



Landscape Improvements

Project Address: **Commons Dr. - 1131**
 Project Name: **Nepenthe Association**
 On-Site Location: **Throughout Property – see attached map**

Carson Landscape Industries agrees to provide labor and materials to perform the following services.

Work Description

1107 Commons Tree remediation on alley near back gate	Scope of Work: Planter Bed Restoration, Plant Installation, and Irrigation Upgrade - Plant and Root Removal - Remove existing plant material located within the tree root zone. - Grind the planter bed area to remove surface roots and organic material. - Hand-remove sections of roots near the concrete sidewalk to minimize risk of damage. - Excavation and Soil Preparation - Excavate approximately 6 to 8 inches of soil and grind residue from the planter bed. - Install new, high-quality soil to support new plantings. - Plant Installation - Install (10) 1-gal Carex Divulsa - Install (3) 5-gal Bottle Bristles - Irrigation System - Install a new irrigation system: - Finishing Work - Power wash all surrounding hardscape and planter areas. - Detail planter beds to provide a clean, finished look. - Additional Notes - Utility Safety: We will contact 811 before beginning any digging to ensure no underground utilities are affected. - Fence Access: The property owner is responsible for coordinating the removal of a section of fencing to allow access for grinding near the fence line. - Exclusions: Bark/mulch installation is not included in this proposal.
12 Adelphi	Remove the single fern and remove damaged grass and add new sprinklers for turf area Install sod and Plants 5) 1 gal society garlic on the left side of the doorway and plant 4) 1 gal. lime tuft on the right side of the doorway and verify that the Netafim is working. Add bark Check irrigation for new plants and address soil compaction
2330 Swarthmore	Remove soil and install new and add new lines of Netafim for the vinca area install Variegated compact rock rose (4 plants). With vinca ground cover for shady area. Check irrigation for the new plants and add/extend Netafim
2310 Swarthmore Tree remediation	Remove and grind superficial roots and remove grinds from the area Add soil and install Netafim in area for the new plants and vinca Plant Three little miss sunshine and six 6-packs of vinca minor. Expand Netafim as needed
1403 Commons	Add 4 one-gallon Winter Bergenia and Add Netafim
1425 Commons	Add 6 one-gallon Winter Bergenia and expand Netafim as necessary
306 Dunbarton	match the existing (1) 5-Gal azalea Sun Install Netafim to new Plant



307 Dunbarton: Nandina issues	Remove the two nandinas on either side of the gate and replace with a (2) 5-gallon gardenia on either side of the gate. Add 3) 1 gal winter Bergenia in front of the fireplace brick on the right side of the gate. Remove the two nandinas on either side of the window on the right side of the house install Plant 2) 5-gallon lime tuft lomandra, dark green
806 Dunbarton	Area 1: pony wall: Replace dead azalea with a new azalea. Area 2: Let ivy fill in
809 Dunbarton; bare area under front window	Plant with (6) 1 gallon deer fern & (4) 6-packs of vinca minor install new Netafim
813 Dunbarton: replace bush stumps,	Excavate shrub stumps on both sides of walkway near front door. Plant 2) 1 Gal Cool vista Dianella, and 3) 5 gal Ceanothus to cover tree roots. Add an Iris Douflasii near the fence. Add Netafim to new Plants
1004 Dunbarton: tree remediation	Plant 10 one-gallon Winter Bergenia with 10) 1 gal of Eurasian Grey Sedge install Netafim to new Plants
1485 University	Install (1) 1-gal variegated rock rose
814 Elmhurst	Install Plant (5) 1-Gal. Little Miss Sunshine, Add Irrigation & install bark
722 Elmhurst	Remove nandinas Replace with 10) 5 Gal.Mcminn manzanita. Install Netafim and install Bark .
718 Elmhurst	Plant one dwarf loropetalum.
710 Elmhurst	Plant (4) 5-gal of Ceanothus w/ (3) 1-gal Carex Divulsa. Install New Netafim
601 Elmhurst	Plant (6) 6-packs vinca minor right side of garage. Install new Netafim
510 Elmhurst tree remediation	Plant (3) 15 gallon "emerald sunshine elm" on the knoll facing Elmhurst, repair two areas where trees were removed
320 Elmhurst	Check irrigation. remove the dead Japanese maple tree and plant One lime tuft lamondra. Plant 4 one-gallon Winter Bergenia on left hand side of the driveway install New Netafim.
1197 Vanderbilt	Plant 10) 1 gal Creeping Mahonia - 5 on either side of the walkway. Prune/Trim Rhododendron as part of ongoing maintenance. Check that irrigation is available and functioning.
1213 Vanderbilt	Plant 15-gal Oklahoma red bud tree.
1221 Vanderbilt	Defer new planting until siding and painting is completed. Remove boxwood now. After siding and painting are complete, plant three winter creepers.
1257 Vanderbilt	Plant 3 one-gallon Creeping mahonia. No emitters. Make sure netafim is functioning – repair if needed
1269 Vanderbilt	A) In front, remove the 2 dead boxwood hedges and replace with 1 one-gallon boxwood B) By the garage, Plant 5 five-gallon Euonymous japonica "Silver King" and fill the area from the shrubs to the lawn with 10 6-packs of vinca minor.
1317 Vanderbilt tree replacement	Plant dwarf 5-gal coral bark Japanese maple in the area with ivy on left side of walkway. Add 4 "creeping mahonia "in front of window on the right side where the azaleas are. Plant a 15-gallon red maple in front grass area Add New Irrigation



General Recommendations:

- No emitters
- Bark in locations where there is no groundcover
- No 24-inch box trees
- Planting should be done in the fall – Late September /early October

Labor & Equipment

Service	Crew Size	Days	Total Hours	Labor Rate	Total Price
Landscape Improvement	4	8.75	280	\$105.00	\$29,400.00
Stump Grinding		.5	4	\$180.00	\$720.00
Design and Plan Services					included
Project Management					included
Equipment					included
Total Labor & Equipment					\$30,120.00

Materials

Qty	Size	Item	Unit Price	Total Price
66	6 packs	Vinca Minor – periwinkle	\$9.00	\$594.00
8	5-gal.	Little Miss Sunshine	\$40.00	\$320.00
3	5-gal.	Azalea	\$32.50	\$97.50
1	5-gal.	Boxwood	\$92.00	\$92.00
14	1-gal.	Creeping Mahonia	\$15.00	\$210.00
2	1-gal.	Dianella	\$16.50	\$33.00
6	1-gal.	Deer Fern	\$14.50	\$87.00
2	5-gal.	Gardenia	\$33.00	\$66.00
3	5-gal.	Little John Bottlebrush	\$39.00	\$117.00
1	5-gal.	Loropetalum	\$43.50	\$43.50
10	5-gal.	Manzanita	\$37.00	\$370.00
27	1-gal.	Heartleaf Bergenia	\$14.50	\$391.50
23	1-gal.	Carex Divulsa	\$14.50	\$333.50
6	1-gal.	Winter Creeper	\$14.50	\$87.00
5	5-gal.	Silver King	\$31.00	\$155.00
2	5-gal.	Mat Rush	\$40.00	\$80.00
5	1-gal.	Society Garlic	\$10.00	\$50.00
5	1-gal.	Rockrose	\$14.00	\$70.00
7	5-gal.	Ceanothus	\$32.00	\$224.00
1	15-gal.	RedBud	\$125.00	\$125.00
1	15-gal.	Japanese Maple	\$215.00	\$215.00
1	15-gal.	Red Maple	\$115.00	\$115.00
3	15-gal.	Elm	\$125.00	\$375.00
10	Cu Yd	Topsoil Blend	\$45.00	\$450.00
15	Cu Yd	Walk-on Bark	\$60.00	\$900.00
2	Cu Yd	Black Humus	\$55.00	\$110.00
100	Sq Ft	Sod	\$0.80	\$80.00
1	EA	Misc. Irrigation Parts and Hardware	\$1,550.00	\$1,550.00
1	EA	Fertilizer	\$125.00	\$125.00
1	EA	Green Waste Fee	\$1,550.00	\$1,550.00
5		Tree Stake Assembly	\$26.00	\$130.00
3	lbs	Fescue Seed	\$2.00	\$6.00
Total Materials				\$9,152.00



Total Labor and Materials

\$39,272.00

TERMS: Payment in full is due upon completion of the work. A finance charge of 1.5% per month will be added to the unpaid balance after 30 days. In the event legal action is taken to collect on a past due account, the debtor agrees to pay all collection costs including interest, attorney's fees and court costs. Any alteration or deviation from the above involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be in writing. Our workers are fully covered by workers compensation and our firm is covered by liability insurance. **This proposal may be withdrawn by us if not accepted within 30 days.**

Carson Landscape Industries

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By: **Oscar Lopez (by KM)**

Name: Oscar Lopez

Title: Account Manager

Date: 08/22/2025

By: 

Name: Nicole Marks Courtenay Delfin

Title: President

Date: 9/8/2025

