1.0 GENERAL REQUIREMENTS:

1.1 SCOPE OF WORK:

Work includes, but is not limited to, providing all labor, materials, equipment, tools, and services required to provide full professional landscape maintenance, on properties owned by Georgia Ports Authority Savannah Trade Park:

In general the work includes:
- Maintenance of all landscaping
- Maintenance and Repair of all Irrigation systems
- Roadway cleaning
- Fertilization
- Chemical applications
- Debris removal
- Weed control

1.2 CODES AND STANDARDS:

The Contractor shall be responsible for complying with regulations of all local, state, and federal agencies having jurisdiction over any portion of the work to be performed under this contract.

The Contractor, as a minimum, shall meet or exceed the applicable requirements of the latest revision of the following codes and specifications published by the following organizations:

<table>
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<tr>
<th>DOT</th>
<th>DEPARTMENT OF TRANSPORTION</th>
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<tbody>
<tr>
<td>EPA</td>
<td>ENVIRONMENTAL PROTECTION AGENCY</td>
</tr>
<tr>
<td>OSHA</td>
<td>OCCUPATIONAL SAFETY AND HEALTH ACT</td>
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It is not the intent of this specification to restrict the Contractor’s work. The Contractor shall be totally responsible for the work. These specifications are the minimal requirements acceptable to GPA.

1.3 COORDINATION OF WORK:

Contractor shall be responsible for coordinating all work to be performed under this project with the Facilities Maintenance Planner, who can be reached at phone number (912) 963-6942.
1.4 CONTRACTOR’S QUALIFICATIONS:

Contractor shall have a minimum of three (3) years experience in landscape and lawn care maintenance.

1.5 CONTRACTORS WORK HOURS:

All normal work for this contract shall be performed during normal daylight hours. Any exceptions will require the written approval of the Facilities Maintenance Planner.

If work is required overnight the Contractor will be required to furnish safe, proper and sufficient lighting arrangements.

Work may be required on weekends to avoid interruptions in Georgia Ports Authority / tenants day-to-day work activities.

1.6 SUPERVISION AND LABOR:

The Contractor shall provide a competent supervisor satisfactory to the Facilities Maintenance Planner, authorized to act for the Contractor. The Contractor shall promptly remove from the work site and GPA premises any supervisor or employee whose work or conduct is not satisfactory to the Facilities Maintenance Planner.

The Contractor’s supervisor shall be on the premises at all times during working hours and in charge of the work on behalf of the Contractor.

The Contractor shall enforce strict discipline and good order among the Contractor’s employees. The Contractor shall exercise the necessary supervision and control to prevent Contractor’s employees from violating any rules and regulations.

1.7 SITE ACCESS ON GPA FACILITIES:

Access to the site shall be across properties owned by Georgia Ports Authority and Georgia DOT.

1.8 CONTRACTOR CARE, CUSTODY AND CONTROL:

Upon commencement of work, Contractor shall be fully responsible for the care, custody, and control of the work until it has been completed.
During the period of Contractor’s work, the Contractor shall protect the property from all potential hazards.

1.9 SAFETY:

The successful Contractor agrees to adhere to and enforce all applicable local, state, federal, and OSHA safety regulations.

Contractor shall provide safety barriers, as required, to clearly identify the working area and to prevent others from accessing the work area. This safety zone shall be sufficiently sized to prevent damage to others or existing facilities and structures.

Upon completion of the work, Contractor shall remove the safety barriers from the work area.

Any accidents, injuries, fires or other incidents of a serious nature or incidents requiring emergency response must be reported immediately to the Port Police Department at (912) 964-3911.

1.10 CERTIFICATION OF LINES AND DIMENSIONS

Care shall be taken to protect any existing survey markers. If such markers are destroyed, it shall be the responsibility of the contractor to have markers reestablished.

1.11 ENVIRONMENT PROTECTION:

The Contractor shall protect river, canals, and drainage ditches from chemical contamination, sediment run-off, construction debris, and other damage.

If material, equipment, or debris is sunk in river or canal, mark location to warn traffic, notify the Facilities Maintenance Planner, and promptly recover sunken object.

Soil erosion and sediment control provisions and maintenance in accordance with local, state and federal requirements will be required.

In case of a spill or release of any sort, Contractor shall immediately notify GPA’s environmental response coordinator at (912) 964-3842.
1.12 DEBRIS:

Do not permit debris or unsalvageable material resulting from the work to accumulate on the site.

Remove debris as rapidly as it accumulates.

Do not dispose of debris in waterways.

Provide for off-site disposal areas.

1.13 MAINTAINING TRAFFIC:

Accomplish Work with minimum interference to pedestrian and vehicular traffic on adjacent streets and highways.

1.14 UNDERGROUND UTILITIES:

Call before you dig (1-800-282-7411)

Concealed lines for such utilities as water, power, lighting, steam, air, sanitary waste, gas, etc., which may be uncovered during progress of the work and which are essential for GPA services and functions shall be adequately protected until such utility line or lines are temporarily or permanently rerouted, as directed by GPA in order to prevent any interruption of required services.

Contractor shall inform the GPA immediately if such situations were to occur.

When the need for temporary protection no longer exists, and the GPA approves, Contractor shall remove all protective devices for the project site.

1.15 USE OF SITE:

Existing warehouses and surrounding areas will be in daily use and will remain so during the work. Contractor shall not interfere with the owners use of the existing facilities.

Contractor shall not enter any of the tenants warehouses or buildings without authorization from the owner.

Unless otherwise approved by GPA, Contractor shall confine activities to the immediate work project site.
Contractor shall not unreasonably encumber the work area with materials or equipment.

Contractor shall keep the work area clean at all times and shall promptly remove waste materials or rubbish.

1.16 Contractors Performance:

The contractor shall perform all work required as necessary to fulfill the intent of the contract. All work shall be performed in a professional manner, noise kept to a minimum, and work staged from a location on the site as to not interfere with the users access to entrances to buildings and parking facilities.

2.0 WORK:

This contract is based on a weekly scheduled landscape management program. Designed to provide one or more of the following services as necessary.

2.1 Turf Maintenance - Mowing, edging, blowing and trimming of lawn areas

2.2 Shrubbery Maintenance - Trimming and pruning of plant material

2.3 Recommended Turf and Shrubbery Chemical Applications - Weed elimination, clearing of planting beds.

2.4 Mulch - Mulch shall be placed annually in beds at a minimum thickness of two inches.

2.5 Annuals – Annuals shall be placed three to four times per year to maintain year round color.

2.6 Roadway Maintenance- The main roadways shall be mechanically swept or blown clean twice monthly, as a minimum. In addition all clippings generated from mowing shall be promptly removed, with each event.

2.7 Paper, grass, cans, and branches shall be removed from the landscape during services. All walkways shall be kept clear of debris from the maintenance operation.

2.1 TURF MAINTENANCE

A. Mowing, Edging, Blowing and Trimming
1. Mowing height to be based on season and what is horticulturally correct for the turf variety. Cutting shall not be limited to such frequency in the event additional cuttings are required to maintain the lawn in the manner acceptable to the Maintenance Representative. (Max. height 3”)

2. Never scalp the lawn or remove more than one-third of the existing top growth in one mowing.

3. Any visible or unsightly clippings which remain on turf shall be removed following mowing.

4. All turf areas shall be aerated during February of each year.

2.2 SHRUBBERY MAINTENANCE

A. All pruning cuts will be made flush. “Stubbing” will not be permitted. Pruning for general clean up of trees and shrubs is recommended in the fall or winter. All suckers shall be continually removed.

1. Periodically prune trees to protect pedestrians.

2. All major pruning shall be done only under the direction of the landscape coordinator.

3. Remove all dead branches and diseased foliage immediately.

4. Remove insect or disease infested plant material.

5. All trimming and pruning shall be performed to acceptable standards. Care must be taken not to use “Weed eater” type machinery against trees.

2.3 RECOMMENDED TURF AND SHRUBBERY CHEMICAL APPLICATION

A. Fertilizing:

1. All flowering shrubs shall be fed around March 15th and July 1st with a compatible fertilizer.

2. Contractor shall notify Owner before or during fertilizer application. Any variances in the above-mentioned fertilizer schedule will be at the determination of the landscape contractor in conjunction with the Maintenance Representative.
B. Pesticides or Chemical Applications:

1. Contractor is hereby granted permission to use such pesticides and chemicals as found necessary and advantageous. All chemicals shall be applied by a properly licensed and approved pesticide applicator. Contractor assumes all liability for damage and/or injury for use of these products or equipment. Owner shall be notified prior to applications and advised of any danger associated with the use of these products.

2. Herbicide spray shall be used to prevent growth in paved areas or areas where vegetated growth is not permitted.

3. Contractor shall strictly adhere to chemical manufacturer’s application, usage, and clean-up directions. Contractor shall take all precautions necessary to eliminate chemical misuse, personal property damage and/or damage to wildlife.

4. Contractor shall provide Owner with all MATERIAL SAFETY DATA SHEETS for all chemicals used on the property PRIOR to usage of the chemical or product containing the chemical if needed.

5. Contractor shall satisfy and comply with any and all regulatory agencies in the handling, application, disposal, and storage of all chemicals and/or hazardous chemicals.

6. Contractor shall notify Owner in the event of any unusual circumstances regarding plant determination, wildlife death (mammal, fowl, or fish) or other abnormal occurrences.

7. Contractor shall be responsible for any damages incurred by the improper use, storage, or application of all chemicals or substances used on the premises.

C. Contractors Responsibilities:

1. Trees, shrubs, flowers, or turf that are damaged or killed due to contractors operations, chemicals, or negligence shall be replaced at no expense to owner.

2. Sprinkles or structures, whether related to physical building or not that are damaged due to contractors operations must be repaired or replaced by the contractor promptly at no expense to owner.