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# AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

1 CONTRACT ID CODE

PAGE 1 OF 4

2. AMENDMENT/MODIFICATION NO.

54

3. EFFECTIVE DATE

8/10/98

4. REQUISITION/PURCHASE REQ. NO.

RFP dtd 6/22/98

5. PROJECT NO. (If applicable)

6. ISSUED BY

CODE

U.S. Nuclear Regulatory Commission  
Division of Contracts & Property Mgmt.  
Mail Stop T 712

Washington DC 20555

7. ADMINISTERED BY (If other than Item 6)

Same as Block 6.

CODE

8. NAME AND ADDRESS OF CONTRACTOR (No. street, county, State and ZIP Code)

TECOM Inc.  
ATTN: Mr. R. Lynn Laycock  
5608 Parkcrest Drive  
Suite 200  
Austin TX 78731

(X)

9A. AMENDMENT OF SOLICITATION NO.

9B. DATED (SEE ITEM 11)

10A. MODIFICATION OF CONTRACT/ORDER NO.

Cont# NRC-10-94-141

10B. DATED (SEE ITEM 13)

CODE

FACILITY CODE

X

03-07-1994

## 11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☐ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended, ☐ is not extended. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning \_\_\_\_\_ copies of the amendment; (b) By acknowledging receipt of this amendment of each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

APPN: X0200 B&R: 84015-3110-25 JOB CODE: R0125  
BOC: 254A OBLIGATED AMT.: \$61,340.06

## 13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

(X) A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.

X Changes Clause 52.243-1 FIXED PRICE

B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).

C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:

D. OTHER (Specify type of modification and authority)

E. IMPORTANT: Contractor ☐ is not, ☒ is required to sign this document and return 2 \_\_\_\_\_ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

See Continuation Page.

DF0201

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)

R. Lynn Laycock, President

16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)

Elois J. Wiggins  
Contracting Officer

15B. CONTRACTOR/OFFEROR

R. Lynn Laycock  
(Signature of person authorized to sign)

15C. DATE SIGNED

8/25/98

16B. UNITED STATES OF AMERICA

BY Joyce A. Fields  
(Signature of Contracting Officer)

16C. DATE SIGNED

8/16/98

STANDARD FORM 30 (REV. 10-83)

9809020078 980825  
PDR CONTR  
NRC-10-94-141 PDR

The purpose of this modification is to: (1) reinstate the daytime porter services, window washing, landscaping and snow removal in Option Year 4, in accordance with the contractor's technical proposal dated July 22, 1998, (2) increase the contract ceiling amount by \$61,340.06 from \$24,022,631.33 to \$24,083,971.39, (3) increase the firm fixed price for Option Year 4 by \$59,249.36 from \$2,568,980.16 to \$2,628,229.52, and (4) increase the Award Fee Pool for Option Year 4 by \$2,090.70 from \$87,297.96 to \$89,388.66. Accordingly, the contract is hereby modified as follows:

1. Section B.8 "CONSIDERATION AND OBLIGATION--FIRM FIXED PRICE" is deleted in its entirety and the following is substituted in lieu thereof:

"The firm fixed price for Section B.3 and B.4 through B.4.2 under this contract is \$11,936,979.04 (Base Year - \$2,058,766.64; Option Year 1 - \$2,219,560.96; Option Year 2 - \$2,434,015.15; Option Year 3 - \$2,595,614.77; Option Year 4 - \$2,629,021.52)."

A summary of obligations for basic services is as follows:

Total amount for Base Year:	\$2,058,766.64
Total amount for Option Year 1:	\$2,219,560.96
Total amount for Option Year 2:	\$2,434,015.15
Total amount for Option Year 3:	\$2,595,614.77
Total amount for Option Year 4:	\$2,629,021.52

Cumulative Obligated Amount for Basic Services: \$11,936,979.04

2. Section B.1 "CONSIDERATION AND OBLIGATION--ALL CONTRACT SERVICES" is deleted in its entirety and the following is substituted in lieu thereof:

"The total ceiling amount for the performance of all services required (Base, Option Years 1, 2, 3 and 4) under the subject contract is \$24,083,971.39 (refer to Section B.7 for Summary of Prices)."

3. Under Section B.4.3 "OPTION YEARS ONE THROUGH FOUR, OWFN AND TWFN" Option Year 4 is revised as follows:

"OPTION YEAR FOUR, OWN & TWFN - MARCH 22, 1998 - MARCH 21, 1999

Description	Qty	Unit	Price	Price
1. Facility Management and Quality Control	12	Mo	\$30,294.70	\$363,536.40

2. Architectural and Structural Maintenance and Repairs	12	Mo	\$ 2,313.47	\$ 27,761.64
3. Custodial - (3/22/98 - 8/9/98)	4	Mo	\$90,839.22	\$363,356.88
(8/10/98 - 3/21/99)	8	Mo	\$98,245.39	\$785,963.12
4. Operations and Maintenance and Repairs	12	Mo	\$80,545.23	\$966,542.76
4A. Operations and Maintenance and Repairs (SIMPLEX)	12	Mo	\$ 1,751.43	\$ 21,017.16
5. Parking Facilities Management	12	Mo	\$ 7,577.96	\$ 90,935.52
6. Additional PM Services (January 1995 GSA PM Guide Cards)	12	Mo	\$ 759.67	\$ 9,116.04

TOTAL FIRM FIXED PRICE FOR OPTION YEAR FOUR: \$2,628,229.52"

NOTE: The 12th month's price may need to be adjusted to assure that total price specified above is not exceeded.

4. Under Section B.7 "SUMMARY OF PRICES" paragraph e. is deleted in its entirety and the following paragraph is substituted in lieu thereof:

"E. For Option Year Four:

For the Basic Services	\$2,628,229.52
For the Reimbursable Services	\$2,350,000.00
For the Award Fee Pool	\$ 89,388.66
Total Price of Contract Year	\$5,067,618.18

Total value of this contract, inclusive of all options, is : \$24,083,971.39"

5. Under Section C "STATEMENT OF WORK" the following services are required to be performed:

- (A) The contractor shall perform Window Washing semi-annually in accordance with the attached, Exhibit 6, item (17), and Section C.3.3. "Custodial Services" of the contract.
- (B) The contractor shall perform daytime porter services for OWN floors P1 thru 18 and TWFN floors P2 thru 10, in accordance with the attached, Exhibit 6, item (1), and C.3.3. "Custodial Services" of the contract.



- (C) It has been determined in the best interest of the Government, that the services described in the attached Section C.3.3.4. "Snow Removal" will be provided within the terms of Section C.3.8.3, C.3.8.4 and C.3.8.5 as a reimbursable work order.
- (D) The contract shall perform "Grounds Maintenance/Landscaping" in accordance with the attached Section C.3.3.5 "Grounds Maintenance."

All other terms and conditions of the subject contract remain unchanged.

A summary of obligations, from the award date through the date of this modification, is provided below:

Total FY 94 Obligated Amount:	\$2,824,918.00
Total FY 95 Obligated Amount:	\$6,290,106.99
Total FY 96 Obligated Amount:	\$3,854,944.22
Total FY 97 Obligated Amount:	\$4,673,412.65
Total FY 98 Obligated Amount:	\$4,564,340.06
Total FY 98 Deobligated Amount:	(\$ 90,000.00)
Cumulative Obligated Amount:	22,117,721.92



## Cleaning Work and Quality Requirements

### Cleaning Requirements

#### (1) Restrooms:

##### (a) Daily:

(iv) Daytime Porter Servicing: Empty full trash and sanitary napkin receptacles. Disinfect sanitary napkin receptacles. Remove paper from the floors and clean washbasins as traffic demands. Replenish paper towels, toilet paper, and soap as needed throughout the day.

#### (17) Windows and Glass:

##### Semi-annually:

Wash both sides of all exterior building windows, including glass over and in exterior vestibule doors and atrium, and all plate glass around entrances, lobbies, and vestibules.

### Quality Requirements

Trash and sanitary napkin receptacles shall be free of trash, dirt smudges, and stains. Floor shall be free of stains and water. Wash basins shall be free of dirt and stains.

Washed glass shall be clean and free of dirt, grime, streaks, and excessive moisture and shall not be cloudy. Window sashes, sills, woodwork, and other surroundings of interior glass shall be wiped free of drippings and other watermarks.

## C.1 (Continued)

the exact location and position from which they were removed. Upon return of the containers, the Contractor shall ensure that the container is properly affixed to the compactor and that the compactor operation is working properly.

## E. Disposal Facility

Selection of a certified disposal facility shall be the responsibility of the Contractor.

It is the desire of the NRC that all trash and debris collected as a requirement of this contract shall be removed from the premises and transported to a processing facility for the purpose of manufacturing or recycling to the greatest extent available.

Trash and debris not transported to a facility for manufacture or recycling shall be disposed of only through a waste disposal facility that has been certified by the appropriate State or local agency for waste management, or by the EPA.

The NRC shall reimburse only those fees which are charged by the waste disposal facility to the Contractor for the dumping and disposal. The charges shall be based upon the weight of trash in the container when it is dumped at the disposal facility. To obtain this weight, the disposal facility will weigh the Contractor's truck and its attached containers prior to dumping. The disposal facility shall then weigh the Contractor's truck and the attached empty containers immediately after the containers have been emptied. The difference in weight will represent the amount of trash which was dumped at the disposal facility. The difference in weight shall be documented by the disposal facility on a certified report and is expressed in tons. A copy of the certified report shall be obtained by the Contractor's driver.

The Contractor shall invoice the NRC each month by multiplying the total tons dumped (as documented on the certified report) times the cost per ton charged by the disposal facility. When submitting the invoice, the Contractor shall also submit copies of all certified reports and a copy of the disposal facility's cost per ton dumping fees with the invoice.

Note: For information purposes only, it is estimated that approximately 4,000 cubic yards of trash and 970 cubic yards of debris will be generated at OWFN per year. Approximately 4,500 cubic yards of trash and 1,200 cubic yards of debris will be generated at TWFN per year.

## C.3.3.4 Snow Removal

#### A. General Requirements

Except as otherwise specified below, all snow removal services as required herein shall be regarded as basic contract services.

The snow removal requirements shall apply at all times throughout the workday, night, weekends and Holidays. The Contractor shall remove all snow and/or ice from the OWFN and TWFN buildings entrance steps, landings, sidewalks, including the sidewalk approaches to where the shuttle bus picks up and discharges passengers, curbs, vehicular courts, driveways, parking areas and approaches, ramps, benches, plazas, access area to flagpoles, tables, loading dock areas, obscured signs, etc. by 6:00 am and on a continuous basis throughout periods when there is snow and/or ice which might accumulate. Contractor shall remove any snow plowed into any of the above areas, whether so plowed by the Contractor, by State or County authorities, or by any other entity.

Only environmentally safe chemicals which are non-abrasive shall be used to reduce safety hazards due to ice and snow. All chemicals used shall be EPA-approved. Refer to Section C.2.8 regarding the Manufacturer Safety Data Sheets requirement.

Equipment, materials and personnel furnished shall be consistent with the amount of snow and ice involved as well as future weather projections.

#### B. Snow Removal Services

The Contractor shall perform snow removal services, as set forth in the Contractor's Snow Removal Plan which was submitted in the Contractor's proposal and made a part of this contract. The snow removal services shall include, as a minimum, the following:

- (1) Provide all supervision, manpower, tools, chemicals, abrasives, equipment, and vehicles to ensure complete and continuous removal of all ice and snow from the areas described.
- (2) Ensure that snow and ice which is deposited or formed during the night shall be removed prior to 6:00 a.m. each day and is continuously removed from the areas described above.
- (3) Ensure that snow and ice which is deposited or formed from 6:00 a.m. through 6:00 p.m. each day is continuously removed from the areas described above.
- (4) Monitor weather forecast warnings and advisories and use prudent judgement in mobilizing snow removal efforts.



## C.1 (Continued)

- (5) Provide Manufacturer Safety Data Sheets.

## C.3.3.5 Grounds Maintenance

Unless otherwise specified below, all grounds maintenance services as required herein shall be regarded as basic contract services.

Within five days after the effective date of the contract, the Contractor shall submit a written plan to the PO which provides all labor, supervision, equipment, and supplies that will be required to perform the following ground maintenance requirements. Only upon written approval of the ground maintenance requirements plan by the PO shall the Contractor initiate the ground maintenance services.

In addition to the ground maintenance requirements plan, and also within five days after the effective date of the contract, the Contractor shall submit a written monthly schedule to the PO which outlines the schedule of all grounds maintenance work to be accomplished during the upcoming month. Thereafter, all subsequent monthly schedules shall be submitted to the PO within five days prior to the beginning of each month. The monthly schedules shall be reviewed and approved by the PO prior to the Contractor performing grounds maintenance work. Any deviation from the PO-approved schedule shall require additional prior approval by the PO.

The Contractor shall restore to original condition any damage caused by its operations, including the replacement of any plant material damaged as a result of the Contractor's negligence, at no cost to the NRC.

## A. Fertilizing

The Contractor shall fertilize the following areas with a commercially available fertilizer, grade 10-6-4. A minimum of 50% of the available nitrogen shall be organic. Lawn area and plants shall have a healthy texture and color at all times. As a minimum, fertilizer to be used shall be 10-6-4, with 50% of the available nitrogen being organic. The Contractor shall ensure that all fertilizer is applied in accordance with the manufacturer's instructions. The Contractor shall ensure that no treated areas are burned as a result of over-fertilization. Contractor shall be liable for any damage associated with over-fertilization and shall immediately replace damaged, over-fertilized turf, shrubs, ground cover and/or trees at no cost to the NRC.

## (1) Trees

The Contractor shall use a soil auger, crowbar, or posthole digger, to make holes to fertilize the trees. The Contractor shall fill the holes with soil. Immediately following the application of fertilizer, the entire area shall be watered. Time of application shall be between March 1 and March 31 of each year. Trees shall be fertilized before mulch is applied.

(2) Shrubs

The Contractor shall remove from the area to be fertilized all weeds, grass, leaves, and other foreign matter. The fertilizer shall be incorporated into the soil or existing mulch material. Care shall be exercised to avoid damaging or disturbing the root system of the shrubs being fertilized. Immediately following the application of fertilizer, the entire area shall be watered. Time of application of the fertilizer shall be between March 1 and March 31 of each year. Shrubs shall be fertilized before mulch is applied. Should the Contractor wish to use liquid fertilization programs for shrubs, the Contractor shall first obtain the City's written approval.

(3) Ground Cover

The Contractor shall fertilize ground cover by broadcasting the fertilizer evenly over entire area. Time of application shall be between March 1 and March 31 of each year. Immediately following the application of fertilizer, the entire area shall be watered.

(4) Grass

The Contractor shall fertilize with a commercially available fertilizer grade 10-6-4. Fertilizer shall be broadcasted over the entire lawn. The Contractor shall ensure that all fertilizer is applied in accordance with the manufacturer's instructions. The first application shall be applied during the Spring season between March 1 and April 15 of each year. The second application shall be applied during the Fall season between October 15 and November 15 of each year.

B. Mulching (all unpaved non-turf areas)

Mulch in unpaved non-turf areas shall be replenished and kept level with adjacent sidewalks. Mulch shall be commercial grade shredded hardwood bark. As a minimum, the Contractor shall evenly apply two inches of mulch, ensuring that there are no bare spots at any time. The mulch shall be free of sticks, stones, clods, or other foreign material. All areas to be mulched shall

## C.1 (Continued)

be cultivated prior to mulch application to include raking, removing debris and the edge of the unpaved non-turf areas shall be reestablished prior to application. Mulch shall be furnished in original containers, and if bulk mulch is used, samples and certifications of its contents shall be submitted to the PO, prior to application, for written approval. All trees, shrubs, hedges, borders, ornamentals, and openings within ground cover beds shall be mulched. Any excessive mulch build-up shall be removed by the Contractor before new mulch is applied. Mulch shall be applied tri-annually no later than the fifth day of each month of April, August and November, but only after fertilizing has been completed. In addition to the tri-annual mulching schedule, the Contractor shall inspect all mulched areas at a minimum of once of week, as well as at the conclusion of inclement weather, for spots bare of mulch. Whenever a bare spot is found, the Contractor shall immediately apply adequate mulch to establish uniform appearance.

## C. Pruning

All scheduled pruning shall be done during the dormant season as well as may be required as a result of damage because of inclement weather, and shall be performed only by individuals who are certified in tree and shrub pruning.

## (1) Trees

All necessary precautions, including the use of appropriate warning signs and barricades, shall be taken to prevent any personal injury and/or damage to property. Tree workers shall be trained and experienced in arboriculture and all work shall conform to industry standards in Class 1-Fine Pruning as defined by the National Arborist Association Standards.

Pruning shall include, but not be limited to the following: removing sprouts at or near the base of the tree; removing branches that grow toward the center of the tree; elimination of crossed branches and v-shaped forks that lack strength; removing dead, dying, diseased, infested, and broken branches; cutting back overweighted limbs; removing branches that limit the headroom of pedestrians and/or vehicles; thinning of crowns; maintenance of natural appearance; and removing or shortening branches that threaten to interfere with space limitations and overhead wiring. Additional sucker growth, water sprouts, diseased and infested branches, and all fallen branches shall continually be removed. Tools used for removing diseased wood shall be disinfected immediately after such use.

Care shall be exercised not to leave stubs and to avoid



C.1 (Continued)

stripping of bark. All cuts over one inch in diameter shall be covered immediately with a tree-wound compound.

(2) Shrubs

Individual plants shall be pruned by selectively thinning as much as 25% of the existing old wood, including branches that are dead, damaged, diseased, or infested. Any significant reshaping of plants shall first be approved by the PO five days before scheduling such work.

(3) Ground Cover

All ground cover shall be cut back and/or thinned in accordance with proper horticultural procedure. Herbaceous perennials shall have spent flower stalks and dead foliage removed throughout the growing season, approximately April through September.

D. Liming

The Contractor shall have a complete soil analysis conducted by a Government laboratory or recognized commercial laboratory within 15 days after the takeover date of the contract. The Contractor shall submit the laboratory's certified copies of the soil analysis to the PO upon completion of the laboratory's analysis. If the soil analysis indicates a need to lime, the Contractor shall apply lime to the soil uniformly in accordance with the recommendation based on soil analysis. The Contractor shall submit a written recommendation to the PO of the time of application, for the PO's written approval. Lime shall be pulverized dolomitic limestone (horticultural grade) and contain not less than 85% of calcium and magnesium carbonates. Containers shall be labeled to show chemical and mechanical analysis. In addition, if soil tests or plant material indicate a need for trace elements, they shall be applied by the Contractor.

E. Shearing

Shearing shall be performed only by workers trained and experienced in this activity. Trees, shrubs, and ground cover shall be kept neatly sheared/ clipped at all times in accordance with the National Arborist Association (NAA) recommendations. As a minimum, the Contractor shall provide the following services:

- (1) Shrubs and Trees: Shrubs and trees shall be sheared/clipped approximately once every 30 days during the growing season (approximately April through September). The first shearing for new shrubs and trees shall be performed when new growth reaches three inches.

## C.1 (Continued)

All other types of shrubs, including flowering, shall be sheared in accordance with proper horticultural practice.

- (2) Ground Cover: During the growing season, all ground cover, with the exception of herbaceous perennials, shall be trimmed once each month or as needed. Once dormant, herbaceous perennials shall be sheared in accordance with NAA recommendations.

## F. Insect and Disease Control

The Contractor shall conduct semi-annual pest evaluation surveys in April and September of each year. Within 15 days after the completion of each survey, the Contractor shall submit to the PO for his approval, a written preventive and remedial insect and disease control plan for turf areas, ground covers, flowers, ornamental trees and shrubs. The plan shall include, as a minimum: type of insect or disease found during the survey, location of infected areas, proposed method of treatment, and proposed preventive treatment. The Contractor shall notify the PO in writing 24 hours prior to beginning any treatments.

## G. Weed Control

Weeds on the OWFN and TWFN building grounds shall be eradicated and removed. The ground shall present a neat, well-maintained appearance at all times. As a minimum, weed control, with the exception of pre-emergent applications, shall be performed when weeds are actively growing, and shall include the killing and/or complete removal of all weeds from the following areas:

- (1) Ornamentals: Trees, shrubs, and ground cover shall be weeded once every two weeks or as needed.
- (2) Turf: Turf areas shall be treated twice a year with each application consisting of both pre-emergent and post-emergent broadleaf herbicides. The time of the first applications shall first be approved by the PO. The second applications shall be eight weeks after the first application.
- (3) Non-planted Areas: Parking lots, sidewalks, gravel areas, etc., are to be weeded once each month or as needed.
- (4) Fences: The ground under the fences shall be treated for weeds with both pre-emergent and post-emergent broadleaf herbicides as needed.

## H. Grass Cutting

The Contractor shall be responsible for all grass cutting at the OWFN and TWFN building. Grass cutting shall be scheduled so that it does not interfere with any NRC outdoor activities, vehicle parking, etc. This may necessitate scheduling work on Saturday or Sunday. A scheduled grass cutting cycle, including edging and trimming as discussed below, shall be completed within one day. In the event of sudden inclement weather during the cutting cycle, the Contractor shall complete the cycle when the grass is adequately dried.

The Contractor shall utilize a mower with a recycling system that mulches the clippings and returns the clippings into the lawn to decompose.

Mowing blades shall be set to cut grass at a height of not less than two inches. During periods of low rainfall or drought, the period between cuttings shall be extended to allow grass to attain a height of not less than three inches before cutting.

Areas to be cut shall be policed prior to mowing to remove any paper, stones, or debris which may have accumulated.

Grass adjacent to asphalt or concrete walks or driveways shall be cut to a neat sharp edge. Trimming and edging around curbs, walks, ornamentals, monuments, flagpoles, etc. shall be done with a power edger (blade type) each time the grass is cut. A well defined line shall be established. All metal edging shall be realigned or replaced if damaged by the Contractor. Trimming shall be at a height of not less than two inches. During periods of low rainfall or drought, the period between trimmings shall be extended to allow grass to attain a height of not less than three inches before cutting.

#### I. Use of Water

An underground sprinkler system has been provided for the purpose of watering turf, flowers, plants, shrubs. The Contractor shall be responsible for the operation and maintenance of the underground sprinkler system, including blowing the system down to prevent freeze-ups during the winter. The Contractor may connect other equipment to NRC's existing hose bibs and water lines.

The Contractor shall apply sufficient water to moisten the soil. Water shall be applied uniformly over the surface of the grass, trees, shrubs and ornamental beds in sufficient frequency so that they do not turn brown or show signs of excess dryness. The Contractor shall use a sprayer when watering flowers to avoid damaging stems, pedals, and blossoms.



## C.1 (Continued)

## J. Flower Bed and Planter Maintenance

. planter is defined as any structure made to contain plants, including turf, such as any planting which is not on grade with its contiguous surroundings. The concrete planters are located around the exterior perimeter of the OWFN and TWFN buildings. To ensure that flowers are kept in a horticulturally acceptable condition at all times, the Contractor shall perform the following:

- (1) Watering: The Contractor shall water plants, ornamentals and turf, that are in planters on a regularly scheduled basis to maintain soil moisture necessary to encourage and sustain growth and development of flowers, and shall be required to apply water when testing or visual appearance indicate need.
- (2) Weeding and Cultivation: During the growing season, the Contractor shall remove weeds at least once every two weeks. After weeding, the Contractor shall cultivate and restore edges.
- (3) Trimming and Pinching: Spent blooms, dead foliage, and unusual sprouts shall be removed every two weeks on a regular schedule.
- (4) Fertilization: In July, two pounds of 5-10-5 fertilizer per 100 square feet of area shall be applied.
- (5) Pest Control: If pests become evident, appropriate pest control shall be provided by the Contractor (refer to Section C.3.5-F.)
- (6) Winter Protection: Prior to the winter season, and at the PO's discretion, the Contractor shall provide and install protective fencing around the perimeter of flower beds and planters to discourage pedestrian traffic. The protective fence shall be approved by the PO prior to installation and removal at the end of the winter season.
- (7) Edging: Ornamentals shall have a well defined edge established and maintained once every two weeks. All metal edging shall be kept in good appearance, including tamping and realignment.

## K. Turf Renovation

The turf shall be renovated once a year, between October 15 and November 15 as follows:



1.1 (Continued)

- (1) Cut grass to a height of 1 inch to 1-1/2 inches.
- (2) Vertically mow (dethatch).
- (3) Rake and remove all thatch and debris.
- (4) Fertilize grass as described under Paragraph A, "Fertilizing" above.
- (5) Apply seed in accordance with manufacturer's instructions. Seed should be applied uniformly by means of a power drill or power disc seeder, or equivalent, so that the seed is planted and covered with approximately 1/8 to 1/4 inch of soil. Seed shall be from the last available crop and will not be accepted with a test date of more than nine months prior to time of planting. The seed shall be the same blend as the grass on the OWFN and TWFN buildings grounds. The blends shall be determined by the Contractor based on laboratory analysis.
- (6) Immediately after seeding, the entire area shall be watered each day until the seed germinates, except in the event of rain.

L. Leaf and Debris Removal

On a continuous basis, the Contractor shall remove leaves and/or other debris from the mulched areas, lawn areas, sidewalks, gutters, driveway and other surfaces surrounding the OWFN and TWFN buildings. At a minimum of once a week, the Contractor shall inspect these areas for removal of accumulated leaves and/or other debris.

M. Removal of Dead Trees, Shrubs, Flowers

The Contractor shall remove shrubs and trees, including stumps, which are marked for removal by the PO. Where plants are removed, the hole shall be backfilled with topsoil, tamped, raked and shall be covered with either mulch or sod. After annual flowers have expired in the Fall, they shall be removed and destroyed. Flower beds and planters shall then be cleaned and made ready for the next tilling. Care shall be taken not to remove excessive amounts of soil. After perennial bulbs have flowered in the Spring, the Contractor shall cover the foliage with mulch and allow the foliage to die back to the ground.

For those plants that are removed because of Contractor's neglect or damage, such plants shall be replaced with the same species and size at the Contractor's expense. For those plants that are removed for whatever reason, other than the Contractor's neglect





## C.1 (Continued)

or damage as stated above, shall be performed as a reimbursable contract service.

## N. Acceptance of Completed Work

By 9:00 a.m. the next day after completion of each ground maintenance task, the Contractor shall submit to the PO a completed "Landscape Work and Inspection Report" (see Exhibit No. Seven for sample.) The PO reserves the right to inspect each completed task. The PO shall certify acceptance of the work on the report and will give a copy of the certified report to the Contractor. The original report will be retained by the PO.

## C.3.3.6 Pest Control

Unless otherwise specified below, all pest control services as required herein shall be regarded as basic contract services.

## A. General

Full pest control service shall include inspection and treatment for pests, such as all species of insects, all species of reptiles, and all species of rodents, plus all other pests of any type of species detrimental to man, inside the OWFN and TWFN buildings. Also, inspection and treatment for rodent infestation, such as subterranean and structural exterminations of termites, wood borers, located outside the OWFN and TWFN buildings, but within the property boundaries of the OWFN and TWFN buildings, is included as full pest control service under this contract.

The Contractor shall furnish all supervision, labor, materials and equipment necessary to successfully accomplish full treatment pest control service for all areas in the OWFN and TWFN buildings specified hereunder. Refer to Section C.2.2.3 for certification requirements of the pest control technician.

Any structural modifications to the OWFN and TWFN buildings shall be the responsibility of the NRC. The Contractor is encourage, however, to submit any suggestions to the PO for any structural modifications deemed necessary to eliminate pest infestations.

## B. Inspection/Treatment Requirements and Schedule

Within the first 15 days of the takeover date of the contract, and within the first five days of every month thereafter, the Contractor shall schedule and conduct a thorough inspection of the OWFN and TWFN buildings to locate infestation(s). A written Pest Control Work and Inspection Report (see Exhibit No. Seven for sample) shall be submitted to the PO five days after the inspection is completed. The Pest Control Work and Inspection

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Report shall be used by the Contractor as the official document for (1) identifying the areas which were inspected, and (2) a description of proposed treatment, including the pesticide products to be used, as well as the proposed date and time of treatment. The Report shall be signed and dated by the Contractor and submitted to the PO within 24 hours after each inspection. Upon the PO's written approval of the Report, the Contractor shall commence with the proposed treatment within 24 hours after receipt of the PO's approval.

The Contractor shall be familiar with all of the critical areas in the OWFN and TWFN buildings, such as, as a minimum, restrooms, pipe shafts, locker rooms, gear rooms, trash rooms, coffee stations in rooms, sink rooms, mop rooms, storage areas, wire closets, kitchens and loading docks which are considered to require concentrated attention for pest control. Such areas shall receive intensive treatments for the life of this contract. Any other space within the walls of any structure covered by this contract that may lend itself to the development of large insect populations shall also receive intensive treatment.

The Contractor shall, while performing other duties as defined in this Section C - Description/Specification/Work Statement, also perform a continuous inspection for pests. For any infestation found by the Contractor, the Contractor shall immediately obtain written approval by the PO on the Pest Control Work and Inspection Report Form. The Contractor shall then perform, within 24 hours of the PO's approval, treatment to eliminate any infestation. Likewise, for any infestation reported by the PO to the Contractor, the Contractor shall immediately obtain written approval by the PO on the Pest Control Work and Inspection Report Form. The Contractor shall then perform, within 24 hours of the PO's approval, treatment to eliminate any infestation.

For any infestation remaining after each treatment, and upon prior written approval by the PO on the Pest Control Work and Inspection Report Form, the Contractor shall perform another treatment, within 24 hours, to eliminate any continuing infestation. This entire procedure shall continue until treatment has been deemed by the PO as successful.

Immediately after all pest control treatments, the Contractor shall pick up and properly dispose of any carcasses of pests in the OWFN and TWFN buildings or within the property boundaries of the OWFN and TWFN buildings. In addition, the Contractor shall, perform a continuous inspection and immediate pickup and disposal of any carcasses of pests in the OWFN and TWFN buildings or within the property boundaries of the OWFN and TWFN buildings.

Immediately after all pest control treatments for rodents, the Contractor shall fill all rodent holes in the grounds with a PO-