

THE EPIC  
GRAND PRAIRIE, TEXAS

SECTION 320192

LANDSCAPE MAINTENANCE – 1 YEAR

PART 1 - GENERAL

1.1 SUMMARY

- A. Following written notice to precede from the Owner the Contractor shall begin a One (1) Year Maintenance Period of all planting and irrigation installed per the Contract Documents. At this time the contractor will be responsible for all existing conditions in regard to the landscape planting and irrigation system.
  - 1. Contact the Owner's Representative a minimum of 60 days prior to completion of the Ninety (90) Day Maintenance Period for consideration to extend the maintenance period.
  - 2. Prior to beginning the extended maintenance period the Certificate of Final Acceptance must be approved by the Owner.
  - 3. The Owner's signature date of the Certificate of Final Acceptance will designate the start of the One (1) Year Maintenance Period.
- B. The offer to extend the maintenance period will be at the discretion of the Owner and shall be bid separately of the Work necessary to complete the Contract Documents.
- C. RELATED SECTIONS
  - 1. Section 320190 – Operation and Maintenance of Planting.
  - 2. Section 328000 – Irrigation.
  - 3. Section 329219 – Seeding.
  - 4. Section 329223 – Sodding.
  - 5. Section 329300 – Plants.

1.2 SUBMITTALS

- A. Refer to Section 320190 – Operation and Maintenance of Planting
- B. Submit required materials to Owner's Representative upon completion of the One (1) Year Maintenance Agreement.

1.3 PROJECT CONDITIONS

- A. Site Visit: Prior to the beginning of the 1-year maintenance period, the Contractor shall walk the site with the Owner's representative to clarify scope of work and understand existing project/site conditions.
- B. Documentation of Conditions: Document general condition of existing trees, shrubs, vines, ground covers and lawn recording all plant materials which are damaged or dying, if any.
- C. Irrigation System: Document general condition of existing irrigation system, making sure that faulty electrical controllers, broken or inoperable sprinklers are repaired or replaced

1.4 SCHEDULING

- A. Perform all maintenance during hours mutually agreed upon between Owner and Contractor.

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- B. Work force shall be present at the project site at least twice a week and as often as necessary to perform specified maintenance in accordance with the approved maintenance schedule.

1.5 WARRANTY

- A. Refer to Section 320190 – Operation and Maintenance of Planting.

PART 2 - PRODUCTS

not used

PART 3 - EXECUTIONS

not used

END OF SECTION