SPECIAL ARCHITECTURAL DESIGN & REVIEW COMMITTEE

Agenda

Conference Room B
Thursday, November 12, 2020
10:00 a.m.

To view the live ADR Committee meeting:

- Go to www.lwsb.com
- Click on the ADRC Meeting Live tab
- The tab will be active at 9:45 am on the day of the meeting
- The live streaming uses YouTube live and terminates at the close of the meeting

1. **Call to Order/Pledge of Allegiance**
2. **Roll Call/Notice of Quorum**
3. **Chairs Announcements**
   a. Introduction of Guests and Staff
      Susan Hopewell, GRF President
      Randy Ankeny, Executive Director
      Mark Weaver, Facilities Director
      Corina Mancilla, Recording Secretary
   b. Rules of Order via and agreed upon
   c. Chairs Report
4. **Shareholder/Member Comments** *(Limited to 3 minutes per person)*
5. **Correspondence**
   a. Three Items – Arts (p. 1-3)
6. **Staff Reports**
   a. Facilities Director (p. 4)
7. **Unfinished Business**
   a. Professional Art Display (pp. 5-10)
8. **New Business**
   a. Landscape Contracts for Community Facilities and the Golf Course Maintenance (pp. 11-40)
   b. Administration Building – Stairway Mural (p. 41)
   c. Clubhouse Three – Hall Paint and Art Work (pp. 42-46)
   d. Clubhouse Six – Fitness Wall Art (pp. 47-51)
   e. Golf Course Logo (p. 52)

9. **Future agenda items**
10. **Next Meeting**

    December 8, 2020 – 10:00 a.m.
    Clubhouse Four
11. **Adjournment**

From: Regine Schumacher <regineschu2@gmail.com>
Date: September 8, 2020 at 2:10:20 PM PDT
To: Kathy Thayer <kathyt@lwsb.com>
Subject: Photographic arts club

I attended the recreational committee meeting today. I was truly astounded.

Previously I had attended the architectural meeting and at that particular meeting it was decided that they couldn't put the cart before the horse and that the Recreation Committee should make Its decision first about the issue of hanging pictures before they can do their part.

You can imagine my astonishment when the Recreation Committee is now transferring the matter back to the architectural committee.

How can anything get resolved when things get bounced back and forth like that? I would love to hear from you about this because I am truly at a loss as to what to think.

Regards,
Regine

Sent from my iPhone

TO LEISURE WORLD SEAL BEACH, ARCHITECTURAL AND REVIEW COMMITTEE,

I respectfully request the Architectural and Review Committee and GFR Board of Directors to reconsider the proposal to remove the art and photo display in the hallways of Clubhouse 3.

The paintings, artwork, and photo display showcase the talent and creativity in Leisure World. It is one of the highlights of my walk. These pictures tell stories and enrich our life with beauty and truth.

We need information as to why these paintings and photos will be taken down, and there should be input from the shareholders impacted by this decision. Lastly, the artists and those of us who enjoy their work deserve the same support and consideration as the golfer, swimmer, dancer, gamer, and all other hobby enthusiasts. Art empowers the creator with a sense of purpose and enrich the viewer with a sense of wonder and joy...

To see the world in a Grain of Sand
And a heaven in a Wild Flower
Hold Infinity in the Palm of your hand
And Eternity in an hour.

(From "Auguries of Innocence" by William Blake)

This decision will impact our quality of life in Leisure World. Please give us an opportunity to enjoy it.

Sincerely,
Siriporn Higgins
Siriporn Higgins
Mutual 8
10/01/2020

October 17, 2018

Letter to the Editor

As a long-time resident, we have always appreciated the amenities offered over the years, especially our clubhouses, because they represented our residents and their varied interests.

There were displays of the lapidary; clay crafters; art from watercolor, oils, another media; and the photo artists, just to mention a few.

It is now my understanding that these displays are disappearing. Apparently committee members want to change our clubhouses to represent some current esthetic design criteria that probably does not reflect our residents, and or their creativity.

What a loss!

Barbara L Houck
Mutual 10

Budget Variance Report - September 2020
Architectural Design Review - CC ## 101

For Cost Center 101 there is a favorable variance of $13,144 through the month of September 2020. The major variance is due to the following:

CC	GL Code	Account Description	Variance	Explanation
101	6438000	Other Professional Services	1,623	Favorable-Funds not needed YTD
101	6475600	Landscape Maintenance-Extras	9,261	Favorable-extras paid out less then expected
101	6475605	Tree Trimming	(1720)	Unfavorable-Unexpected tree removal
		Total Explained Variances	9,164	of $13,144

Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
	Expenses - Architectural Design & Review			
6215000 101	Mileage - Architectural Design	0	90	90
6410000 101	Office Supplies - Architectural Design	0	225	225
6438000 101	Other Professional Services - Architectu	250	1,873	1,623
6475100 101	Landscape Maint. - Contract - Architectu	128,880	128,880	0
6475600 101	Landscape Maint. - Extras - Architectura	5,741	15,002	9,261
6475605 101	Landscape Maint. - Tree Trim - Architect	27,368	29,088	1,720
6481500 101	Community Entertainment - Architectural	0	0	0
6482000 101	Dues, Memberships & Books - Architectura	0	225	225
	Total Expenses	162,239	175,383	13,144
	Other Cost Recovery			
5385000 101	Other Income - Architectural Design	675	675	0
	Total Other Cost Recovery	675	675	0
5330000 101	Income / Refund from Mutuals - Architect	195,705	195,705	0
	Total Cost Recovery	196,380	196,380	0
	Off Budget Items			
	Net Income/ (Expense)	34,141	20,997	13,144

Internet #305323785 Model #13167

Hover Image to Zoom

Live Chat

Premier 41 in. W x 27 in. D x 57 in. H Artist Height Adjustable Display Easel with Tilt

9

by **Studio Designs** (Brand Rating: 4.4/5)

Write the First Review Questions & Answers

$77.67

Save up to $100 on your qualifying purchase.

5

Apply for a Home Depot Consumer Card

How to Get It

Ship to Store	Ship to Home	Scheduled Delivery
Pickup **Nov 2 - Nov 4** **FREE**	Get it by **Thu, Oct 29** **FREE**	Not available for this item

We'll send up to **291** to **Huntington Park** for free pickup
Curbside pickup available.
Change Store

- 1 +

Add to Cart

Your Fastest Checkout

Turn on Instant Checkout

— or —

Buy now with

We're unable to ship this item to homes and stores in: AK,GU,HI,PR,VI

Live Chat

Product Overview

Studio Designs' Premier Easel is built to accommodate canvases up to 46.5 in. high. Built of strong aluminum, the easel is durable and lightweight for portability. It folds away for easy storage and transport. Will hold large gallery canvases up to 1.5 in. thick. Both the tilt and height of the easel are adjustable. 2-metal frames slide out at the bottom for you to set your pallet on.

Info & Guides

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Sponsored Products

6

Pickup & delivery Walmart.com

Search Walmart.com 0

Walmart+ is here to help make every day easier.

Learn more

Arts Crafts & Sewing / Arts & Crafts Furniture and Storage / Artist Easels / Art Easels

Feedback

Report incorrect product information

U.S. Art Supply

US Art Supply BLACK PISMO Lightweight Aluminum Field Easel

★★★★½ (4.7) 3 ratings 3 comments

$19.96

Qty: 1

Add to cart

Add-on services (0 Selected) Show Less

Add Walmart protection plan powered by Allstate

None 2 Years - $2.50 3 Years - $3.50

Free delivery
Arrives by Wed, Nov 4
Or get it by Mon, Nov 2 with faster delivery

Pickup not available

More delivery & pickup options

Sold & shipped by TCP Global Corp | Return policy

Add to list Add to registry

Feedback

Customers also considered

Pickup & delivery | Walmart.com

Search Walmart.com

0

Walmart+ is here to help make every day easier.

Learn more

Report incorrect product information

Displays2go

Displays2go Folding Floor Easel with 18" x 24" Frame, Adjustable Height Legs (Aluminum)

★★★★★ (0.0) Write a review

$73.50

Actual Color: Silver

Silver

Qty: 1

Add to cart

Add-on services (0 Selected) Show Less

Add Walmart protection plan powered by Allstate

None | 2 Years - $9.00 | 3 Years - $13.00

$19.26 delivery
Arrives by Thu, Oct 29

Pickup not available

More delivery & pickup options

Sold & shipped by Displays2go | Return policy

Add to list | Add to registry

Feedback

Staples

Home > Easels

Staples Display Easel, 58", Black Metal (28218US/50446US)

Item #: 1682490 | Model #: 53003/50446

3.5 124 Reviews | Ask a question | Share

$24.07

1 each

Delivered FREE Mon, Oct 26

Next Business-Day delivery

Order within 2 hrs 47 mins

1-Hour pick up

Quantity 1

Add to cart

Add to list

- Display easel is the go-to solution when a dry-erase surface isn't required
- Total stand height: 58" for comfortable viewing and presenting
- Comes in black and made of metal

Highlights View full product details

Free Returns

Details Specifications Reviews/Q&A

10

COMMITTEE ACTION REQUEST

TO: ARCHETECTURAL DESIGN REVIEW COMMITTEE (MW)

FROM: MARK WEAVER FACILITIES DIRECTOR

SUBJECT: LANDSCAPE CONTRACTS FOR COMMUNITY FACILITIES AND THE GOLF COURSE MAINTENANCE

DATE: NOVEMBER 20, 2020

CC: FILE

The landscape contracts for Community Facilities and the Golf Course Maintenance expire December 31, 2020. The Physical Property Department sent out an RFP (see exhibit A) to four contractors and received the following bids:

Bid Summary

Landscape Maintenance - Community Facilities 2021-2022-2023

Project # 960-20

Bidder	Year 1 - monthly	Year 1	Year 2 - montly	Year 2	Year 3 - monthly	Year 3	3 Year Total
Anguiano Lawn Care	$ 14,320.00	$ 171,840.00	$ 14,320.00	$ 171,840.00	$ 14,320.00	$ 171,840.00	**$ 515,520.00**
J & J Landscaping	$ 10,100.00	$ 121,200.00	$ 10,300.00	$ 123,600.00	$ 10,500.00	$ 126,000.00	**$ 370,800.00**
Pinnacle Landscape Management	$ 17,146.00	$ 205,752.00	$ 17,746.00	$ 212,952.00	$ 18,367.00	$ 220,404.00	**$ 639,108.00**
Total Landscape Maintenance	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid

Landscape Maintenance - Golf Course 2021-2022-2023

Project # 959-20

Bidder	Year 1 - monthly	Year 1	Year 2 - montly	Year 2	Year 3 - monthly	Year 3	3 Year Total
Anguiano Lawn Care	$ 15,003.81	$ 180,045.72	$ 15,003.81	$ 180,045.72	$ 15,003.81	$ 180,045.72	**$ 540,137.16**
J & J Landscaping	$ 13,700.00	$ 164,400.00	$ 13,950.00	$ 167,400.00	$ 14,200.00	$ 170,400.00	**$ 502,200.00**
Pinnacle Landscape Management	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid
Total Landscape Maintenance	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid

The current contractor is Anguiano Lawn Care and the current yearly contract costs are:

Community Facilities - $171,840

Golf Course - $168,267

Funding for the Community Facilities 2021 budget is $179,000 and the Golf Course is $176,700

Summary of bids are attached (see exhibit B)

I move to recommend the Board award contracts to _____ for the Community Facilities Landscape Maintenance for a total cost of _____ for a three year term, and _____ for the Golf Course Landscape Maintenance for total cost of _____for a three year term funded from Operations.

EXHIBIT A

GENERAL SPECIFICATIONS
FOR
LANDSCAPE MAINTENANCE SERVICE
FOR
GOLDEN RAIN FOUNDATION COMMUNITY FACILITIES
PROJECT # 960-20
LEISURE WORLD - SEAL BEACH

These General Specifications are established as standard performances and requirements for the maintenance and upkeep of the landscape areas at the Community Facilities.

All provisions in the General Specifications shall apply to the Community Facilities in addition to the following specifications and services for each individual facility or facilities.

A. **SCOPE OF WORK:**

1. Contractor shall furnish all labor, materials, equipment, transportation, tools, services and special skills required to perform and maintain landscape maintenance service as set forth in these specifications and in keeping with the highest standard of quality and performance.

2. Maintenance of the Golden Rain Foundation Community Facilities shall include maintenance of all plant material and irrigation systems. Maintenance of plant material shall include, but not limited to mowing, trimming, pruning, fertilization, aeration, weed control, cultivation, pest control, minor tree surgery, thatching, plant replacement and cleanup of surface drainage improvements. It shall be the Contractor's responsibility to provide sufficient maintenance methods to keep all landscape sites in a state of vigorous growth and good repair. Irrigation maintenance shall include efficient operation of the systems, seasonal adjustments, periodic fine tuning and repairs.

B. **AREAS INCLUDED:**

1. Landscape maintenance and improvement of Community Facilities shall be performed in all areas as indicated below and as shown on the attached map of Leisure World. Color Code on attached Leisure World Map indicates the facility: Yellow - Community Facilities.

a. Community Facilities:

Refer to Exhibit A drawing for locations numbered:

1 Areas surrounding Clubhouse 1
2 Areas surrounding Clubhouse 2
3 Areas surrounding Clubhouse 3
4 Areas surrounding Clubhouse 4
5 Areas surrounding Clubhouse/Building 5
6 Areas surrounding Clubhouse 6
7 Ground cover along outside of perimeter wall on Seal Beach Boulevard
8 Leisure World Health Care Center and Parking Areas
9 Main Gate exit/entry and world globe at Seal Beach Boulevard
10 Resales Office
11 Westminster Easement weed abatement
12 Amphitheater, Post Office and parking areas
13 Leisure World Library and parking area
14 Perimeter Wall north side of Leisure World from North Gate Road down the bike path to northwest corner of Leisure World
15 Amphitheater, offices, and parking lot areas.
16 Administration Building
17 Swimming Pool (inside and outside areas)
18 Perimeter wall from 1.8 Acres to Building 204 in Mutual No. Eight
19 West side of El Dorado Drive between Building 199 in Mutual No. Eight and Clubhouse 2
20 West side of Canoe Brook Drive between Maintenance Yard and Clubhouse 2
21 Shrubs, ivy and weed control at and along the Golden Rain Road canal
22 St. Andrews Drive median strip
23 North side of Nassau Drive between Brookline Road and Oak Hills Drive
24 1.8 Acre site at Nassau Drive
25 Perimeter Wall from St. Andrews Drive, south to the Post Office
26 North side of Perimeter Wall outside St. Andrews Drive Gate entrance
27 South side of Perimeter Wall outside St. Andrews Drive Gate entrance
28 Area between Buildings 202 and 203 in Seal Beach Mutual No. Eight
29 Parking lot east of Golf Course and west of Mutual No. 14

30 Maintain Main Gate Security building and News office potted exterior plants

31 South end of Golden Rain Road, in and around the circle in Mutual No. Two by Buildings 70, 71, and 72

32 Veterans' Plaza at Clubhouse 2

33 RV lot located near Clubhouse 2 on El Dorado Drive

C. GENERAL REGULATIONS:

1. Regular work days shall be Monday through Friday from 8:00 a.m. to 4:30 p.m. Crews shall not operate on Saturdays, Sundays and holidays observed by the Golden Rain Foundation, unless specifically requested by the Owner.

2. Contractor must maintain a State Landscaping Contractor's License and must comply with all other licenses and permits required by the Federal Government, State of California, County of Orange, City of Seal Beach and Golden Rain Foundation.

3. Contractor shall provide and maintain Workers' Compensation Insurance ($1,000,000 minimum), as required by the State of California, A separate endorsement waiving subrogation against Golden Rain Foundation and Mutuals 1-17 for losses arising from work performed by or on behalf of the named insured, General Liability ($1,000,000 minimum limits) and Automobile Liability Insurance ($1,000,000 minimum limits) as required by the Golden Rain Foundation.

4. All materials supplied by the Contractor shall be first quality and shall meet all agricultural regulations and horticultural requirements.

5. The use of the product "Roundup" or any product with similar composition is banned from the community both on Golden Rain Foundation and Mutuals 1-17 properties.

6. A Copy of the Material Data Safety (MDS) sheets for chemicals and various landscape products used by the Contractor (i.e. fertilizer, weed killer, insecticide) will be collected for the Physical Property Office files.

D. INDEMNITY:

1. Contractor hereby agrees to save and indemnify and hold harmless the Owner, Owner's agent or servants, resident, resident's agents or servants, Golden Rain Foundation and Seal Beach Mutuals against all liability, claims and judgments

or demands for damages arising from accidents to persons or property occasioned by the acts or actions of the Contractor, his agents or employees, the Owners, its agents or employees, or any third person, and to further indemnify Owner against all claims or demands for damages arising from accidents to the Contractor, his agents or employees, or whether occasioned by said Contractor, or his employees or by Owner, or its employees, or any other person or persons and the said Contractor will defend any and all suits that may be brought against the Owner on account of any such accidents, and will reimburse the Owner, Owner's agent or servants, resident, resident's agent or servants, Golden Rain Foundation and Seal Beach Mutuals for any expenditures that they may make by reason of such accidents, or for attorneys' fees or costs related thereto.

E. TERMS, COSTS AND RATE ADJUSTMENTS:

1. Term of the contract for the Community Facilities shall be for a period of three years. Should either party, the Contractor or the Foundation, wish to cancel the contract during the contract term without cause, such intention shall be given in writing, by Certified Mail, to the other party a minimum of ninety (90) days prior to the effective date of cancellation.

2. The Owner may also terminate the contract if Contractor:

   a. Persistently or repeatedly refuses or fails to supply enough properly skilled workers and/or proper materials and/or equipment.

   b. Fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and Subcontractor.

   c. Persistently disregards the Golden Rain Foundation's policies, rules and regulations or the laws, ordinances, rules, regulations or orders of all public authorities having jurisdiction.

   d. Fails to perform landscape maintenance services for Owner as set forth in the Specifications dated August 5, 2020.

3. When any of the above reasons exist, the Golden Rain Foundation, upon giving the Contractor fifteen (15) days written notice via Certified Mail, may without prejudice to any other rights or remedies of the Golden Rain Foundation, immediately terminate the Landscape Maintenance Service for Community Facilities.

4. Should the Golden Rain Foundation terminate the contract for one or more of the reasons stated above, the unpaid balance of the monthly contract sum shall

be held until such time as all contracted work areas have been inspected by the Owner and the cost of remedial action for unfinished or unsatisfactory and/or neglected and damaged work is subtracted from the unpaid balance.

F. **PERSONNEL:**

1. Contractor shall designate an English speaking, qualified and experienced landscape supervisor to supervise the Community Facilities personnel on the premises for no less than eight (8) hours per day, five (5) days per week.

2. Contractor shall provide a minimum of three (3) full time gardeners, eight (8) hours per day, five (5) days per week, for Community Facilities regular daily gardening duties. Contractor shall provide specialty crews for mowing, cultivating, dethatching, spraying, aeration, and any other landscaping services deemed necessary.

3. Contractor shall provide mowing crews for weekly mowing of Community Facilities.

4. All employees of the Contractor shall be competent and qualified and must be U.S. Citizens or legal residents with work permit. All employees of the Contractor must be uniformed during the work time and while on the premises and must wear an identification tag.

5. A valid drivers license issued by the State of California shall be held in the possession of each person while driving in the community.

G. **LAWN CARE AND MOWING:**

1. Upright grasses, such as blue grass and rye grass shall be mowed to a minimum height of two (2) inches in warm weather and one and one half (1 ½) inches during the cold and winter season. All other grasses such as bentgrass and Bermuda shall be mowed to a minimum height of three-quarters (3/4) inch. Mowing and edging shall be done on a weekly basis unless rain has rendered the ground too wet.

2. All grass cutting shall be collected promptly and disposed of in the designated trash bins or roll-offs provided by the Foundation on the same day as mowing is performed.

3. Contractor shall provide labor and equipment for dethatching of all turf areas on an as-needed basis to reduce stress to turf. The dethatching shall be done in accordance with horticultural specifications and requirements. Cost of dethatching shall be billed as extra. Contractor shall notify Owner and receive written approval one week prior to start of dethatching.

4. Contractor shall provide labor and equipment to aerate all turf areas on an as-needed basis to provide better moisture penetration and water runoff. Aeration shall be done in accordance with the horticultural requirements for aeration standards. Cost of aeration shall be billed as extra. Contractor shall notify Owner and receive written approval one week prior to start of aeration.

5. Contractor shall provide labor and material for pre and post emergence chemical control of weeds and chemical control of fungus and insects. These services shall be done on an as-needed basis and upon prior written approval of the Owner. Cost of labor and chemical shall be billed as extra, upon an agreed price. Contractor shall be responsible and liable for use of all chemicals.

6. Contractor shall provide labor and material for complete fertilization of lawns every three (3) months and in accordance with subsequent fertilization specifications. Fertilizer should be of high quality. This service shall be provided on a scheduled basis. Cost for labor and fertilizer shall be included in the overall price of landscape maintenance services. Contractor shall notify Owner one week prior to start of fertilization.

7. Lawns that have thinned out in shaded areas shall be reseeded with an approved and recommended shade tolerant grass seed. This service shall be provided on an as-needed basis and with prior written approval of the Owner. Owner shall pay for cost of seed only.

8. Watering of lawn shall be done on a regular basis using a deep watering method and turf shall be allowed to dry between watering.

9. Turf areas containing Bermuda grass shall be over seeded with annual rye. This service shall be provided on an as-needed basis and with prior written approval of the Owner. Owner shall pay for cost of seed only.

H. GROUND COVER:

1. Contractor shall edge ground cover on an as-needed basis to prevent it from spreading over walks and curbs and up walls.

2. Contractor shall perform routine repairs to bare soil areas and mechanically cultivate around tree wells, shrubs and buildings to prevent soil erosion.

3. Contractor shall fertilize all ground cover twice a year, spring and fall, to promote healthy growth. Fertilizer shall be of high quality and in accordance with subsequent fertilization specifications. Cost for labor and fertilizer shall be included in the overall price of the landscape maintenance services. Contractor shall notify Owner two (2) weeks prior to start of fertilization.

4. Contractor shall perform weeding on a regular basis to avoid establishment and seeding.

5. Contractor shall apply insecticide and/or fungicide as required to prevent and control pest and disease infestation. Cost for material shall be billed as extra, upon prior written approval of the Owner.

6. Contractor shall inspect all landscape rock/granite areas monthly. Debris and trash shall be picked up and removed daily.

I. SHRUBBERY:

1. Contractor shall prune shrubs to maintain healthy growth and preserve view and safety.

2. Shrubs shall be clipped into the existing shape or form and maintained consistently. At the request of the Owner, shrubs may be shaped or formed differently by the Contractor, at no extra cost.

3. Shrubs used for the purpose of hedges shall be pruned and clipped for a neat and constant appearance.

4. Contractor shall remove all dead branches and flowers for neat and clean appearance.

5. Contractor shall perform weeding in shrubbery beds on a regular basis to prevent weed growth and seeding.

6. Contractor shall apply fertilizer on an as-needed basis and as often as required to promote healthy growth. Cost of labor and fertilizer shall be included in the overall price of landscape maintenance services.

7. Contractor shall apply insecticide and fungicide to prevent and control pest and disease infestation. Cost of material shall be billed as extra, upon prior written approval of Owner.

8. Contractor shall maintain proper watering to shrubs in accordance to the plant's needs.

J. VINES:

1. Vines and espalier plants shall be pruned and clipped and kept in a neat appearance, on an as-needed basis.

2. Vines and espalier plants shall be tied and secured to promote directional growth on fences and supports.

3. Vines and espalier plants shall be pruned and clipped and kept from growing over Perimeter Wall and in a neat appearance, on an as-needed basis.

4. Wherever sprinklers are not provided for watering, deep hand watering shall be performed by Contractor at no extra cost.

5. Contractor shall apply fertilizer no less than twice a year to promote healthy growth. Cost of labor and fertilizer shall be included in the overall price of landscape maintenance services.

6. Contractor shall apply insecticide and fungicide to prevent and control pest and disease infestation. Cost of material shall be billed as extra, upon prior written approval of Owner.

K. **IRRIGATION:**

1. Watering shall be scheduled by the Contractor's supervisor on automatic controllers in quantities and frequencies consistent with seasonal requirements and plant material per water wise regulations mandated by the State of California and City of Seal Beach.

2. Watering shall be done between 12 midnight and 6:00 a.m. unless notified otherwise by Owner.

3. Contractor shall check the irrigation systems on a monthly basis by running the systems manually and checking all valves and sprinkler heads for optimum operating efficiency and compliance.

4. Contractor shall inspect and clean valves and sprinkler heads on a weekly basis for maximum performance.

5. Contractor shall be responsible for adjusting the automatic timing controller for seasonal conditions per water wise regulations mandated by the State of California and City of Seal Beach..

6. In case of automatic timing control failure, and wherever an automatic irrigation system is not provided, Contractor shall be responsible for hand watering at no extra cost to the Owner.

7. During rainy season, Contractor shall turn off the irrigation system and shall monitor the climatic conditions for resetting the timing clocks.

8. Contractor shall repair or replace sprinkler heads, risers and sprinkler lines on a daily basis. Cost of material shall be billed extra, upon prior written approval of Owner. Labor shall be included in the overall price of Landscape Maintenance Service.
9. Contractor shall repair or replace faulty controllers and valves. However, a written approval of the cost must be authorized by the Owner prior to repair or replacement.

10. Any damages to the irrigation system caused by the Contractor's employees, equipment or its subcontractors, shall be repaired and/or replaced at no cost to the Owner.

11. Contractor shall provide twenty-four (24) hour emergency service for sprinkler repairs. All emergency repairs and/or replacements done between 4:30 p.m. and 8:00 a.m., Mondays through Fridays and on weekends and holidays, shall be billed as an extra charge. Names and telephone numbers are to be kept on file in the Community Facilities and Security Offices.

12. Hand water all potted plants at Main Gate, St. Andrews Gate, News Office and Post Office and Library.

L. GOLDEN RAIN ROAD CANAL

1. Contractor shall provide labor for trimming all overgrowth of shrubs and ivy into canal and for complete removal and control of all weed growth along canal.

2. Contractor shall verify with Orange County Flood Control the weed control chemicals or methods approved.

3. Inside Canal shall be serviced as needed upon prior written approval of the Owner. Labor and material shall be billed as extra.

M. DEBRIS AND TRASH CLEANUP:

1. Contractor shall inspect the landscape areas on a daily basis and shall provide continued litter pickup.

2. Contractor shall keep the walkways clean at all times by picking up litter and landscape debris.

3. Contractor shall clean and rake the rocks in the St. Andrews Drive median strip. All debris and trash must be picked up on a daily basis.

N. **PLANT REPLACEMENT:**

1. Contractor shall bring to the immediate attention of the Owner, any trees, shrubs, vines and lawns that are in a state of decline or dead. Replacement of plants or turf is to be paid by the Owner upon prior written approval by Owner. In case damage was due to negligence of the Contractor, it must be replaced at Contractor's expense.

2. During new planting and while the new plants begin to establish, Contractor shall use proper irrigation to minimize soil erosion.

3. From time to time, Contractor may be requested to replace trees, shrubs, ground cover, etc. or to plant new plants. Such work shall be paid by Owner as extra, upon prior agreed upon cost.

O. **DRAINAGE:**

1. Contractor shall be responsible for frequent and systematic inspection of drains located within the landscape areas. Drains must be cleaned of debris and vegetation by the Contractor on an as-needed basis.

P. **GUARANTEES:**

1. All new plants planted by the Contractor shall be guaranteed for one year from the date of installation, with exception of Acts of God, vandalism or theft.

2. All irrigation components replaced by the Contractor shall be guaranteed for one year from the date of installation, with exception of damage due to Acts of God, vandalism or theft.

Q. **COMPLIANCE AND SUPERVISION:**

1. One or more designated representatives of the Owner shall walk the landscape areas at the Community Facilities with the supervisor(s) of the Contractor no less than once a month to insure the fulfillment and compliance of these specifications by the Contractor.

2. A list of deficiencies, requests and additions shall be prepared by the Owners and Contractor's representatives and forwarded to the Physical Property Supervisor within three (3) days after the walk-through.

R. **LABOR RATES FOR EXTRA WORK:**

Contractor shall provide Owner with a list of the hourly labor charges for the services outlined in Section W.

S. **24-HOUR EMERGENCY SERVICE:**

1. Contractor shall provide 24-hour emergency service and shall dispatch to the site, immediately upon receiving the call, the necessary labor force to take care of the emergency situation. Cost of labor and material shall be paid by Owner as extra. The emergency hours are between 4:30 p.m. and 8:00 a.m., Monday through Friday and on weekends and holidays.

T. **TOILET FACILITIES:**

1. Owner will provide rest room facilities at the following locations: Clubhouses 1, 2, 3, 4 and the amphitheater. Contractor may provide rest room facilities at other locations at Contractor's sole cost and with prior written approval by Owner.

U. **EXTRA AND/OR OPTIONAL SERVICES:**

1. Services described below are considered optional and cost of the material and/or labor shall be paid by Owner. Contractor must obtain Owner's written approval prior to performance of services described below.

   a. Snail, insect, and disease control of plants.
   b. Weed control chemicals.
   c. Irrigation repairs and new installations.
   d. Sodding.
   e. Installation of trees, shrubs, and plants.
   f. Aeration.
   g. Dethatching.
   h. Regular labor hour charge.
   i. Technical labor hour charge.
   j. 24-hour Emergency Service.
   k. Shrubs, ivy and weed removal in the Golden Rain Road canal

EXHIBIT A

GENERAL SPECIFICATIONS
FOR
LANDSCAPE MAINTENANCE SERVICE
FOR
GOLDEN RAIN FOUNDATION GOLF COURSE
PROJECT #959-20
LEISURE WORLD - SEAL BEACH

These General Specifications are established as standard performances and requirements for the maintenance and upkeep of the Golf Course.

A. **SCOPE OF WORK:**

1. Contractor shall furnish all labor, materials, equipment, transportation, tools, services and special skills required to perform and maintain the Golf Course as set forth in these specifications and in accordance with Golf Course standards practiced by the Golf Course Maintenance Industry. (All equipment shall be designated to the Golf Course only).

2. Maintenance of the Golf Course shall include, but not be limited to, plant material and irrigation systems, moving of cups on greens, moving of tee markers, repair of divots, raking of sand traps, cleaning of pond, trimming and pruning, fertilization, aeration, weed control, cultivation, pest control and plant disease, minor tree surgery, dethatching, plant replacement, seeding or sodding, debris and trash pickup and cleanup of surface drainage.

3. It shall be the Contractor's responsibility to provide sufficient and effective maintenance methods and standards set by the Golf Course Maintenance Industry to maintain the Golf Course in top and excellent shape and condition.

B. **GOLF COURSE AREA:**

1. The Golf Course area, which shall be serviced by the Contractor, is indicated on the map attached to these specifications, which also includes the pond.

C. **GENERAL REGULATIONS:**

1. Regular work days shall be Monday through Friday from 6:00 a.m. to 4:30 p.m. Crews shall not operate on Saturdays, Sundays and holidays observed by the Golden Rain Foundation, unless specifically requested by the Owner.

2. Contractor must maintain a State Landscaping Contractor's License and must comply with all other licenses and permits required by the Federal Government, State of California, County of Orange, City of Seal Beach and Golden Rain Foundation.

3. Contractor shall provide and maintain Workers' Compensation Insurance ($1,000,000 minimum), as required by the State of California, A separate endorsement waiving subrogation against Golden Rain Foundation and Mutuals 1-17 for losses arising from work performed by or on behalf of the named insured, General Liability ($1,000,000 minimum limits) and Automobile Liability Insurance ($1,000,000 minimum limits) as required by the Golden Rain Foundation.

4. All materials supplied by the Contractor shall be first quality and shall meet all agricultural regulations and horticultural requirements.

5. The use of the product "Roundup" or any product with similar composition is banned from the community both on Golden Rain Foundation and Mutuals 1-17 properties.

6. A Copy of the Material Data Safety (MDS) sheets for chemicals and various landscape products used by the Contractor (i.e. fertilizer, weed killer, insecticide) will be collected for the Physical Property Office files.

D. **INDEMNITY:**

1. Contractor hereby agrees to save and indemnify and hold harmless the Owner, Owner's agent or servants, resident, resident's agents or servants, Golden Rain Foundation and Seal Beach Mutuals against all liability, claims and judgments or demands for damages arising from accidents to persons or property occasioned by the acts or actions of the Contractor, his agents or employees, the Owners, its agents or employees, or any third person, and to further indemnify Owner against all claims or demands for damages arising from accidents to the Contractor, his agents or employees, or whether occasioned by said Contractor, or his employees or by Owner, or its employees, or any other person or persons and the said Contractor will defend any and all suits that may be brought against the Owner on account of any such accidents, and will reimburse the Owner, Owner's agent or servants, resident, resident's agent or servants, Golden Rain Foundation and Seal Beach Mutuals for any expenditures that they may make by reason of such accidents, or for attorneys' fees or costs related thereto.

E. **TERMS, COSTS AND RATE ADJUSTMENTS:**

1. Term of the contract for the Golf Course shall be for a period of three years. Should either party, the Contractor or the Foundation, wish to cancel the contract during the contract term without cause, such intention shall be given in writing, by Certified Mail, to the other party a minimum of ninety (90) days prior to the effective date of cancellation.

2. The Owner may also terminate the contract if Contractor:

a. Persistently or repeatedly refuses or fails to supply enough properly skilled workers and/or proper materials and/or equipment.

b. Fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and Subcontractor.

c. Persistently disregards the Golden Rain Foundation's policies, rules and regulations or the laws, ordinances, rules, regulations or orders of all public authorities having jurisdiction.

d. Fails to perform landscape maintenance services for Owner as set forth in the Specifications dated August 5, 2020.

3. When any of the above reasons exist, the Golden Rain Foundation, upon giving the Contractor fifteen (15) days written notice via Certified Mail, may without prejudice to any other rights or remedies of the Golden Rain Foundation, immediately terminate the Landscape Maintenance Service for Community Facilities.

4. Should the Golden Rain Foundation terminate the contract for one or more of the reasons stated above, the unpaid balance of the monthly contract sum shall be held until such time as all contracted work areas have been inspected by the Owner and the cost of remedial action for unfinished or unsatisfactory and/or neglected and damaged work is subtracted from the unpaid balance.

F. **PERSONNEL:**

1. Contractor shall designate an English speaking, qualified and experienced Golf Course maintenance supervisor and a certified member of the Golf Course Superintendent Association of Southern California or must hire and have on retainer a member of the Golf Course Superintendent Association on call at the request of the Golden Rain Foundation, to supervise the Golf Course personnel on the premises for no less than eight (8) hours per day, five (5) days per week. (Designated supervisor assigned to the Golf Course.)

2. Contractor shall provide a minimum of three (3) full time gardeners for Golf Course maintenance duties, eight (8) hours a day, five (5) days a week, Monday through Friday, and one gardener eight (8) hours on Saturday and Holidays. Sundays as deemed necessary, at no extra cost.

3. All employees of the Contractor shall be competent and qualified and must be U.S. Citizens or legal residents with work permit. All employees of the Contractor must be uniformed during the work time and while on the premises and must wear an identification tag.

G. **LAWN CARE AND MOWING:**

1. All grass cutting shall be collected promptly and disposed of in the designated trash bins or roll-offs provided by the Foundation on the same day as mowing is performed.

2. Contractor shall provide labor and material for pre and post emergence chemical control of weeds and chemical control of fungus and insects. These services shall be done on an as-needed basis and upon prior written approval of the Owner. Cost of labor and chemical shall be billed as extra, upon an agreed price. Contractor shall be responsible and liable for use of all chemicals.

3. Lawns that have thinned out in shaded areas shall be reseeded with an approved and recommended shade tolerant grass seed. This service shall be provided on an as-needed basis and with prior written approval of the Owner. Owner shall pay for cost of seed only.

4. Watering of lawn shall be done on a regular basis using a deep watering method and turf shall be allowed to dry between watering.

5. Turf areas containing Bermuda grass shall be over seeded with annual rye. This service shall be provided on an as-needed basis and with prior written approval of the Owner. Owner shall pay for cost of seed only.

H. **GROUND COVER:**

1. Contractor shall edge ground cover on an as-needed basis to prevent it from spreading over walks and curbs and up walls.

2. Contractor shall perform routine repairs to bare soil areas and mechanically cultivate around tree wells, shrubs and buildings to prevent soil erosion.

3. Contractor shall fertilize all ground cover twice a year, spring and fall, to promote healthy growth. Fertilizer shall be of high quality and in accordance with subsequent fertilization specifications. Cost for labor and fertilizer shall be included in the overall price of the landscape maintenance services. Contractor shall notify Owner two (2) weeks prior to start of fertilization.

4. Contractor shall perform weeding on a regular basis to avoid establishment and seeding.

5. Contractor shall apply insecticide and/or fungicide as required to prevent and control pest and disease infestation. Cost for material shall be billed as extra, upon prior written approval of the Owner.

6. Contractor shall inspect all landscape rock/granite areas monthly. Debris and trash shall be picked up and removed daily.

I. SHRUBBERY:

1. Contractor shall prune shrubs to maintain healthy growth and preserve view and safety.

2. Shrubs shall be clipped into the existing shape or form and maintained consistently. At the request of the Owner, shrubs may be shaped or formed differently by the Contractor, at no extra cost.

3. Shrubs used for the purpose of hedges shall be pruned and clipped for a neat and constant appearance.

4. Contractor shall remove all dead branches and flowers for neat and clean appearance.

5. Contractor shall perform weeding in shrubbery beds on a regular basis to prevent weed growth and seeding.

6. Contractor shall apply fertilizer on an as-needed basis and as often as required to promote healthy growth. Cost of labor and fertilizer shall be included in the overall price of landscape maintenance services.

7. Contractor shall apply insecticide and fungicide to prevent and control pest and disease infestation. Cost of material shall be billed as extra, upon prior written approval of Owner.

8. Contractor shall maintain proper watering to shrubs in accordance to the plant's needs.

J. VINES:

1. Vines and espalier plants shall be pruned and clipped and kept in a neat appearance, on an as-needed basis.

2. Vines and espalier plants shall be tied and secured to promote directional growth on fences and supports.

3. Vines and espalier plants shall be pruned and clipped and kept from growing over Perimeter Wall and in a neat appearance, on an as-needed basis.

4. Wherever sprinklers are not provided for watering, deep hand watering shall be performed by Contractor at no extra cost.

5. Contractor shall apply fertilizer no less than twice a year to promote healthy growth. Cost of labor and fertilizer shall be included in the overall price of landscape maintenance services.

6. Contractor shall apply insecticide and fungicide to prevent and control pest and disease infestation. Cost of material shall be billed as extra, upon prior written approval of Owner.

K. **DEBRIS AND TRASH CLEANUP:**

1. Contractor shall inspect the landscape areas on a daily basis and shall provide continued litter pickup.

2. Contractor shall keep the walkways clean at all times by picking up litter and landscape debris. Contractor shall spread decomposed granite on the walkways in the Golf Course areas and rake from time to time. Cost of granite shall be billed as extra.

L. **DRAINAGE:**

1. Contractor shall be responsible for frequent and systematic inspection of drains located within the landscape areas. Drains must be cleaned of debris and vegetation by the Contractor on an as-needed basis.

M. **GUARANTEES:**

1. All new plants planted by the Contractor shall be guaranteed for one year from the date of installation, with exception of Acts of God, vandalism or theft.

2. All irrigation components replaced by the Contractor shall be guaranteed for one year from the date of installation, with exception of damage due to Acts of God, vandalism or theft.

N. **COMPLIANCE AND SUPERVISION:**

1. One or more designated representatives of the Owner shall walk the landscape areas at the Golf Course with the supervisor(s) of the Contractor no less than once a month to insure the fulfillment and compliance of these specifications by the Contractor.

2. A list of deficiencies, requests and additions shall be prepared by the Owners and Contractor's representatives and forwarded to the Physical Property Supervisor within three (3) days after the walk-through.

O. **LABOR RATES FOR EXTRA WORK:**

1. Contractor shall provide Owner with a list of the hourly labor charges for the services outlined in Section R.

P. **24-HOUR EMERGENCY SERVICE:**

1. Contractor shall provide 24-hour emergency service and shall dispatch to the site, immediately upon receiving the call, the necessary labor force to take care of the emergency situation. Cost of labor and material shall be paid by Owner as extra. The emergency hours are between 4:30 p.m. and 8:00 a.m., Monday through Friday and on weekends and holidays.

Q. **TOILET FACILITIES:**

1. Owner will provide rest room facilities at the following locations: Clubhouses 1, 2, 3, 4 and the amphitheater. Contractor may provide rest room facilities at other locations at Contractor's sole cost and with prior written approval by Owner.

R. **EXTRA AND/OR OPTIONAL SERVICES:**

1. Services described below are considered optional and cost of the material and/or labor shall be paid by Owner. Contractor must obtain Owner's written approval prior to performance of services described below.

a. Trimming and pruning of trees and branches over fourteen (14) feet in height.
b. Trimming and pruning of olive trees over fourteen (14) feet high.
c. Snail, insect and disease control of plants.
d. Weed control chemicals.
e. Irrigation repairs and new installations.
f. Sodding.
g. Installation of trees, shrubs and plants.
h. Dethatching.
i. Regular labor hour charge.
j. Technical labor hour charge.
k. 24-hour Emergency Service.
l. Algaecide – Aqua Shade for Golf Course Lake.
m. Shrubs, ivy and weed removal in the Golden Rain Road canal

S. **GREENS:**

1. **Bentgrass/POA Annual:** Grass shall be cut to a minimum height of 3/16 of an inch, twelve months a year.

2. **Frequency of Cutting:** Mondays, Tuesdays, Wednesday, Fridays and Saturdays. If the cutting day falls on a holiday, cutting shall be done the day before or after. The days of cutting may be changed by Owner at any time.

3. **Verti-Cutting:** Contractor shall perform verti-cutting once a month starting January through December. If turf becomes too thin, stop verti-cutting.

4. **Aeration:** Contractor shall provide labor and equipment to aerate the greens twice a year, spring and fall. Spring and fall aeration shall be done with one-half (1/2) inch tines and one-fourth (1/4) inch tines in high traffic areas. Cores shall be cleaned off the greens. Greens to be seeded and top-dressed with material similar to that which the green is built. Contractor to look for cut worms after each aeration. Labor cost for aeration shall be included in the overall cost of landscape maintenance services. Owner shall be notified one week prior to start of aeration.

5. **Fertilization:** Fertilizer application shall be done every six weeks. Cost of fertilizer and labor for fertilization shall be included in the overall price of landscape maintenance services for Golf Course.

6. **Fungicides:** If disease appears, upon identification, apply the correct fungicide at the curative and in accordance with the label rate. Fungicides may be used also as preventative measures. No labor charge to Owner. Material cost will be paid by Owner.

7. **Insecticides:** If insects are detected, identify the insect and apply the insecticide labeled for that pest and at the label rate. Owner will pay for labor and material.

8. **Herbicides:** Weed control is usually made during spring when plants are growing at their best. Contractor shall identify the weed and apply the proper selective herbicide. Weeds shall be controlled year round by the Contractor with no extra labor charge for regular weed control. Owner will pay for the herbicide. Contractor shall control Kikuya grass around the greens to prevent intrusion.

9. **Irrigation:** Contractor shall monitor and adjust the automatic irrigation systems to the needs of each area. Contractor shall hand water dry spots and areas which are not covered by the automatic irrigation system. Contractor shall be responsible for over or under watering, which may cause fungus, no oxygen to soil, dead grass, uneven greens and dry spots.

T. **ADDITIONAL (SPARE) GREEN:**

1. Contractor to maintain the spare green which is located between Clubhouse #1 and the Shuffleboard Court. This spare green is to be used for repairs of the

greens on the Golf Course. All greens specifications outlined in Section D shall apply to the spare green.

U. **TEES:**

1. **Grass:** Cool season grasses and hybrid Bermuda. Cutting Height: The grass shall be cut to a minimum of one-half (1/2) inch, twelve (12) months a year.

2. **Frequency of Cutting:** Mondays and Fridays. If the cutting day falls on a holiday, cutting shall be done the day before or after. The days of cutting may be changed by Owner at any time.

3. **Verti-Cutting:** Contractor shall perform verti-cutting every two months.

4. **Aeration:** Contractor shall provide labor and equipment to aerate the tees twice a year, spring and fall. Cost of aeration shall be included in the overall cost of landscape maintenance services. Owner shall be notified one week prior to start of aeration.

5. **Fertilization:** Contractor shall apply fertilizer once every two (2) months. Cost of labor and fertilizer shall be included in the overall price of landscape maintenance services. Contractor shall notify Owner one week prior to start of fertilization.

6. **Fungicides:** Usually not needed on Bermuda grass, but may be necessary on grass varieties and over seeded turf. Fungicide shall be applied on an as-needed basis. Cost of fungicide shall be paid by Owner, with prior written approval.

7. **Insecticides:** Contractor shall identify the insects, if present, and apply the appropriate insecticide labeled for that pest, using the label rates. Cost of material shall be paid by Owner.

8. **Herbicides:** Contractor to identify the weed and apply the proper herbicide in spring (April, May, and June).

9. **Over Seeding:** The tees shall be over seeded in spring and fall. Over seeding of divots shall be done on a weekly basis. Cost shall be included in the overall cost of landscape maintenance services.

10. **Irrigation:** Contractor shall monitor and adjust the automatic irrigation systems to the needs of each area. Contractor shall hand water dry spots and areas which are not covered by the automatic irrigation system. Contractor shall be responsible for over or under watering. Automatic irrigation of tees shall be done between the hours of 9:00 p.m. and 3:00 a.m.

V. FAIRWAYS:

1. **Type of Grass:** hybrid Bermuda, common Bermuda, and cool season grasses.

2. **Cutting Height:** The grass shall be cut to a minimum height of three-quarter (3/4) inches all year round.

3. **Frequency of Cutting:** Three days a week, Mondays, Wednesdays, and Fridays. If the cutting day falls on a holiday, cutting shall be done the day before or after. The days of cutting may be changed by Owner at any time.

4. **Verti-Cutting:** Three (3) times a year in the spring, summer and fall.

5. **Aeration:** Contractor shall aerate the fairways in the spring and fall. Cost of aeration shall be included in the overall cost of landscape maintenance services.

6. **Dethatching:** Contractor shall provide labor and equipment for dethatching of all turf areas on an as-needed basis to reduce stress to turf. The dethatching shall be done in accordance with horticultural specifications and requirements. Cost of dethatching equipment rental shall be billed as extra. Contractor shall notify Owner and receive written approval one week prior to start of dethatching.

7. **Fertilization:** Fertilizer Fairways shall be fertilized three four times per year, using Bent- Best-Cote or equivalent 15-5-7, which has N.P.K. and minor, and one time in the winter using 21-0-0. Cost of fertilizer shall be included in the overall price of landscape maintenance services.

8. **Fungicides:** Contractor shall use appropriate fungicide in extreme cases. Cost of fungicide to be paid by Owner, upon prior written approval.

9. **Insecticides:** Contractor shall use insecticide if large number of insects found. Cost of insecticide shall be paid by Owner, upon prior written approval.

10. **Herbicides:** Contractor shall use herbicides in large areas of weeds or undesirable grass. Cost of fungicide shall be paid by Owner, upon prior written approval.

11. **Irrigation:** Contractor to monitor and adjust the automatic irrigation systems to the needs of each area. Contractor shall hand water dry spots and areas which are not covered by the automatic irrigation system. Contractor shall be responsible for over or under watering. Automatic irrigation of fairways shall be done between hours of 9:00 p.m. and 3:00 a.m.

W. **APPROACHES:**

1. Contractor shall maintain grass at the approaches, "the greenbelt around the greens", to one-half (1/2) inch maximum height.

X. **SAND TRAPS:**

1. Contractor shall edge and rake the sand traps on an as-needed basis.

Y. **SAFETY SCREEN AREA:**

1. Contractor shall edge around the safety screen to keep it from growing on the safety screen, on an as-needed basis and no less than forty (40) times a year.

Z. **POND (LAKE):**

1. Contractor shall clean the surface and edges of the pond from leaves, moss and trash on a regular basis and shall haul away any moss or trash left on the banks.

2. Contractor shall place algaecide - aqua shade in the lake on an as-needed basis. Cost of product shall be paid by Owner.

3. Contractor shall trim and prune the shrubbery around the lake.

AA. **TREES:**

1. Trees shall be trimmed by the Contractor on a regular basis to using ANSI 300 Standards for tree care operation to maintain a canopy height of 10'. Height limit for tree trimming and pruning by Contractor shall be ten (10) feet. Dead, diseased or broken branches shall be removed to prevent hazardous conditions. Trimming and pruning of trees over ten (10) feet shall be done on a separate contract at Owner's direction.

2. Contractor shall prevent plant growth in the tree wells and shall weed regularly to prevent weed growth.

BB. **SHRUBBERY:**

1. Shrubs in Golf Course are located around the pond, by the Starter's Shack, and east end of parking lot, by Mutual No. 14.

2. Contractor shall prune shrubs to maintain healthy growth and preserve view and safety.

3. Shrubs shall be clipped into the existing shape or form and maintained consistently. At the request of the Owner, shrubs shall be shaped or formed differently by the Contractor at no extra cost.

4. Shrubs used for the purpose of hedges shall be pruned and clipped for a neat and constant appearance.

5. Contractor shall remove all dead branches and flowers on an as-needed basis to maintain a neat and clean appearance.

6. Contractor shall perform weeding in shrubbery beds on an as-needed basis to prevent weed growth and seeding.

7. Contractor shall apply fertilizer twice a year (spring and fall) to promote healthy growth. Cost of fertilizer shall be included in the overall cost of landscape maintenance services.

8. Contractor shall apply insecticide and fungicide to prevent and control pest and disease infestation. Cost of material to be charge as extra, upon prior written approval of the Owner.

9. Contractor shall maintain proper watering schedule and water the shrubs in accordance with the plant's watering needs.

CC. **IRRIGATION:**

1. Watering shall be scheduled by the Contractor's supervisor on automatic controllers in quantities and frequencies consistent with plant needs and seasonal requirements.

2. Watering shall be done between 9:00 p.m. and 3:00 a.m. unless notified otherwise by Owner.

3. Contractor shall inspect the irrigation systems on a monthly basis or as-needed basis by running the systems manually and checking all valves and sprinklers for optimum operating performance.

4. Contractor shall inspect and clean valves and sprinkler heads on an as-needed basis for maximum performance.

5. Contractor shall be responsible for adjusting the automatic timing controllers for seasonal conditions.

6. Contractor shall repair and replace sprinkler heads, risers, and minor irrigation devices on a daily and on-going basis. All major irrigation repairs must be approved, in writing, by the Owner and prior to start of repairs. During emergency calls and off-hours, where the Owner's representative is not available, Contractor may proceed with the repairs or replacement without prior authorization, not to exceed $500.00 total. In case of emergency repairs, the Contractor must notify the Owner of the repairs no later than forty-eight (48) hours after the call has been made. All minor repairs or replacements of sprinkler heads, risers and auxiliary sprinkler lines shall be part of the daily landscape duties. Labor shall be at no extra cost to Owner. Major repairs to valves, controllers, and main lines will be paid by Owner for material, upon prior written approval.

7. In case of automatic timing control failure, and wherever an automatic irrigation system is not provided, Contractor shall be responsible for hand watering at no extra cost to the Owner.

8. During rainy season, Contractor shall turn off the irrigation system and shall monitor the climatic conditions for resetting the timing clocks.

9. Contractor shall repair or replace faulty controllers and valves. The cost of the material shall be billed as extra, upon prior written approval of the Owner.

10. Any damages to the irrigation system caused by the Contractor, his employees, sub-contractors, and/or equipment, shall be repaired and/or replaced at no cost to the Owner.

11. Contractor shall provide twenty-four (24) hour emergency service for sprinkler repairs. Cost of labor and material shall be paid by Owner as extra. The emergency hours are between 4:30 p.m. and 6:30 a.m., Monday through Saturday and on weekends and holidays.

DD. PLANT REPLACEMENT:

1. Contractor shall bring to the immediate attention of the Owner, any trees, shrubs, vines and turf that are in a state of decline or dead. Replacement of turf on the ground shall be from the spare greens. Any material purchased by the Contractor, with prior approval of the Owner, shall be billed to Owner as extra. In case damage was due to negligence of the Contractor, it shall be replaced at Contractor's expense.

EXHIBIT B

Bid Summary

Landscape Maintenance - Community Facilities 2021-2022-2023

Project # 960-20

Bidder	Year 1 - monthly	Year 1	Year 2 - montly	Year 2	Year 3 - monthly	Year 3	3 Year Total
Anguiano Lawn Care	$ 14,320.00	$ 171,840.00	$ 14,320.00	$ 171,840.00	$ 14,320.00	$ 171,840.00	**$ 515,520.00**
J & J Landscaping	$ 10,100.00	$ 121,200.00	$ 10,300.00	$ 123,600.00	$ 10,500.00	$ 126,000.00	**$ 370,800.00**
Pinnacle Landscape Management	$ 17,146.00	$ 205,752.00	$ 17,746.00	$ 212,952.00	$ 18,367.00	$ 220,404.00	**$ 639,108.00**
Total Landscape Maintenance	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid

Bid Summary

Landscape Maintenance - Community Facilities 2021-2022-2023

EXTRAS

Project # 960-20

	Bidder	Rate:	Anguiano Lawn Care	J & J Landscaping	Pinnacle Landscape Management		Total Landscape Maintenance
a.	Snail, insect, and disease control of plants.	per hour	$ 21.50	included in bid price	$ 65.00		did not bid
b.	Weed control chemicals	per hour	$ 21.50	included in bid price	$ 65.00		did not bid
c.	Irrigation repairs and new installations.	per hour	$ 21.50	$ 33.00	$ 50.00		did not bid
d.	Sodding	per hour	$ 21.50	$3.50 sqf Marathon II ; $4.50 sqf San Augustin/Bermuda	$ 35.00		did not bid
e.	Installation of trees, shrubs, and plants.	per hour	$ 21.50	$ 27.00	$ 35.00		did not bid
f.	Aeration. All turf areas in Community Facilities	lump sum	$39 per hour	included in bid price	$ 5,300.00		did not bid
g.	Dethatching. All turf areas in Community Facilities	lump sum	$39 per hour	included in bid price	$ 5,500.00		
h.	Regular labor hour charge.	per hour	$ 21.50	$ 33.00	$ 35.00		did not bid
i.	Technical labor hour charge.	per hour	$ 21.50	$ 33.00	$ 45.00		did not bid
j.	24-hour Emergency Service	per hour	$ 21.50	$ 35.00	$ 75.00		did not bid
k.	Shrubs, ivy and weed removal in the Golden Rain Road canal	lump sum	$21.50 per hour	$35 per hour	$ 7,500.00		did not bid

Bid Summary

Landscape Maintenance - Golf Course 2021-2022-2023

Project # 959-20

Bidder	Year 1 - monthly	Year 1	Year 2 - montly	Year 2	Year 3 - monthly	Year 3	3 Year Total
Anguiano Lawn Care	$ 15,003.81	$ 180,045.72	$ 15,003.81	$ 180,045.72	$ 15,003.81	$ 180,045.72	**$ 540,137.16**
J & J Landscaping	$ 13,700.00	$ 164,400.00	$ 13,950.00	$ 167,400.00	$ 14,200.00	$ 170,400.00	**$ 502,200.00**
Pinnacle Landscape Management	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid
Total Landscape Maintenance	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid	did not bid

Bid Summary

Landscape Maintenance - Golf Course 2021-2022-2023

EXTRAS

Project # 959-20

	Bidder	Rate:	Anguiano Lawn Care	J & J Landscaping		Pinnacle Landscape Management	Total Landscape Maintenance
a.	Trimming and pruning of trees and branches over fourteen (14) feet in height	per hour	N/A	included in bid price		did not bid	did not bid
b.	Trimming and pruning of olive trees over fourteen (14) feet high.	per hour	N/A	included in bid price		did not bid	did not bid
c.	Snail, insect and disease control of plants.	per hour	$ 21.50	included in bid price		did not bid	did not bid
d.	Weed control chemicals.	per hour	$ 21.50	included in bid price		did not bid	did not bid
e.	Irrigation repairs and new installations.	per hour	$ 21.50	$ 33.00		did not bid	did not bid
f.	Sodding.	per hour	$ 21.50	$3.50 sqf Marathon II ; $4.50 sqf San Augustin/Bermuda		did not bid	did not bid
g.	Installation of trees, shrubs and plants.	per hour	$ 21.50	$ 27.00		did not bid	did not bid
h.	Dethatching.	per hour	$ 39.00	$ 33.00		did not bid	did not bid
i.	Regular labor hour charge.	per hour	$ 21.50	$ 33.00		did not bid	did not bid
j.	Technical labor hour charge.	per hour	$ 21.50	$ 33.00		did not bid	did not bid
k.	24-hour Emergency Service	per hour	$ 21.50	$ 35.00		did not bid	did not bid
l.	Algaecide – Aqua Shade for Golf Course Lake	per hour	$ 21.50	$ 33.00		did not bid	did not bid
m.	Shrubs, ivy and weed removal in the Golden Rain Road canal	per hour	$ 21.50	$ 35.00		did not bid	did not bid

Administration Building Stairway Mural

GRF

Leisure World, Seal Beach

The Golden Rain Foundation Provides an Enhanced Quality of Life for Our Active Adult Community of Seal Beach Leisure World

Since 1962

Clubhouse 3, Room 9

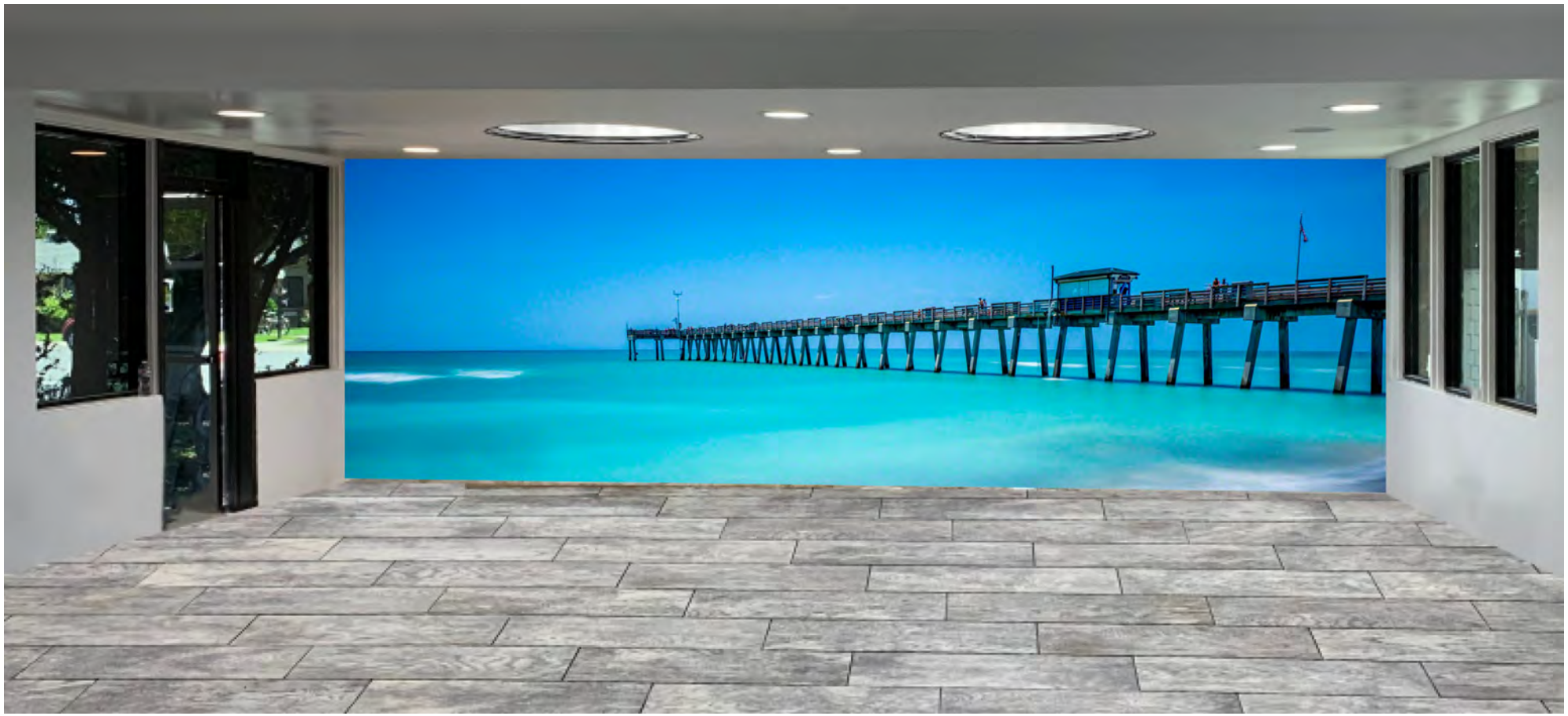
MURAL OPTIONS

Option 1

Option 2

Option 3

Option 4



Fitness Center

MURAL OPTIONS

Option 1

Each new day
Is a new
Opportunity
To improve
Yourself
TAKE IT
And make the
Most of it

Each new day
Is a new
Opportunity
To improve
Yourself
TAKE IT
Life Fitness

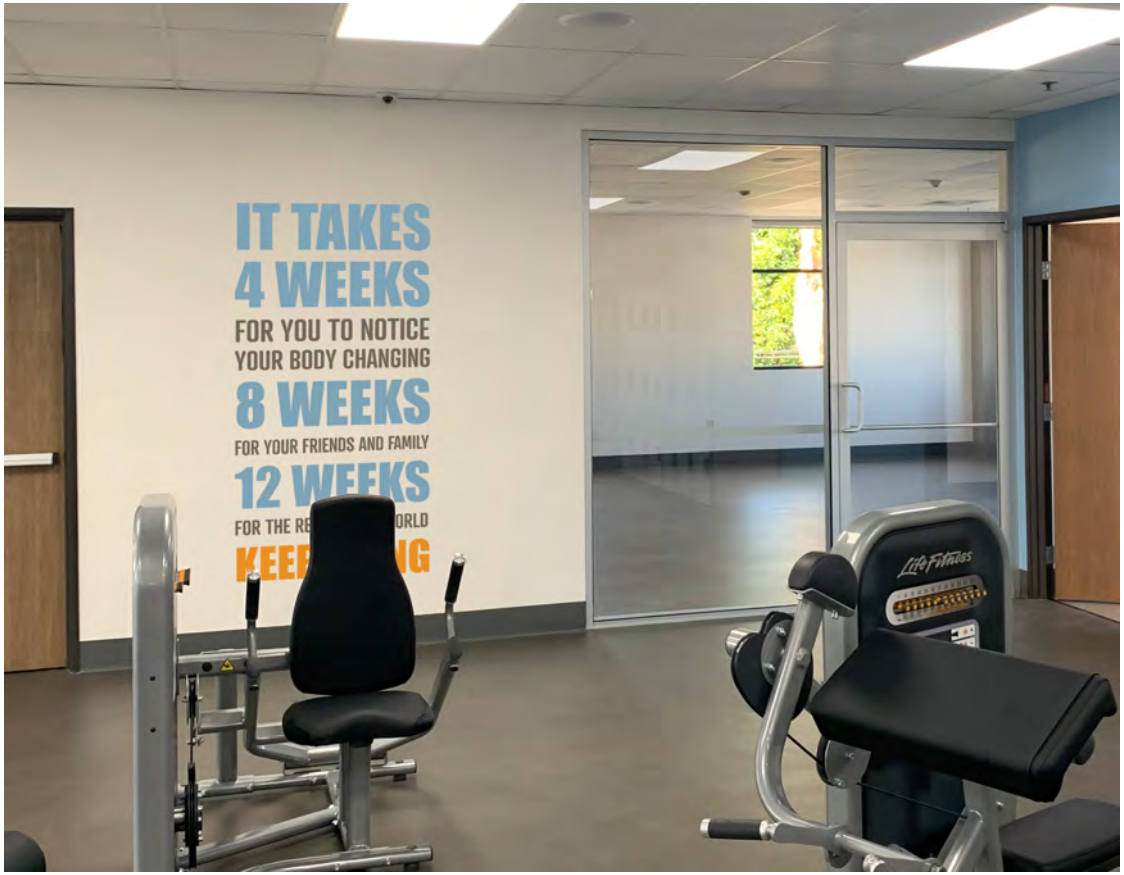
Option 2

When you feel
Like quitting,
Think about
Why you
STARTED

When you feel
Like quitting,
Think about
Why you
STARTED

Option 3

IT TAKES
4 WEEKS
FOR YOU TO NOTICE
YOUR BODY CHANGING
8 WEEKS
FOR YOUR FRIENDS AND FAMILY
12 WEEKS
FOR THE REST OF THE WORLD
KEEP GOING


IT TAKES
4 WEEKS
FOR YOU TO NOTICE
YOUR BODY CHANGING
8 WEEKS
FOR YOUR FRIENDS AND FAMILY
12 WEEKS

Option 4

A.

TURTLE LAKE
Golf Course

B.

TURTLE LAKE
Golf Course

C.

Leisure World
Seal Beach
Turtle Lake
GOLF COURSE

D.

Leisure World
Seal Beach
Turtle Lake
GOLF COURSE