

PROPERTY

Twelve-month comprehensive grounds maintenance contract covering weekly mowing, seasonal color rotations, irrigation management, and snow response for a 3-acre multi-tenant office campus.

SCOPE OF WORK

01	Weekly Mowing, Edging & Blowing Mow all turf areas weekly from March through November (36 visits) at a height of 3.5 inches. Edge all sidewalks, curb lines, and bed borders. Blow all hard surfaces clean after every visit. Switch to bi-weekly service December through February (8 visits).	4 HOURS PER VISIT
02	Seasonal Color Rotations (3x/year) Install seasonal annual color beds at the four building entries (48 sq ft each, 192 sq ft total). Spring rotation: petunias and lantana. Fall rotation: ornamental kale and pansies. Winter rotation: pansies and violas. Includes soil prep, plant material, and 2-inch mulch top-dress with each rotation.	1 DAY PER ROTATION
03	Irrigation System Management Perform a full spring start-up audit of the 12-zone Hunter Pro-C irrigation system: inspect heads, adjust spray patterns, check for leaks, and program seasonal watering schedules. Conduct monthly run-time checks May through September. Perform winterization blow-out in November.	HALF DAY PER AUDIT
04	Turf Fertilization & Weed Control (5 rounds) Apply a 5-round fertilization and weed-control program: Round 1 (March) pre-emergent crabgrass preventer, Round 2 (May) balanced granular fertilizer with broadleaf herbicide, Round 3 (July) slow-release nitrogen, Round 4 (September) potassium-heavy fall feed, Round 5 (November) winterizer. All applications by licensed applicator.	3 HOURS PER ROUND
05	Shrub & Tree Pruning (2x/year) Shape-prune all foundation shrubs, ornamental grasses, and small ornamental trees (under 15 ft) in spring and fall. Remove deadwood, crossing branches, and any growth encroaching on walkways or building facades. Haul all clippings off-site.	1.5 DAYS PER SESSION
06	Snow & Ice Response (Per-Event Basis) Provide priority snow-clearing response for all parking lots (220 spaces), sidewalks, and building entries within 2 hours of 1-inch accumulation. Apply mag-chloride deicer to all pedestrian surfaces. Includes a dedicated site salt bin restocked monthly November through March. Billed per event at pre-agreed rates included in the contract addendum.	3-5 HOURS PER EVENT

TIER 01

Essentials*Essential scope***\$4,800**

- Weekly mowing, edging & blowing (44 visits/year)
- 5-round turf fertilization & weed control
- Spring irrigation start-up and November winterization
- 2x annual shrub pruning

MOST POPULAR

TIER 02

Signature*Recommended scope***\$7,200**

- Everything in Essentials
- 3x seasonal color rotations at all 4 entries
- Monthly irrigation run-time inspections (May-Sep)
- Mulch refresh for all landscape beds (spring)
- Dedicated account manager with monthly property reports

TIER 03

Full Service*Premium scope***\$9,800**

- Everything in Signature
- Priority snow & ice response (up to 8 events included)
- On-site salt bin restocked monthly Nov-Mar
- Fall core aeration and overseeding for all turf areas
- 24/7 emergency storm-damage response line
- Quarterly executive landscape review with photo documentation

WHY NORTHWIND GROUNDS

Northwind Grounds has maintained commercial properties across central Oklahoma since 2015, currently servicing over 40 acres of office and retail campuses. We carry \$2M in general liability coverage, and every crew lead holds an Oklahoma-certified commercial pesticide applicator license. Our GPS-tracked fleet and digital inspection reports give property managers full visibility into every visit.

Questions? (405) 555-0387 · License OK-CC-0387-2015