOCCUPIED), LOCATED at 224 GREMILLION CIRCLE, IOTA, LA 70543.

SERVICES REQUIRED

1. Conduct periodic lawn maintenance, generally based on seasonal grass growth.
2. Conduct string trimming and herbicide application to maintain edges.

In general terms, mowing services shall be provided approximately 36 times per year to present a neat, orderly, and professional appearance throughout the year. (See Figure 1 for a sample schedule.) The Contractor shall supply all necessary labor, materials, chemicals and equipment necessary to provide and execute the complete portion of this Contract; this includes fuel and lubricants.

A. Mowing

A sample mowing schedule is provided in **Figure 1**, and is based on 36 cycles (cuts). The final number of cycles will be weather and/or season dependent; peak season cut periodicity should be planned for every 7-10 days.

Figure 1

Month	Cuts	Month	Cuts	Month	Cuts	Month	Cuts
January	2	April	3	July	4	October	3
February	2	May	4	August	3	November	3
March	3	June	4	September	3	December	2

1. The contractor will remove debris larger than hand-size prior to commencing mowing operations in the area.
2. General turf areas will be mowed at a mowing height of 2.5 – 3 inches, and barring weather delays, grass height shall not exceed 5 inches. No off-cycle will be approved for payment unless grass height is at least 3.5 inches prior to cut.
3. It is intended that all elements of the lawn maintenance cycle be completed over consecutive work days. No partial mowing (broken cycle) will be permitted, unless approved by the Agent due to weather conditions. Contractor shall finish the current cycle as soon as favorable conditions exist. Commencing a new cut must be approved by the Agent, and a partial cycle will not be considered a 'cut' without Agent approval.
NOTE: Grass shall not be mowed when wet, without prior permission from Agent.
4. It is expected that all mowing, trimming and edging equipment shall be properly maintained and cutting blades shall be kept sharp, to minimize turf damage
5. Equipment and supplies shall not be stored overnight or for extended periods of

time on campus property.

6. No contracted lawn service actions shall be conducted inside the primary perimeter either before or after normal working hours; 7:00am and 4:00pm respectively.
7. All clippings shall be removed from sidewalks and parking areas. No clippings shall be disposed of in campus dumpsters.
8. Contracted lawn care areas will be as designated on the map provided on page three of this document.

B. Grass Trimming

1. Trimming around trees and shrubs shall be performed after mowing using string type trimmers. Herbicides shall not be used around trees.
2. Trimming in and around drainage areas will be done utilizing a suitable string trimmer to allow proper water drainage. Herbicides can be used in ditches with Agent approval.
3. String trimming will be done around fixed objects and trees, as appropriate, after mowing.

C. Edging

Edge along designated walks and curb areas every second mowing.

1. Edging along sidewalks or parking areas shall be no wider than 2 inches from edge to lawn surface.
2. All edging debris shall be removed from walkways and curb areas.
3. The contractor will accomplish edging of fence lines, through application of a broad-spectrum herbicide. The contractor is generally responsible for edging both sides of any fence that they mow at least one side of. Herbicides are to be provided by the contractor.

D. Herbicide Application

Spraying shall be conducted along fencing, buildings, sidewalks, and limestone pathways, as needed, immediately adjacent to contracted cut areas.

1. Herbicide (provided by the contractor) will generally be used on all fence lines and gates, parking areas, and sidewalks.
2. Herbicide to be broad-spectrum systemic; i.e. Roundup, or equivalent.
3. Herbicide application will be done once per month.
4. Contractor must provide Eastern LA Mental Health System with SDS sheets for any product prior to applying that product.
5. Herbicide should be applied to maintain a nominal 12 inch wide no growth zone (6 inches on either side of fence) at the base of fence lines. It is intended that all reasonable efforts be utilized to coordinate application distances and spray patterns to minimize excessive bare areas due to overspray.
6. Herbicide applied to parking areas and sidewalks will be utilized to eliminate growth in cracks and joints, or general growth in limestone areas.

