

Precision Yard Services, Co.
SPECIFICATIONS

Grounds Maintenance
And
Snow removal

SPECIFICATIONS

Intent:

It is the intent of the following Specifications to provide a framework of the service we provide.

At all times, Precision Yard Services, Co. and/or sub-contractors display a high level of quality and professionalism when providing these services.

Care is taken on each visit that no property is damaged. If there are any mishaps, they will be reported immediately and the correct action will be taken to resolve it.

Insurance

The Contractor shall fully insure itself against any and all liability, which it may have under the Workman's Compensation Law, general liability and automobile coverage. The liability policy is in the amount of \$1,000,000.00. The Contractor shall furnish a Certificate of Insurance.

TURF (part 1)

(A) Mowing, Trimming, and Edging

All turf areas mowed every seven- (7) days to keep a neat, well-kept appearance. Well-maintained rotary mowers with sharp blades used at all times.

Turf mowed at a height of 2 1/2" - 3 1/2" determined by time of year and weather conditions.

Permanent fixtures in turf areas trimmed with gas powered line trimmers. Care is taken at all times when operating around fixtures to prevent damage. Contractor will be responsible for excessive damage caused by mowers and trimmers, not including paint loss.

Excessive grass clippings collected and removed or disbursed after each visit.

These areas will be treated, if possible, with herbicide to eliminate vegetative growth and damage from trimmer operation:

- Low siding on the buildings. .

- Wooden fence posts, and air conditioning units, which do not have a maintenance border of rock or wood mulch.

(B) Trash and Debris

During routine maintenance visits, we will remove trash from turf and landscape areas. Excessive repeated amounts of debris will be reported to determine the cause and how to remedy the situation.

Curbs and sidewalks cleaned with gas-powered blowers to maintain a neat

appearance.

(C) Spring and Fall clean ups

Thorough clean up in Spring removal of leaf debris, trash and sand from turf and curb tops.

Spring clean up will be completed as soon as weather permits no later than May 15th.

Fall clean up includes removal of leaf debris by November 15th.

(D) Fertilization and weed control

Fertilization program will consist of three applications. Spring application will be done between April 15 and May 15 with a balanced fertilizer. Late Spring application will be done between June 15 and July 15 with a balanced slow release fertilizer. Fall application will be done between September 1 and September 30 with a balanced fertilizer. Specific timing of applications may be influenced by weather conditions.

Weed control in lawn areas will consist of one pre-emergent crabgrass application between April 15 and May 15. Broadleaf herbicide will be applied twice during the growing season, as needed, during times of active weed growth.

All mulched shrub beds treated with post-emergence chemicals to control weeds or manually cultivated. Flowerbed weeding is not included.

TREES AND SHRUBS (part 2)

(A) Pruning and shaping

All shrubs pruned and shaped, late spring and fall, in a manner to provide a neat, natural appearance.

Shade trees limbed to avoid potential eye injury due to low hanging branches. Trees over 50% dead branches will not be trimmed.

Suckers removed from the base of the plant material as they appear, to maintain a neat appearance.

Renovative pruning or replacement of trees and/or shrubs is an extra service, provided at an additional charge and is not included in this agreement.

IRRIGATION (part 3)

(A) System startup

Irrigation system startup will be completed as soon as weather permits, no later than May 1. System zones and individual heads checked for malfunction and coverage and adjusted if necessary. Repairs to the system (i.e. heads, low volt electrical wiring, and timers) are billed separately @ \$45.00 per hour plus parts.

(B) Monthly Check Up

Irrigation systems checked monthly for proper operation. System zones and individual heads checked for malfunction and coverage and adjusted if necessary. Repairs to the system (i.e. heads, low volt electrical wiring, timers) are billed

separately @ \$45.00 per hour plus parts. Should any malfunctions occur you will be notified of the problem and the repairs that are needed and the cost associated with those repairs.

(C) System shut down (winterization)

Irrigation system shut down will be completed by October 31. Repairs will not be made at this time; if weather permits repairs will be scheduled at a later date.

SNOW REMOVAL (part 4)

(A) Snow plowing

Some storms will be such that an open up of driveways is required even before the snow ceases: An open-up will be completed on the drives exceeding 3" inches prior to 7 a.m. or 5 p.m. to allow traffic to come and go.

An open-up for emergency vehicles only to be done when snowfalls exceed 6" inches and when no travel is advised by the Weather Bureau.

Normal clean up (complete plowing of snow from drives, driveways and parking areas) will be completed within 8 hours after the cessation of snowfalls exceeding 1.5" inches. If there are consecutive snowfalls accumulating to 1.5" inches, contractor will plow parking lots. Clean up will be extended to 18 hours when accumulation is greater than 8" inches. When the Weather Service advises continued snow exceeding 2" inches contractor will remain in an open-up mode until said storm subsides.

Any additional moving or removal of snow (i.e. Bobcat @ \$75.00 per hour 2 hour min.) is billed separately per hour.

(B) Snow shoveling

Snow shoveling to be completed on buildings main entrance sidewalk. Building maintenance is responsible for clearing sidewalks between plow visits. Contractor is not responsible for ice buildup on sidewalks due to packed or melting snow.

(C) Sanding operations

Sand/salt applications optional at a rate of *\$95.00 per ton (half ton minimum). On-call basis, building maintenance will call to schedule sanding.

*price based on 2003 - 2004 season, price may vary based on 2004 - 2005 season.

MISCELLANEOUS

At all times, Precision Yard Services personnel and its sub-contractors will be dressed in company identifying uniforms.

All equipment meets standards set by OSHA when operating on the client's property.

Operations personnel properly trained and supervised for the safe use and application of equipment and materials used on the client's property.



PRECISION SERVICES

22620 Baseline Blvd

Jordan, MN 55352

Phone #612-290-9100

E-mail PrecisionYard@msn.com

Proposal/Contract

Date

8/11/2004

Name / Address

Larry Greely
c/o Wynstone T.H. Assoc.
13780 Fenwick Circle
Eden Prairie, MN 55346

Description

IRRIGATION MAINTENANCE CONTRACT (refer to P.Y.S. Grounds Maintenance and Snow Removal Specifications)

Part (3) Irrigation

Paragraph(s)

- A - System Start up \$12.00 per zone / 17 ZONES = 204.00
- B - Monthly Check up \$12.00 per zone (upon request or system failure)
- C - System Shut down \$17.00 per Zone - 17 ZONES = 289.00

Repairs to the system (i.e. heads, valves, low voltage electrical wiring, timers, line breaks, ect.) will be billed separately @ \$45.00 per hour + parts.

Contract Dates: November 1, 2004 thru October 31, 2005

Precision Yard Services, Co.(P.Y.S. Co.) agrees to furnish labor and materials and is authorized by you to perform said services above. You represent and warrant to P.Y.S. Co. that the person signing this agreement on the behalf of you, an association, and/or company has the authority to grant P.Y.S. Co. the right to service the property in accordance with this agreement. The procedures used will be determined solely by P.Y.S. Co.

In the event this agreement is terminated by mutual consent before the expiration of its full term and you are on a payment plan, you agree to pay actual cost of the services rendered rather than the amount billed to you pursuant to the payment plan. If for any reason you decide to cancel this agreement P.Y.S. Co. requires a 30 day written cancellation notice.

Melvin Hunter 8/20/04
Authorized Signature Date

[Signature] 8/11/04
Representative Signature Date



PRECISION SERVICES

22620 Baseline Blvd

Jordan, MN 55352

Phone #612-290-9100

E-mail PrecisionYard@msn.com

Proposal/Contract

Date
8/11/2004

Name / Address

**Wynstone Townhome Assoc.
13716 Fenwick Circle
Eden Prairie, MN 55346**

Description
Included in this Proposal/Contract, as follows (refer to the P.Y.S. Ground Maintenance and Snow Removal Specifications).
GROUNDS MAINTENANCE
1. Part (1) Turf
Paragraph(s)
A - Mowing, trimming, blowing grassy debris
B - Trash and debris
C - Spring and Fall cleanup
D - Fertilization and weed control
2. Part (2) Trees and shrubs
Paragraph(s)
A - Pruning and shaping
Snow Removal
1. Part (4) Snow removal
Paragraph(s)
A - Snow plowing
B - Snow shoveling
C - Sanding operations
Contract Dates: November 1, 2004 thru October 31, 2005
12 Monthly Payments (sales tax will be applied to April thru October payments)

Precision Yard Services, Co (P.Y.S. Co.) agrees to furnish labor and materials and is authorized by you to perform said services above. You represent and warrant to P.Y.S. Co. that the person signing this agreement on the behalf of you, an association, and/or company has the authority to grant P.Y.S. Co. the right to service the property in accordance with this agreement. The procedures used will be determined solely by P.Y.S. Co.

Monthly per unit investment: \$33.60

In the event this agreement is terminated by mutual consent before the expiration of its full term and you are on a payment plan, you agree to pay actual cost of the services rendered rather than the amount billed to you pursuant to the payment plan. If for any reason you decide to cancel this agreement P.Y.S. Co. requires a 30 day written cancellation notice.

Robert Hanker 8/20/04
Authorized Signature **Date**

[Signature] 8/11/04
Representative Signature **Date**

PRECISION SERVICES
22620 Baseline Blvd
Jordan, MN 55352
 Phone # 612-290-9100
 E-mail PrecisionYard@msn.com

Estimate

Date
8/23/2004

Name / Address

Larry Greely
 c/o Wynstone T.H. Assoc.
 13780 Fenwick Circle
 Eden Prairie, MN 55346

Description	Total
Front Planting beds Install 201 sq ft 6 mil poly weed barrier and 3 ton of buff limestone	340.00
Rear Planting beds Install 162 sq ft 6 mil poly weed barrier and 2.5 ton of buff limestone	281.00
Side Planting beds Install 75 sq ft 6 mil poly weed barrier and 1 ton of buff limestone	117.50
Estimate is based on one measured unit the measurements may vary depending on individual units and price may be adjusted up or down not more than 15%. Association must determine each units needs and present each address with what is to be completed (i.e. front, side, and/or rear).	

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Totals per unit	\$738.50
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Authorized Signature

Date



Representative Signature

8/11/04

Date