

TECHNICAL SPECIFICATIONS, SEEDING AND SODDING

1. **SCOPE OF WORK** - The work includes finished grading, furnishing fertilizer, seed and/or sod as stipulated in the project specifications and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable drawings and subject to the terms and conditions of the Contract.

2. **MATERIALS**

2.1 **Tolerance for all seeding and sodding operations** will be supplied by the Owner.

2.2 **Commercial Fertilizer and Delivery** - Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand or trademark, and manufacturer's guaranteed analysis. The fertilizer shall contain a minimum basic percentage by weight of the following strength:

Fertilizer Strength - The fertilizer shall be a complete fertilizer containing a minimum basic percentage by weight of the following:

Prior to Seeding and/or Sodding 6-24-24
Nitrogen.....24%
Phosphorus.....24%
Potash.....24%
or as approved by the Landscape Architect

2.3 **Grass Seed** shall be delivered seed of the most recent seed crop available. All seed shall meet requirements established by the state and federal seed and weed control laws.

Mixing of Seed - The seed shall be mixed thoroughly in accordance with the following:

	Quantity	% Pure	% Germination
Kentucky Bluegrass.....	65%	85%	90%
Fine Fescue Perennial Ryegrass.....	25%	85%	85%
Red Fescue.....	10%	85%	85%

or as approved by the Landscape Architect

2.4 **Mulch** shall consist of clean straw free from noxious weed seed and other elements harmful to lawns, or any of the commercially used materials available. Where specified on the plans, hydro-mulch shall consist of wood cellulose fiber and shall contain no growth or germination inhibiting factors and shall be dyed green to facilitate metering. The fiber shall have the additional characteristic of dispersing rapidly in water to form a homogeneous slurry and remain in such state while silted in a hydraulic mulching unit.

2.5 **Bluegrass Sod** shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one-half (1 1/2) inches thick having well-rooted roots. The turf shall be a Kentucky Bluegrass mixture and shall contain no bait or quick grass having any other noxious weed growth. It shall be cut firm, tough texture having a compact growth of grass. The sod sections shall be standard in size (16 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight. Sod cut for more than 48 hours shall not be used without the approval of the Landscape Architect.

3. **SITE PREPARATION**

3.1 **Rough Grading** - All rough grading will be completed by the Owner. This will include the rough grading of each round (if applicable) and the grading and filling of other areas. Owner will also spread black top.

3.2 **Finish Grading** - The Contractor shall complete all finish grading operations. In all areas, surfaces shall have a smooth continental grade and shall be left in an even and properly compacted condition which, under its practical use, will not provide dips and pockets where water may stand. All areas shall be finish graded as needed to correct surface irregularities produced by preceding operations or by any other cause. All finish grading and earth movements shall be approved by the Landscape Architect or his authorized representative before any planting, seeding or sodding takes place.

3.3 **Tilling** - Areas to be seeded and sodded shall be thoroughly prepared to the required depth of approximately three inches (3") by disking, harrowing or other approved means. Limited areas as shown on the drawings which are too small to make these operations practicable shall receive special consideration prior to final filling. Tilling shall continue until the condition of the soil is suitable for the specified type of seeding and/or sodding.

3.4 **Clean-Up** - After completion of tilling operations, the surface shall be cleared of all stones, stumps and other objects larger than one inch (1") in thickness or diameter and of roots, brush, wire, grade stakes and other objects that may be a hindrance to planting, installation, and maintenance operations. Adjacent paved areas shall be kept clean and soil or other dirt that may be brought upon the surface shall be removed promptly.

3.5 **Seeding Guarantee** - Fertilizer shall be distributed uniformly over all areas indicated to be seeded or sodded at the manufacturer's recommended rate and shall be incorporated into the soil to the depth of at least two inches (2") by disking, harrowing or other acceptable methods.

4. **SEEDINGS** (Applies to all areas specified for seed on the Contract drawings)

4.1 **Time Limits** - The season for seeding seed in lawn areas shall be from April 1 to June 1 and from August 15 to October 1 or at such other times as are approved by the Landscape Architect. All seeding of seed shall be completed after trees and shrubs have been planted.

4.2 **Seeding** - No seeds shall be sown during high winds. Seed shall be applied at the rate of 5 pounds per 1,000 sq. ft. or 200 pounds per acre by mechanical means. Half the seed shall be sown with the sower moving in one direction and the remainder shall be sown with the sower moving at right angles to the first sowing. The seeded area shall be lightly raked being careful not to rake seed from one area to another, thus, causing an uneven seeding. This seed shall be covered to a depth from 1/8 inch to 1/4 inch. Seeding shall be done by individuals experienced in the type of work. In the event that seeding equipment does not compact, a separate rolling will be required.

4.3 **Mulching** - Mulching shall be performed immediately after seeding operations and shall consist of a hand or machine application of mulch uniformly to a depth of 2" loose measurement.

Where specified, hydro-mulch shall be applied uniformly with a hydroseeder at the rates of:
Surfaces sloping x 41 35 lbs. per 1,000 sq. ft., or 5500 lbs. per acre
Surfaces sloping x 41 45 lbs. per 1,000 sq. ft., or 2,000 lbs. per acre

4.4 **Required Maintenance** - Maintenance shall begin immediately after each seeding operation is completed and shall continue for 90 days through the period from April 1 to November 15. Maintenance periods that are incomplete on November 15 shall be completed beginning 15 of the following year. Maintain seeded areas by watering, reseeding, weeding and repair of soil erosion and settlement where required to establish a uniform turf. Watering of seeded areas shall be as required to grow healthy turf. The Contractor shall be responsible for maintaining all seeded areas until final acceptance by the Landscape Architect.

4.5 **Acceptance of Seeded Areas** - When the grass has all been cut a minimum of three times and a uniform distribution of grass plants is established without evidence of excessive weed or crab grass infestation, the acceptance of seeded areas will be determined by the inspecting Landscape Architect.

If an infestation of weeds or crabgrass develops prior to acceptance of the lawn, the Contractor shall treat the infestation by hand weeding or chemical control. The chemical control shall be furnished and installed by the Contractor as recommended by the manufacturer. At least two weeks shall elapse after chemical control is applied before a request of inspection for acceptance is made to the Landscape Architect.

Areas having bare spots larger than one (1) square foot will not be accepted. In this situation, the bare spots must be reseeded in accordance with the seeding specifications, when less than fifty percent (50%) of the area contains bare spots. Where more than fifty percent (50%) of the area contains bare spots, the entire area shall be completely reseeded also in accordance with the seeding specifications.

In order to obtain final acceptance of seeded areas, the Contractor shall notify the Landscape Architect by telephone or letter that the work has been completed. The Landscape Architect will then conduct an inspection. His findings will be documented in a written field report which will be forwarded to both the Owner and Contractor. If the Landscape Architect approves the area inspected, the Contractor will then be eligible for final payment for work performed. If the Landscape Architect rejects the inspected area, the Contractor will be required to perform whatever work that is necessary to correct the deficiencies and receive the approval of the Landscape Architect before final payment will be authorized.

The Contractor shall not be held liable for damage incurred to the seeded areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of God.

The Contractor shall be responsible for all damage to lawn areas that is caused by the work of his planting, mulching, plant maintenance or replacement being done after lawn areas are accepted.

6. **SODDINGS** (Applies to all areas specified for sod on the Contract drawings)

6.1 **Time Limits** - The season for sod installation shall be from March 15, when the soil becomes workable and unfrozen soil becomes available, to June 15 and from August 15 to November 1 or at other times as are approved by the Landscape Architect.

6.2 **Laying** - The surface on which the sod is laid shall be firm and free from depressions to allow for positive drainage. During periods of high temperature, the soil shall be lightly moistened immediately prior to laying the sod.

The sod shall be handled and laid by hand. The first row shall be laid in a straight line with subsequent rows placed parallel to and tightly against each other. Lateral joints shall be staggered (i.e. running bond) to promote more uniform growth and strength. Care should be exercised to insure that the soil is not stretched or overlapped and that all joints are butted tightly in order to prevent voids which could cause air drying of the roots and weed growth. On sloping areas where erosion may be a problem (3:1 or greater), sod shall be laid parallel to the contours of the slope with staggered lateral joints and secured by wooden pegs at a minimum of four (4) stakes per square yard and at least one (1) stake per piece of sod. All sod laying on sloping areas should begin at the toe of the slope.

As sodding is completed in any one section, the entire area shall be rolled by the Contractor to insure contact between the sod root system and the prepared soil bed. The Contractor shall water the sod immediately after installation to prevent excessive drying during the progress of the work.

Any disturbed joints or depressions caused by workmen or equipment shall be reworked to conform to the proper grade.

6.3 **Required Maintenance** - The Contractor shall be responsible for maintaining all sodded areas until such time as these areas are accepted by the Landscape Architect. This acceptance will be granted after the Contractor has established an acceptable stand of turf that has knit to the existing soil.

6.4 **Inspection and Acceptance of Sodded Areas** - When the sod has all been cut a minimum of three times and has knit to the soil without evidence of excessive weed or crab grass infestation, the acceptance of sodded areas will be determined by the Landscape Architect.

If an infestation of weeds or crab grass develops prior to acceptance of the lawn, the Contractor shall treat the infestation by hand weeding or chemical control. The chemical control shall be furnished and installed by the Contractor as recommended by the manufacturer. At least two weeks shall elapse after chemical control is applied before a request of inspection for acceptance is made to the Landscape Architect.

Areas which are dead or are in an unhealthy, unsightly or badly impaired condition shall be unacceptable and shall be re-sodded using the same type sod and source of soil. This shall be repeated until all areas display an acceptable stand of grass.

In order to obtain final acceptance of sodded areas, the Contractor shall notify the Landscape Architect by telephone or letter that the work has been completed. The Landscape Architect will then conduct an inspection. His findings will be documented in a written field report which will be forwarded to both the Owner and Contractor. If the Landscape Architect approves the area inspected, the Contractor will then be eligible for final payment (ten percent withholding). If the Landscape Architect rejects the inspected area, the Contractor will be required to perform whatever work that is necessary to correct the deficiencies and receive the approval of the Landscape Architect before final payment will be authorized.

Upon acceptance by the Owner, the Owner shall assume maintenance of the lawn areas.

The Contractor shall not be held liable for damage incurred to the sodded areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of God.

The Contractor shall be responsible for all damage to lawn areas that is caused by the work of his planting, mulching, plant maintenance or replacement being done after lawn areas are accepted.

6. **SOD AND SEED GUARANTEE** - The Contractor shall guarantee all work covered by this specification to the extent that all sod shall be uniform in color, quality and coverage and shall be reasonably free of weeds, diseases or other visible imperfections.

TECHNICAL SPECIFICATIONS - LANDSCAPING

1. **SCOPE OF WORK** - The work includes furnishing of all plants, materials and performance of all operations in connection with the planting of trees, shrubs, evergreens and groundcover in strict accordance with the project specifications and the applicable drawings which are subject to the terms and conditions of the Contract.

2. **GENERAL REQUIREMENTS** - All plant material shall comply with the state of Illinois and federal laws with respect to inspection for plant diseases and insect infestation. The Landscape Architect reserves the right to inspect the plant material at place of origin, but such inspection shall not preclude the right of rejection at the site.

3. **MATERIALS** (Other than Plant Material)

3.1 **Prepared Soil** for all plant material and planting operations shall be amended as follows:

	65% Topsoil (Black topsoil furnished by the Owner)	35% Peat (Minimum of 80% finely shredded organic peat moss)
Nitrogen	4%	
Phosphorus	20%	
Potash	24%	

or as approved by the Landscape Architect

All fertilizer shall be delivered in standard size, unopened original containers bearing the name of the manufacturer, name brand or trademark as well as the manufacturer's guaranteed analysis. It shall be protected at all times. Any which is damaged or becomes unsuitable for any reason may be rejected by the Landscape Architect.

3.5 **Waterproof Material** for incision tree trunks 1/2" in caliper or more shall be first quality butyl or two thicknesses of waterproof crepe paper cemented together with bituminous material and not less than 6" or more than 10" wide.

4. **PLANT MATERIALS**

4.1 **General** - The Landscape Architect reserves the right to inspect plants at the place of growth at the nursery, but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and plant all plants shown on the drawings as specified and in quantities as actually designated on the drawings. The quantities in the plant list are included for convenience purposes only.

4.2 **Quality and Size** - Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous and free from insect pests, their eggs or larvae, plant diseases and injuries.

All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in normal position. All necessary pruning shall be done only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged to the point of injury. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants shall have no changes in the contract price. Requirements for the maintenance, watering, quality, baling and wrapping of plants in the plant list shall follow the code of standards (C20-1985) by the American Association of Nurserymen, Inc. All plant material with shrivelled dry roots or which is found not to comply with the specifications will be rejected.

All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping. Healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons (Section 5 of the General Conditions). Use of such materials will be allowed only upon the approval of the Landscape Architect and is subject to this inspection prior to said approval.

4.3 **Container Grown** - All container grown plants shall have a heavy fibrous root system, or a well developed pit root, that has been developed by proper horticultural practice including transplanting and root pruning. The root system shall have developed sufficiently long for new fibrous roots to develop so that the root mass will retain its shape and hold together when removed from the container. In no case should the container strangle or girdle the natural growth of the plant.

4.4 **Bare-Root Plants** - Those plants marked BR (Bare Root) shall be dug at the nursery without injury to the fibrous root system necessary for the full recovery of the plant. Roots shall be covered with a suitable packing material immediately after they are dug for protection until delivery and installation.

All bare-root trees shall have a heavy fibrous root system characteristic of the species that has been developed by proper cultural treatment, transplanting and root pruning. The spread of the root system in field shall equal the trunk diameter in broken or additional air inches.

All bare-root plants shall have been maintained in cold storage at the temperature of approximately 30 degrees prior to being delivered to the site.

4.5 **Balled and Burlapped Plants** (designated "BB") shall be dug with firm natural roots of each diameter indicated hereinafter and of sufficient depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Plants having balled broken or cracked during delivery or at time of planting will cause the plant to be rejected by the Landscape Architect.

4.6 **Balls** - All burlap shall be the top size, as specified in American Standard for Nursery Stock and shall be live, clean, free of rot, bruises or abrasions.

4.7 **Deliveries** - All precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition for successful growth and without injury of any nature shall be taken by the Contractor. Plants shall be covered properly to prevent drying, frost damage or injury.

4.8 **Temporary Storage** - Insofar as it is practicable, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the undug stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set on the ground and heeled in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain undug for longer than three (3) days.

4.9 **Substitutions** - Substitutions may be permitted. Such substitution may be made only upon written authorization by the Landscape Architect.

4.10 **Selection** - All plants shall be obtained from reputable nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (bidding) material.

5. **PLANTING** - Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract.

5.1 **Placement of Planting Area** - Before excavations are made, the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect treated areas that are to be trucked or hauled over and upon which soil is to be temporarily stored.

5.2 **Excavation for Planting** - Excavation for planting shall include the stripping and stockpiling where desired and all acceptable balled material within the areas to be excavated for tree holes, plant pits and planting beds.

Clearer pits with vertical sides shall be excavated for all plants except those plants specifically designed on the plans to be planted in beds. In general, the diameter of pits for trees shall be at least two feet greater than the diameter of the ball or spread of roots. Diameter of pits for shrubs shall be at least one foot greater than the diameter of the ball or the spread of roots.

The depth of pits for trees shall be suitable to accommodate the ball or roots when the plant is set in position and shall be at least 18 inches deep. The topsoil or prepared soil in bottom of the pit. The use of augers for plant pit excavation in wet clay soil conditions should be avoided.

For hedge plantings, a continuous trench instead of separate round pits may be utilized.

Where obstructions below or above ground are encountered, alternate locations may be selected as approved by the Landscape Architect. Where locations cannot be changed, removal of underground obstructions shall be the responsibility of the Contractor. All alternate locations shall be approved by the Landscape Architect.

Excavated topsoil or rich loam shall be stockpiled and re-used for backfilling of pits and all excavated material not suitable for backfilling shall be disposed of by the Contractor outside the project property.

5.3 **Final Inspection** - After the pit has been dug to the proper size (Section 5.2), the soil at the bottom of the pit shall be loosened to a minimum depth of four inches by raking or other effective methods. The pit shall then be backfilled with a six (6) inch layer of compacted, prepared soil. In wet conditions, the soil shall be an even depth of 1/4" diameter washed soils for the compacted soil bed. If the Contractor should encounter severe drainage problems or soil conditions which he feels could be detrimental to the growth and survival of the specified plant material, he should inform the Landscape Architect immediately by phone of the condition before proceeding with the work. The Landscape Architect will then confer with the Contractor so that a solution to the problem can be quickly agreed upon.

5.4 **Setting and Fertilizing Plants** - All plants shall be installed in accordance with the following:

a) **Balled and Burlapped Plants** - "BB" plants being planted in pits or trenches shall be placed in the center of the pit or trench on the six inches of compacted, prepared soil. The soil shall be adjusted so that the top of the root ball bears the same relationship to final grade as it bore to previous finish grade in the nursery.

All burlap tied around the tree trunk shall be removed. All treated burlap or plastic wrap shall be taken off all around the ball. If available, it shall be completely removed, along with prepared soil and other nondecomposable materials. Untreated burlap need not be removed, but should be loosened around the tree trunk.

Backfill the planting pits with prepared soil and fertilizer in 2" layers and tamp each layer to fill voids until the planting mixture is at final grade. The fertilizer (bromax or 6-24-24) should be incorporated in the backfill mixture at the rate recommended by the manufacturer.

b) **Container Grown Plants** - Open and remove potted plants from containers. If the growing medium is composed of seventy-two percent (72%) or more of peat, perlite, sand, or the material other than sand, put visible roots away from the container medium so as to leave the roots partially exposed. Place plants in the plant pit or trench and carefully backfill with prepared soil and fertilizer among the exposed roots. Continue backfilling and tamping in six inch (6") layers until the planting mixture is at final grade.

c) **Bare Root Plants** - "BR" plants which have been potted in a mud or peat and water solution shall be placed in the center of the pit or trench. All broken or frayed roots shall be cut off. The roots shall be spread out in a natural position and moist prepared soil and fertilizer shall be carefully backfilled among the roots in six inch layers until the planting mixture is at final grade.

5.5 **Final Planting Day** - A shallow saucer shall be formed around each isolated plant pit with prepared soil to retain water. All plants shall be watered immediately after planting. In all cases, the required fertilizer shall be incorporated into the prepared soil mixture at rates specified by the manufacturer.

5.6 **Placement of Planting Beds** - As trees specified for ground cover, mounds or perennials, shall be covered with a two-inch (2") layer of mushroom compost. This shall be worked into the soil at a minimum depth of nine inches (9") by the use of a subsoiler or other mechanism which cultivates. After completion of this operation, the bed shall be mulched in its entirety with an additional three inch (3") layer of mushroom compost prior to the planting of plants.

5.7 **Wrapping** - Trees shall be wrapped immediately after planting. Wrap up from bottom to three feet above grade level. Prior to wrapping, the trunks shall be inspected for injury to bark, improper pruning, and evidence of insect or disease infestation.

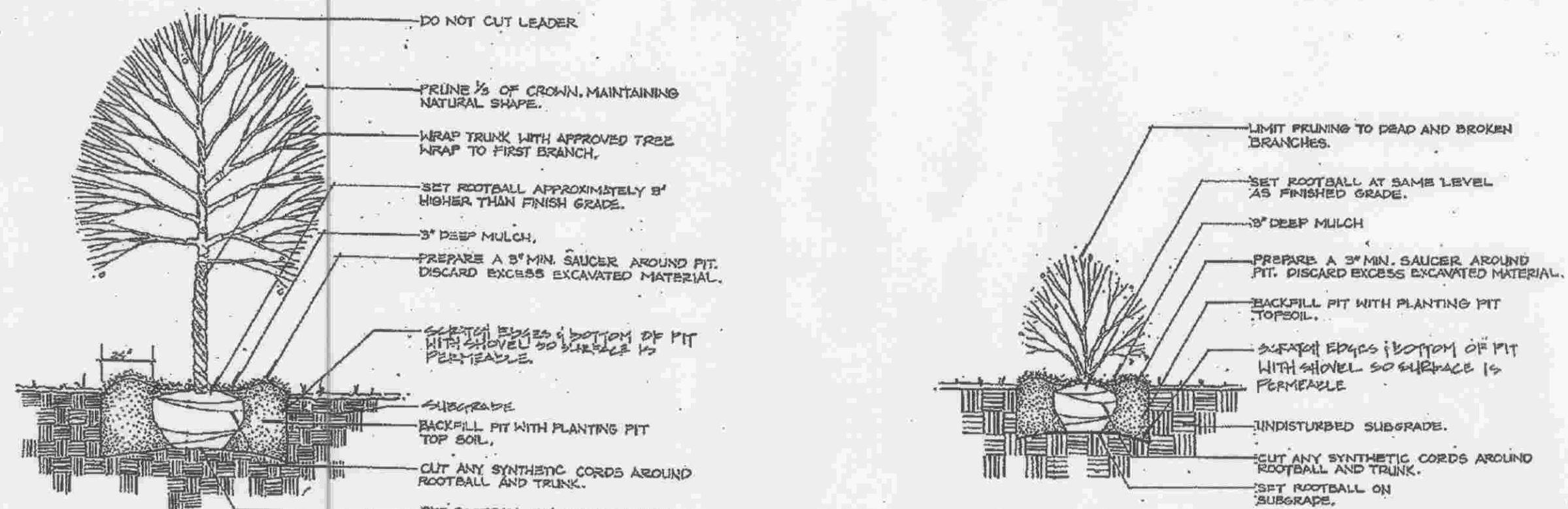
5.8 **Pruning** - Upon completion of the planting operations, all new trees and shrubs on the site shall have been pruned. Pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the loss of roots as a result of the transplanting operation. Pruning shall be done in such manner as not to change the natural habit or shape of the plants. All cuts shall be made flush, leaving no stubs. On all cuts over 2 1/2" in diameter and bruises and scars on the bark, the injured cambium shall be treated with a fungicide and removed wounds shall be smoothed and shaped so as not to retain water. Treating such areas with a tree paint is not recommended. Flowering trees shall be pruned only to remove dead or broken branches. In no case shall a leader be removed.

5.9 **Staking** - Securing trees via guy wires and stakes shall not be required unless, in the opinion of the Landscape Architect, conditions are such that certain individual plants require such staking which will be specified on landscape plan drawings. In such cases, the method of staking shall be as follows: stakes shall be of sound, durable, unfinished lumber capable of withstanding above and below ground conditions during the period of guarantee, at 2' or 4' and ranging from 24-30" long. A maximum of 12 of stake shall be exposed above grade level. Guy wires shall be No. 12 gauge galvanized steel wire and hose shall be new two-ply reinforced rubber hose not less than 1/2 inch inside diameter.

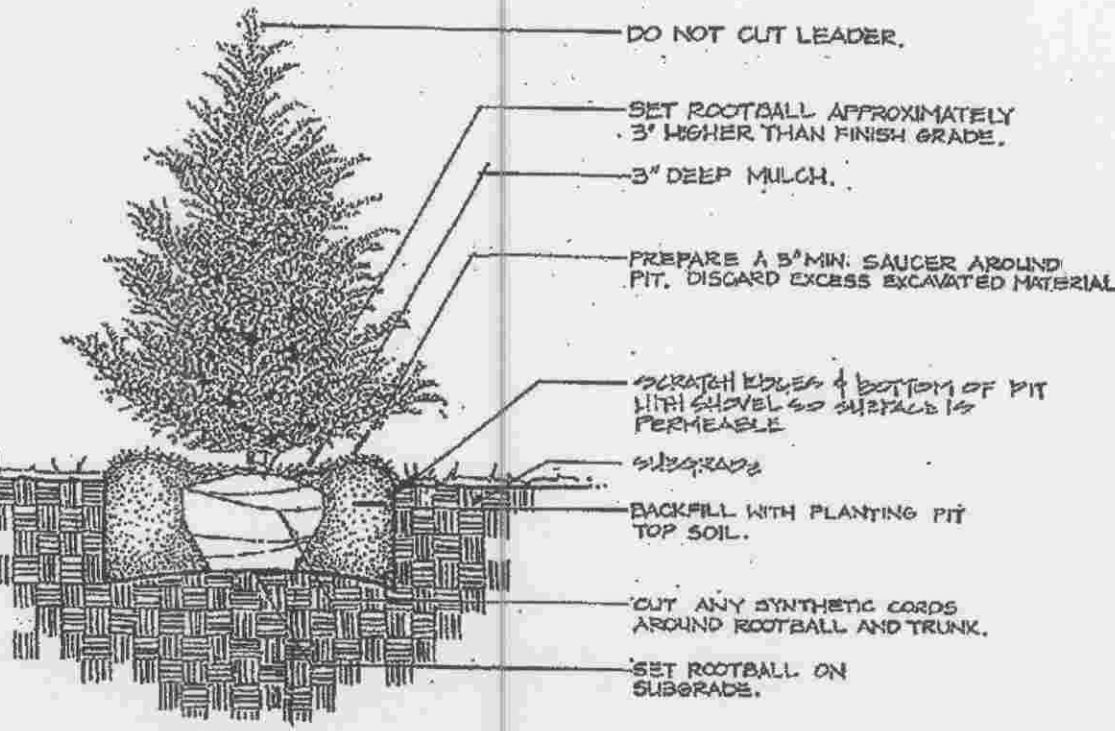
At locations without severely compacted sub-grades, no special plant pit preparation shall be required. Whereby severely compacted sub-grades exist, alternate drainage solutions shall be submitted to the Landscape Architect in accordance with Paragraph 5.4 of this section.

NOTE:

- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION
- ALL PLANT MATERIALS SHALL BE GROWN STOCK AND SHALL BE FREE OF ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR BROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- TREES NOT EXHIBITING A CENTRAL (OR SINGLE) LEADER WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM
- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.

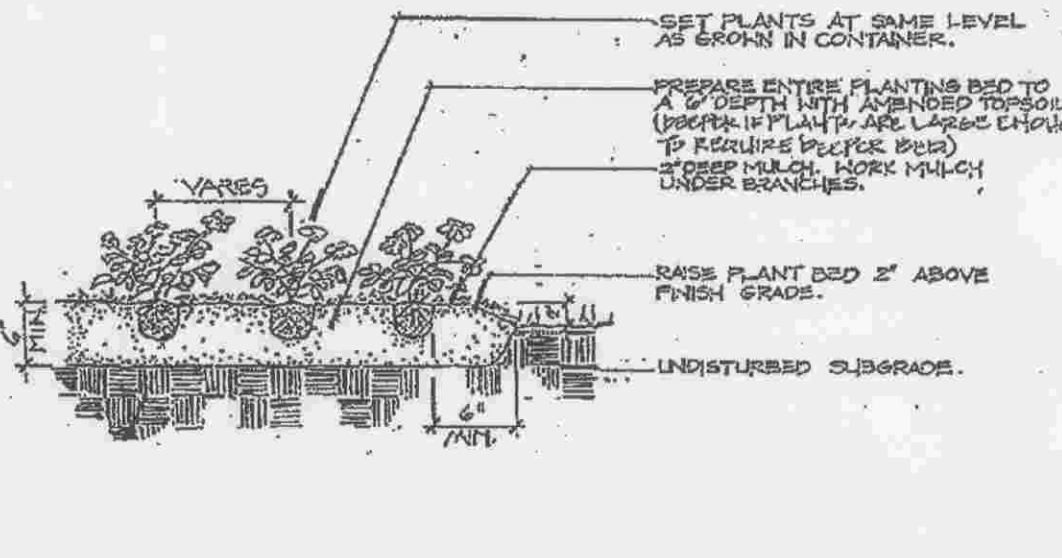


DETAIL: DECIDUOUS TREE



DETAIL: EVERGREEN

DETAIL: SHRUB



DETAIL: PERENNIAL/GRASS/GROUNDCOVER

11. **Replacements** - Plants which have died prior to the final inspection shall be replaced before final acceptance will be given. Plants which die or require replacement for other reasons during the one year (1 year) guarantee period shall be replaced as soon as possible during the acceptable planting seasons outlined in this specifications.

All plants requiring replacement shall be removed as soon as possible and disposed of off-site. All replacements shall be of the same size and species as the original plant unless otherwise approved by the Landscape Architect. The replacements shall be supplied and installed in strict compliance with the specifications originally applicable to them.

The Contractor shall notify the Landscape Architect at the conclusion of his replacement program. The Landscape Architect will then conduct an inspection of the replacements for the purpose of determining final acceptance in accordance with the specifications.

All replacement plants shall be guaranteed for an extended one year period from date of replacement. If such replacements are not acceptable during or at the end of the extended guarantee period, the Owner may select subsequent replacement or credit for each item.

12- **Re-fertilization** of all plant material is not part of the Contract, but should be performed by the Owner or under a separate Maintenance Contract. An application of an 18-8-8 commercial fertilizer should be applied to all plant materials in accordance with the manufacturer's specifications during the growing season immediately following that in which the plants were installed.