

Tennessee Ridge Landscape Specifications

1.0 General Conditions

1.1 Scope of Work

A. The landscape contractor shall provide all materials, labor, and equipment to complete all landscape work as shown on the specifications.

B. Total number of plants shall be noted on the landscape specifications. The landscape contractor shall state the total number of each plant with the contract price. The plant list submitted with the bid will automatically become part of the contract documents.

1.2 Standards

A. All plant material will conform to the current issue of the American Standard for Nursery Stock and be selected by the owner by recommendation of the landscape contractor.

B. Plant material must be selected from nurseries that have been inspected and certified by state plant Inspectors and be non-toxic.

C. Collected material may be used only when approved by owner's representative.

1.3 Submittals

When requested by the owner or owner's representative, samples of all materials other than plants shall be submitted to the owner's designated representative for approval.

1.4 Approvals

All approvals shall be in writing.

1.5 Substitutions: Pre-bid

The contractor shall submit a base bid as per plan, plus price clarifications for all recommended substitutions.

1.6 Substitutions: Post-bid

The intent is to eliminate post-bid substitutions. However, in the event that the contract material has

become unavailable, an appropriate substitution must be approved by the owner's representative.

1.7 Utilities and Underground Features

A. The landscape contractor shall notify utility companies and/or the general contractor in advance of construction to locate utilities.

B. Street lighting and other private utilities, including cable TV, communication lines, etc., shall be located by the owner or general contractor.

C. If there is a conflict with the utilities and the planting, the landscape contractor shall be responsible for relocating plants prior to the planting process. Any costs due to relocating after planting shall be borne by the owner.

D. Underground features, including, but not limited to, existing irrigation, septic systems, drain systems, invisible pet fencing, landscape lighting, underground natural gas, and security systems shall be located by the owner or general contractor.

1.8 Concealed Contingencies

The correction of undisclosed subsurface conditions, including, but not limited to, rock, roots, stumps, water, clay pan, soils contaminated with toxic substances, or other obstacles encountered in excavation work, that are not apparent at the time of estimating will result in additional costs to the owner. Upon discovery of undisclosed conditions, the landscape contractor shall notify the owner, with written approval regarding any additional costs, before corrective measures are taken.

Landscape Specification Guidelines

2 Part 1: Exterior Landscape Installation

1.9 Drainage

If plants are to be installed in areas that show obvious poor drainage, and the plants are inappropriate for that condition, the landscape contractor shall notify the owner. If deemed necessary, the plants shall be relocated, the contract shall be adjusted to allow for drainage correction at a negotiated cost, or the plant selection shall be modified by the owner to accommodate the poor drainage situation.

1.10 Workmanship

A. During delivery and installation, the landscape contractor shall perform in a professional manner, coordinating his/her activities so as not to interfere unduly with the work of other trades, and leaving his/her work area(s) clean of litter and debris at the close of each workday.

B. During planting, all areas shall be kept neat and clean, and precautions shall be taken to avoid

damage to existing plants, large trees, turf, and structures. Where existing trees are to be preserved, additional precautions should be taken to avoid unnecessary accumulation of excavated materials, soil compaction, or root damage.

C. Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up.

D. Any damaged areas caused by the landscape contractor shall be restored to their original condition.

1.11 Water Supply

The owner shall supply water on site at no cost. If the landscape contractor has to supply water to the site, it shall be at an additional cost.

1.12 Planting Seasons

A professional horticulturist, nursery professional, or arborist shall be consulted to determine the proper time, based on plant species, climate, and weather conditions, (e.g. frozen ground, oversaturation) to move and install particular plant material to minimize stress to the plant. It is safe to plant year-round if certain criteria are followed. Plant material moved out of the normal planting season may require special treatment and will result in additional expense to the owner.

Landscape Specification Guidelines 3 Part 1: Exterior Landscape Installation

A. Failure of the owner to inspect the work shall void the guarantee. During inspection for initial acceptance, the landscape contractor should have an acceptance form to be signed by the owner or owner's representative.

B. Initial acceptance: There should be an approval of the work inspected. If, for reasons beyond the landscape contractor's control, work has stopped, inspection shall be made on partially completed work. Warranty shall begin after landscape inspection and acceptance. Maintenance after initial inspection and acceptance shall be the responsibility of the owner, unless an optional maintenance contract has been specified. The landscape contractor should periodically inspect the site during the warranty period and notify the owner in writing if proper maintenance is not being performed.

C. Final inspection and acceptance: The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the one-year period.

1.14 Warranty

A. The standard warranty is for a one-year period, excluding bulbs, sod, and annuals, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory health at the end of the guarantee period.

B. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead.

C. Perennials shall be guaranteed for one year after initial acceptance.

D. Warranty may be void if proper care, by owner or owner's maintenance contractor, is not maintained.

E. Replacements shall be made during the next planting period.

F. The landscape contractor shall be responsible for a one-time replacement only.

G. Replacements shall be of the same type, size, and quality as original species unless otherwise negotiated.

H. The landscape contractor will not be responsible for plant material that has been damaged by vandalism, fire, removal, relocation, wildlife, theft, or other activities beyond the landscape contractor's control. Plant losses due to abnormal weather conditions, such as floods, excessive wind damage, drought, severe freezing, or abnormal rains will in no way be the responsibility of the landscape contractor.

I. Existing plant material transplanted shall not be guaranteed unless otherwise stated by the landscape contractor.