

Amelia Lake Homeowners Association

312 T Schillinger Road South Suite 137

601-514-0880

Amelialake.owners251@gmail.com

REQUEST FOR PROPOSAL LAWN MAINTENANCE FOR THE 2023 SEASON

The attached bid specification is for the **Amelia Lake Homeowner Association** located in **Mobile, Alabama**.

Your bid proposal shall be due on or before January 15, 2023 at 5:00 PM. Please submit your proposal to Amelia Lake Homeowner Association, 312 T Schillinger Road South, Mobile, AL 36608 or email to amelialake.owners251@gmail.com
Attn. Keisha Rodgers

Should you have any questions concerning these specifications, you may contact Keisha Rodgers, HOA President, at 601-514-0880. We believe this specification reflects the services and interests of **Amelia Lake Homeowner Association**. It enables us to compare contractors on fair and equitable bases. If there is any section in this specification that you feel needs improvement, we welcome your comments.

Except as otherwise stipulated herein, the contractor shall furnish all materials, tolls, equipment, and labor necessary to complete the work described in this contract; further, it shall be the contractor's sole responsibility to make arrangements for all required material procurement, transportation, off-site storage and preparation.

1. GENERAL STANDARDS

- 1.1 The contractor shall be familiar with the project premises and how the existing conditions will affect his work during the service term of this Agreement.
- 1.2 Throughout the term of the Agreement, contractor shall maintain at their sole expense the following minimum insurance limits: (to be discussed).
- 1.3 Insurance Certificates: Before starting work the Contractor shall furnish the Owner Certificates of Insurance signed by insurer acceptable to the Owner, indicating the Owner will receive at least thirty (30) days prior written notice of cancellation or modification of the insurance that may affect the Owner's interest. The contractor assumes the responsibility for securing Certificate of Insurance for his Subcontractors.
- 1.4 The contractor agrees to indemnify and hold harmless the Association and its officers, from loss, damage, liability or expense on account of damage to property injuries, including death, to all persons, including the contractor's employees, arising or in any manner growing out of the performance of any work or supplying of any material under this contract, regardless of whether or not it is caused in any part by the act of or omission, whether negligent or not, of a party indemnified hereunder, and shall defend

at its own expense any suits or other proceedings brought against the owner, its officers, agents and employees, or any of them, on account thereof and pay all expenses and satisfy all judgements which may be insured by or rendered against them or any of them in connection therewith.

- 1.5 Work invoices for completed work will be given emailed to the HOA office at the end of each day workmen are on the property. The invoice shall include the description of the work performed, the hours, i.e. 12:00 PM – 5:00 PM. An inventory of any dead bushes or trees removed by type, location and number (If applicable).
- 1.6 Itemized bills that refer to line items in this contract shall be submitted, for payment, on the following days to guarantee prompt payment:
 - 25th of each month for payment by the 15th
 - 15th of each month for payment by the 25th
- 1.7 All work shall be performed to the highest standard of horticultural excellence and shall be in accordance with accepted standard practices. All work shall be performed with all applicable laws, codes, ordinances and regulations of all local, state and federal government agencies: and it will be the responsibility of the contractor to obtain at their cost all necessary certificates, permits and licenses required by such agencies and to provide the Association with copies of same.
- 1.8 All material and hardware to be supplied by the contractor, which is not specifically described herein, shall be of suitable construction, composition, and quality to achieve their intended function within the landscape maintenance program. All personnel of contractor shall be properly trained and licensed (if necessary) and shall conduct their work in a professional manner, at all times, while on the community property.
- 1.9 The Amelia Lake Homeowner Association reserves the right to accept or reject any item in this contract.
- 1.10 This contract may be terminated by the Amelia Lake Homeowner Association with forty five- (45) days written notice to the contractor.
- 1.11 Where restricted-use herbicides are used, application shall be made by or under the direct supervision of personnel licensed by the local or state regulatory agencies and in accordance with regulations established by these agencies and the Environmental Protection Agency.
- 1.12 The contractor is to supply to the HOA Board of Directors a copy of the Material Safety Data Sheet for all chemicals, at least 10 days in advance of any application. The Amelia Lake Homeowner Association reserves the right to approve or disapprove of any chemical application prior to use.
 - 1.12.1 The contractor is to notify the community in writing at least 10 days in advance of any chemical treatment, the area to be treated as well as any recommendations or needs for restricted-use of any part of the community, due to the chemical treatment.

1.12.2 The contractor will supply red flags for all areas of common ground that chemical treatment has been applied.

1.13 The contractor agrees to include with the bid proposal, a list of any work, which is intended to be performed by a subcontractor. All subcontractors shall require approval of the Amelia Lake Homeowner Association.

1.14 This contract shall be awarded when executed by an authorized representative of the Amelia Lake Homeowner Association on the enclosed bid forms. An original copy of this executed contract shall be forwarded to the successful bidder.

2. SCOPE OF WORK

2.1 Furnish all labor, equipment and material necessary to complete the maintenance of turf and plantings as specified herein. The work to be completed, but not limited to, shall include:

A. SCHEDULED SERVICES: mowing, trimming, edging. (These services are meant to be automatic)

B. OPTIONAL SERVICES: strawing, spring and fall clean-ups, thatching, aerating, overseeding, sod, debris removal, bed maintenance, weed control, fertilization, lime application, disease and insect/pest control. (These services are not automatic services and are not to be performed unless requested in writing by two (2) Board of Directors for the community, which will be specified to the approved bidder. Copies of the written request for service is to accompany any bill for that service in order to have payment rendered).

3. MOWING

3.1 All lawn areas shall be mowed once per week or shall be adjusted, by prior consultation between the Contractor and the authorized agent for the Association, to make necessary schedule changes. The cutting height will be on average two and one-half (2-½) inches to three (3) inches.

3.2 Mowing will be performed without disturbing bed areas, shrubbery or structures. Push mowers will be required around each building perimeter where windows are located and where necessary. No weed whacker is ever to be use within six (6) inches of any tree, shrub or bed. Any tree, shrub or bed that is damaged due to the use of a weed whacker will be the sole responsibility of the contractor to replace or repair any damage caused.

3.3 Area by trees, shrubs, building foundations, posts or other obstructions will be done by push mowers.

3.4 Grass clippings, leaves or other debris will be swept and removed from all walkways, curbs, streets, street gutters, walls, air conditioner/heater pump units, driveways, beds and fences and will be removed from the Association's property. No grass clippings should be blown into the storm drain.

3.5 Litter, debris and loose stone on lawn areas will be removed prior to mowing.

- 3.6 Mowing around all planted beds, planted trees and tree wells and any living areas shall be such that all grass clippings are directed AWAY from these areas.
- 3.7 Many sections of the lake edge are marshy, and would not support a push mower. The contractor shall advise the Board of Directors of the equipment planned for use in these areas and require approval.

4. TRIMMING

- 4.1 All lawn areas adjacent, but not limited to buildings, walkways, curbs, lights, signs, trees, beds and fences shall be trimmed to approximately two (2) inches. Weed whackers or equal, shall not be permitted adjacent to ornamental shrubs, wooden posts, building siding or any other building façade.
- 4.2 All plantings around air conditioner/heater pump units shall be trimmed so as not to obstruct the operation of the air conditioner/heater pump unit.
- 4.3 If mowing near the lake, all trimmings/debris should be directed away from the lake. No trimming of partially submerged vegetation is allowed.

5. EDGING

- 5.1 Edging walkways, sidewalks, and curbs to be done on a weekly basis. But not to create a trenched area or canal for water to undermine the integrity of the walkway, sidewalk or curb structures. Turf along all walkways will be cut with a mechanical or manual edger, producing a well-defined edge, bearing the above stipulation in mind.
- 5.2 All debris will be removed and discarded off-site.
- 5.3 All voluntary growth in cracks in sidewalks, roadways and curbs shall be cleared of all growing vegetation. The curb shall be sprayed with an all vegetation kill, but is not to discolor the curb, walkways or sidewalks.

6. SPRING CLEAN UP

- 6.1 All lawn areas shall be raked and rakings shall be removed from the property.
- 6.2 All debris, including, but not limited to, branches, stones, and paper shall be removed from the property.
- 6.3 PLANTING BEDS:
 - 6.3.1 Soil (mulch/straw) in beds will be broken to a depth of one and one-half (1 ½) inches.
 - 6.3.2 All weeds will be removed; existing plantings will be cleared of debris, dead branches, stones, etc.
 - 6.3.3 All mulch/straw will be loosened and reshaped.
 - 6.3.4 Mulch/straw will not be left against building foundations, patio walls, heat pumps, air conditioners and fences.
 - 6.3.5 An application of pre-emergent herbicide is to be applied to all beds to control weeds.

6.3.6 All foundation beds and tree wells will be mechanically edged.

6.4 The authorized agent for the Association is to schedule these activities with the contractor.

7. FALL CLEAN UP

- 7.1 All lawn areas, beds and parking areas will be cleaned of leaves, branches, litter, stones and other debris.
- 7.2 All debris is to be removed from the Association property.
- 7.3 All walkway and roadway gutters are to be swept clean.
- 7.4 The authorized agent for the Association is to schedule these activities with the contractor.

8. BED MAINTENANCE

- 8.1 All planting beds, including any around ornamental trees shall be maintained.
- 8.2 All weeds, not controlled by herbicide program shall be removed by hand. Any plant damage caused by chemicals, applied by contractor, will be the sole responsibility of the contractor.
- 8.3 Post-emergent herbicides shall be applied in accordance with manufacturer's recommendations and specie requirements to control weeds not controlled by pre-emergent programs. Any plant damage caused by chemicals, applied by contractor, will be the sole responsibility of the contractor.
- 8.4 All strawed areas to be loosened and reshaped.
- 8.5 The authorized agent for the Association is to schedule these activities with the contractor.

9. WEED CONTROL

- 9.1 Pre-emergent herbicide will be applied to all turf areas in accordance with manufacturer's recommendations to control weeds prior to germination. Chemical control shall be selected for the broadest spectrum control possible. The contractor may elect to use combination chemical applications. Should this maintenance approach be taken, it will be made in strict observation of the manufacturer's recommendations.
- 9.2 Post-emergent herbicides shall be applied in accordance with the manufacturer's recommendations to control weeds, which are not controlled by the pre-emergent program. All applications shall be made in accordance with the manufacturer's recommendations.
- 9.3 All herbicides shall be used by a licensed applicator and shall be used in accordance with the standards and regulations set forth by the Environmental Protection Agency and the appropriate state and local regulatory agencies.
- 9.4 The Community Manager will be informed ten (10) days in advance of any applications and the property will be posted, by the contractor in such places where notice will be read, i.e. mail boxes, etc.
- 9.5 The contractor is to supply to the Community Manager a copy of the Material Safety Data Sheet for all chemicals, at least ten (10) days in advance of application.

- 9.6 The authorized agent for the Association is to schedule these activities with the contractor.

10. FERTILIZATION

- 10.1 The contractor shall conduct soil tests at least, but not limited to, once per session.
- 10.1.1 The contractor shall send all soil samples to a recognized research facility and which is subject to approval.
 - 10.1.2 The results of this test shall be submitted to the Community Manager in writing
- 10.2 All established lawn areas shall be fertilized three (3) times yearly in accordance with the following schedule:
- 10.2.1 First application in early spring to stimulate growth
 - 10.2.2 Second application in the summer to sustain growth
 - 10.2.3 Third application in late fall to establish a hearty root system for the dormant period.
- 10.3 Lawn areas shall be top-dressed with fertilizer according to standard horticultural practices.
- 10.4 The Cuthorized agent for the Association is to schedule these activities with the contractor.

11. DISEASE CONTROL

- 11.1 All lawn areas shall be inspected monthly for signs of development of any pathogen, which might adversely affect the growth, and normal development of the turf areas. Immediately upon finding such problem, the contractor shall take steps to control the problems(s) as they exist and notify the Community Manager.
- 11.2 No pesticides shall be applied needlessly.
- 11.3 All pesticides shall be used under the direct supervision of a licensed pesticide applicator and shall be used in accordance with the standards and regulations set forth by the Environmental Protection Agency and appropriate state and local regulatory agencies.
- 11.4 The Community Manager will be informed ten (10) days in advance of any pesticide applications and the property will be posted, by the contractor, in such places where they will be read, i.e. mailboxes, etc.
- 11.5 The contractor is to supply the authorized agent for the Association a copy of the Material Safety Data Sheet for all chemicals, at least ten (10) days in advance of any pesticide applications.

12. DEBRIS REMOVAL

- 12.1 Contractor shall quote on removal of debris, beyond the scope of this specification, on an as needed basis.
- 12.2 Contractor is to bid on a price per cubic foot basis.

Contractor's Bid Sheet

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PLEASE PRICE AS BROKEN DOWN BY SCOPE OF WORK SECTIONS:

Section Cost/Operation Time/Year Total Cost

3. Mowing _____ 24 \$ _____

4. Trimming _____ 24 \$ _____

5. Edging _____ 24 \$ _____

Clean-Ups:

6. Spring _____ 1 \$ _____

7. Fall _____ 2-3 \$ _____

8. Bed Maintenance _____ 6 \$ _____

9. Weed Control:

Pre-emergent _____ 1 \$ _____

Post-emergent _____ 1 \$ _____

10. Fertilization _____ 3 \$ _____

Soil test (sent to recognized research facility) 1 \$ _____

11. Pest Control/Grub Control _____ \$ _____

(Per application basis)

12. Mulching _____ \$ _____

13. Thatching _____ \$ _____

14. Aerating _____ \$ _____

15. Overseeding _____ \$ _____

16. Gutter Cleaning _____ \$ _____

17. Debris Removal Cubic Feet _____ \$ _____

18. Lime Application _____ \$ _____

(Pending outcome of the soil test)

Proposal Submitted by: _____

Please list any work that is subcontracted and the name of the subcontractor on back of bid form.

Signed: _____ Title: _____ Date: _____

ACCEPTED BY:

Signed: _____ Title: _____ Date: _____

Amelia Lake Homeowner Association's acceptance of this proposal is subject to all terms, conditions and activities as stated in and this acceptance shall constitute an executed contract. These specifications shall govern as the contract and NO verbal conditions shall be accepted.

By signing this proposal, Amelia Lake Homeowner Association in no way, shape or form is agreeing to have any optional services performed, unless specifically stated in writing by the authorized agent for the Association. Any work performed on the approval of anyone other than that specified at the commencement of this contract, will be the sole responsibility of the contractor and not that of the Associations.