

Exhibit A – Scope of Work

Article I. Maintenance

- A. Maintenance and Mowing. The turf grasses will be maintained to a level equal to or better than the current condition (August 4, 2015). Greens, tees and fairways should be the main focus on maintenance practices with special emphasis on uniformity, density, color and grooming. Current condition, weather and season to be considered. Fertilization, fungicide, pre-emergent, insecticide and weed control shall have appropriate applications at the appropriate time/season. The work plan will be agreed upon by the course superintendent and the City Park Director.
- B. Irrigation System. Once the irrigation system is fully repaired, the contractor agrees to keep the irrigation system, including pump, pump house, all piping and sprinkler heads, and radio controls in good operating condition. The Contractor will make the City aware of all repairs needed and upon approval of repair costs by the City, the Contractor will coordinate with vendors the repair and maintenance costs. The City will be responsible for the cost of all outside repair and maintenance necessary that is pre-approved by the City. Once the irrigation system is fully functional, the golf course shall be irrigated as necessary to support proper growth of the golf turf.
- C. Debris and Trash Removal. Removal of debris including limbs, trash, grass accumulation, mud, etc., will be a responsibility of the Contractor.
- D. Agronomist Review. City shall conduct inspections by an agronomist of the course condition and maintenance standards. The Contractor may receive a copy of the report.

Article II. Equipment

- A. Course Maintenance Equipment. In order to facilitate maintenance of the Indian Creek Golf Course, City will provide to Contractor equipment currently located on the premises for maintenance of the golf course. This equipment shall remain property of the City and shall be returned to the City upon termination of this Agreement. Contractor accepts the equipment, as is and in its current condition with no warranties either expressed or implied. Contractor shall be responsible for any damages and loss of any equipment caused by the negligent or intentional acts or omissions of the Contractor, his subcontractors, employees, or invitees. City shall provide to the Contractor all City owned golf course maintenance equipment existing on the Golf Course including vehicles.
- B. Maintenance of Equipment. Contractor agrees to properly store the equipment so that each piece is kept in good operating condition. Equipment is to be kept clean and serviced regularly. The City shall have the right to inspect the equipment without prior notice to insure that the equipment is being properly cared for. If, in the opinion of the City inspectors, the equipment is

not being maintained properly, a written notice to that effect shall be given to the Contractor, along with a detailed list of deficiencies. Contractor shall then have 30 working days from the delivery of said notice to correct these deficiencies and to bring the equipment back to proper working order. If at the end of the period the deficiencies have not been corrected to the City's satisfaction, the City shall have the option of terminating the contract. If mechanical repairs are necessary, a third party repair service shall be utilized and paid for by the City. All equipment maintenance will be coordinated by the Contractor and the City will pay all pre-approved expenses directly.

C. Article III. Supplies

- A. Purchase of Supplies. Contractor will coordinate purchase of all supplies, including seed, sod, sand, fertilizer, etc., necessary for maintenance of the course. **All purchases require prior authorization by the City and must follow appropriate bid laws.** The City is responsible for the cost of approved supplies and the Contractor and the City will pay any pre-approved expenses directly without a mark-up..

Article IV. Personnel

- A. Course Maintenance Staff. The Contractor will provide a Superintendent, Assistant Superintendent, and two Groundskeepers for the rate of \$20,000 per month. In the event that the City authorizes additional Groundskeepers, the rate will be \$2,200 per groundskeeper per month and will be paid on a prorated basis in the event a groundskeeper is added mid-month.

Article V. Payment

- A. Invoice for Payment. The Contractor shall invoice the City within 15 days of the month end on the previous month's personnel costs.
- B. Purchase of Supplies. The Contractor will provide necessary quotes for supplies and the City will make payment for purchases directly (**all purchases must be pre-approved by the City**).