



Neils Lunceford, Inc

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Landscape Proposal

Cobblestone Condos

Audrey Woo

P.O. 1716

Frisco CO 80443

Project: Cobblestone Condos Landscape

604 Granite St. (and other buildings too)

Proposal Description: Landscape proposal

Date: 5/4/2010

Site

\$2,010.00

In front areas: kill grass in gravel remove timber edging. Prune trees, remove dead tree.
Clean up berm areas and remove excess gravel.

Shrub placement, patio layout and shrub type specification by landscape designer, on site.

Soil

\$192.90

Overseed 1" topsoil in back lawn area to remain. (Approximately 1.5 yds³.)

Drip Edge

\$4,767.50

Supply install gravel in front areas approximately 20 tons

Supply and install gravel for patio area

Add alternate- supply and install a 200 sq.ft. sandset buff flagstone patio add
\$5000.00

Supply and install dry stream bed per discussion on site.

Rock Walls / Boulders

\$3,345.00

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Supply and install (3) small boulders along dry stream bed.

Supply and install (5) medium 1-2 ton boulders in front entrance berm area.
Install (7) medium boulders grouped along front edge of lawn area to protect new work edge work. Note: Cobblestone Condos will be responsible for delineating property lines on site.

Supply and install a 12'x2' boulder wall by back patio area

Plantings

\$1,530.00

Installation includes: plant material, planting labor, soil amendments, staking, fertilizer, mulch, delivery and tax. Some plant materials may be substituted due to size availability. (3) of the shrubs will be evergreen shrubs for the corner of the entrance berm.

3	Shrub	#5
27	Shrub	#5

Mulch

\$1,731.48

Install mulch to a depth of 3 inches in 1 planting beds. (Approximately 20 yds³.)

Edging

\$1,800.00

Install metal edging for separation between gravel areas and landscape in front yard. Install metal edging for separation between pea gravel patio space and lawn area. (Approximately 385 l.f.)

Irrigation

\$1,533.07

Supply and install 2 hose bib battery operated clocks. Install underground 1/2" drip pipe to drip all newly planted shrubs. All lines to be below ground.

Revegetation

\$92.00

Sow in a poppies on parade seed mix on planting berm at a rate of 3lbs per 1000 ft². and fertilizer at a rate of 5lbs per 1000 ft². (Approximately 200 ft².)

Sow in a low growing drought tolerant grass seed mix in disturbed areas at a rate of 3lbs per 1000 ft². and fertilizer at a rate of 5lbs per 1000 ft². Seed all disturbed areas and overseed back lawn area to remain. (Approximately 400 ft².)

TOTAL LANDSCAPE PROPOSAL COST: \$17,002.00

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Proposed By: Megan Testin

Accepted By:

Cobblestone Condos

Date

NOTE:

- * Due to the long time line prior to commencement of work, increases in materials cost, if any to be negotiated prior to contract execution
- * Assume access to work areas available to loader/backhoe size machinery for rock, soil and plant placement. If concrete and other hardscape work is completed prior to landscape work, care will be taken to protect this work, but Landscape Contractor assumes no responsibility for damage or cracks to concrete or other work that may occur due to the weight of our equipment.
- * Standard one year warranty applies to plantings and irrigation system.
- * No screening of on-site topsoil or additives to existing soil.

GENERAL CONTRACTOR OR OWNER TO:

Clean up site of all construction debris, wood, concrete, paint, stucco, etc. prior to landscape contractor beginning site work.

Provide properly graded subgrade for appropriate drainage away from all structures within +/- one inch and ready for topsoil.

Provide proper compaction in all landscape areas and be responsible for all settling.

Provide adequate access for unloading and storage of all landscape materials on site, adjacent to work areas

Provide water and electricity within 100 feet of work area

Provide builders risk insurance and deductible

Provide protection of work after completion

Provide elevations, shop drawings or layout of any kind

Provide inspections, certification, permits and testing of any kind

Provide coordination of construction activity in regards to installation, cleaning and protection of paving

Sweeping exterior hardscape areas will be completed when our materials create disturbance. At completion of the project, exterior hardscape areas will be swept. No additional sweeping is included.

SPECIFIC EXCLUSIONS:

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Note - Installed plant materials will require aftercare during the first 2-3 growing seasons at a minimum. Due to our harsh climate, and to insure the health and vigor of your new plants, maintenance items you should complete include: Deep root fertilization 2x per season, pruning, checking and adjusting staking, straps and wire, applying Wilt Pruf antitranspirant for winter protection of newly planted evergreens, checking for and spraying as necessary for disease and insects, and of course regular watering (2-3x per week minimum). Activation, mid-season checks and deactivation of your irrigation system, if applicable would also be required. We can provide these services or products, but they are not included in this proposal.

A prepayment of 50% of the total proposal is required prior to the initiation of landscape work. This proposal is based on current prices and is valid for thirty calendar days from the proposal date. There is a one year guarantee on plant materials if an irrigation system exists and is working properly. Plant materials which are not properly maintained and or damaged through, but not limited to, neglect, vandalism, improper maintenance, insect or disease infestation or animals will void this guarantee.

Public utility line locates including, but not limited to, electric and natural gas, high pressure gas, town water, sewer lines, telephone and cable will be scheduled prior to work commencing and will guide our digging locations. This may not prevent damage to your utilities. Neils Lunceford will not be liable for damaged caused by power outage due to utility line damage. Neils Lunceford will work with the Public utility authorities to get utility lines repaired as soon as possible.

Private utility line locates including, but not limited to, water shutoffs, septic systems, electronic animal fences, security systems, low voltage or other lighting circuits shall be located by the client, marked by paint and communicated to each contractor. All efforts will be made to avoid those locations, but client will assume responsibility for these utility services. The client shall pay the cost of any repairs to unmarked utilities or utilities damaged that were greater than 18 inches from the painted area.

TERMS OF PAYMENT

Your account must be paid-in-full within thirty(30) days of the invoice date. Interest charges of two percent (2%) per month will be charged on all past-due balances and customer shall also pay all costs of collection including reasonable attorneys' fees and costs.