

**Time and Materials Budget**

Service	Crew Size	Days/ Qty.	Total Hours	Labor Rate/ Unit Price	Total Price
Landscape Improvement	4	46	1472	\$105.00	154,560.00
All Materials & Green Waste Fee		46		\$1,000.00	\$46,000
Design and Plan Services					included
Project Management					included
Equipment					included
<b>Time and Materials Budget</b>					<b>\$200,560.00</b>

**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 This proposal may be withdrawn by us if not accepted within 30 days.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**  
 Contractor's License No. 470283  
 9530 Elder Creek Rd.  
 Sacramento, CA 95829-9306  
 Tel: 916-856-5400 • Fax: 916-856-5410  
 Email: olopez@carson1975.com

Nepenthe Association  
 1131 Commons Drive  
 Sacramento, CA 95825  
 Tel: 916-929-8384  
 Email: Dusty.favichia@fsresidential.com

By: Oscar Lopez (by DS)  
 Name: Oscar Lopez  
 Title: Account Manager  
 Date: 10/23/2023

By: CHRISTINA GEORGE  
 Name: Christina George  
 Title: MEMBER AT LARGE  
 Date: OCTOBER 26, 2023



# Landscape and Irrigation Remediation

Project Address: Commons Dr. - 1131  
Project Name: Nepenthe Association  
On-Site Location: Per Locations Below



Carson Landscape Industries agrees to provide time and materials not to exceed Budget without customer approval. Work based upon walk notes approved by the Grounds Committee

## Remediation (20) Locations – 29 Days

### Zone 1

- 1129 Commons Dr

### Zone 2

- 2257 Swarthmore Dr
- 2283 Swarthmore Dr
- 2285 Swarthmore Dr
- 2287 Swarthmore Dr
- 1318 Commons Dr

### Zone 3

- 1009 Dunbarton Cir.

### Zone 4

- 1012 Dunbarton Cir
- 1405 Commons Dr

### Zone 5

- 1071 Vanderbilt Wy
- 1077 Vanderbilt Wy
- 1083 Vanderbilt Wy
- 1149 Vanderbilt Wy
- 1215 Vanderbilt Wy
- 1217 Vanderbilt Wy
- 1227 Vanderbilt Wy
- 1229 Vanderbilt Wy
- 219 Elmhurst Cir
- 505 Elmhurst Cir - *rock border*

*President  
Markus Paschenbome*

### Zone 7

- 1605 University Ave

## Shrub Removal – 17 Days

- Shrub removal throughout all Zones
- Remediation for irrigation and grade repairs only.



## Landscape Renovation

Project Address: Commons Dr. - 1131  
Project Name: Nepenthe Association  
On-Site Location: Zone 6 - Per Map Dated 04/06/2021

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

1. **Site Protection**
  - Set-up Cones and Caution Tape as needed
2. **Demolition**
  - Clean site and prepare for installation of new landscape
  - Remove unwanted plant material
  - Haul off debris and dispose
3. **Repair Irrigation System**
  - Repair existing irrigation components to accommodate new landscape
4. **Drainage Work**
  - Add to existing drainage system to accommodate new landscape
5. **Grade and Soil Preparation**
  - Import new topsoil and re-grade as necessary
  - Correct grade
  - Remove stump grinding debris and back fill with soil
6. **Rock Installation**
  - Install new rock to create dry creek
  - Install new rock border 12" around building foundation
7. **Plant Material Installation**
  - Fill-in bare areas with new plant material
  - Install new plant material to replace removed ones
  - Work with material budget and plant list
8. **Turf Installation**
  - Install new sod
9. **Bark/ Mulch Installation**
  - Install new
10. **Decomposed Granite Installation**
  - Install new decomposed granite around base of trees
11. **Detail**
  - Leave site clean and neat
  - Correct Tree staking



## Landscape Renovation

Project Address: **Commons Dr. - 1131**  
Project Name: **Nepenthe Association**  
On-Site Location: **Zone 6 - Per Map Dated 04/06/2021**

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

- Remove landscaping and replace landscaping as needed
- The level of work will depend on the budget selected below
- Work will not exceed time and materials budget with out prior customer approval

<b><u>Options:</u></b>	<b><u>Cost:</u></b>
1. 30 Days of Work	\$100,00.00
2. 35 Days of Work	\$116,000.00
3. 40 Days of Work	\$130,000.00
<b>Recommended Budget</b>	
4. 45 Days of Work	\$144,000.00

Please find the enclosed Recommended Budget for your review



**Professional Services:**

Design and Plan Services	\$ 4,000.00
Management & Job Coordination	\$ 6,000.00

**Equipment:**

Heavy Equipment Use Fee	\$ 9,000.00
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**Materials Budget:**

**Site Protection:**

	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
Cones, Caution Tape, Cattle Fencing, etc.				\$ 150.00

**Drain Lines:**

Fittings & Grates				\$ 250.00
Pipe				\$ 175.00

**Soil – Amendments:**

Topsoil 70/30	25	Cu Yd	\$ 45.00	\$ 1,125.00
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**Irrigation System Budget:**

Irrigation System Budget includes:

	<u>Total</u>
Heads and Assembly	
Main Line	
Lateral Line	
Fittings	
Drip	
Valve & Solenoids	\$ 2,800.00
Valve Boxes	
Wiring & Electrical	
Rain Sensor	
Misc. Parts, PVC Glue, & Hardware	



<b>Shrubs:</b>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
1 Gallon	125	EA	\$ 7.00	\$ 875.00
5 Gallon	100	EA	\$ 32.00	\$ 3,200.00
15 Gallon (Premium)	10	EA	\$ 90.00	\$ 900.00
15 Gallon (Standard)	35	EA	\$ 60.00	\$ 2,100.00
<b>Trees:</b>				
24" Box	5	EA	\$ 225.00	\$ 1,125.00
<b>Specialty Maple Trees:</b>				
15 Gallon	10	EA	\$ 325.00	\$ 3,250.00
<b>Ground Cover:</b>				
1 Gallon	50	EA	\$ 7.00	\$ 350.00
<b>Decomposed Granite:</b>				
Decomposed Granite w/Stabilizer	2	Cu Yd	\$ 150.00	\$ 300.00
<b>Bark &amp; Top Dressing:</b>				
	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
Walk-On-Bark - Fir	30	Cu Yd	\$ 55.00	\$ 1,650.00
<b>Rock:</b>				
Washed Gravel 3/4" x 1 1/2" (Decorative Gray)	40	Cu Yd	\$ 60.00	\$ 2,400.00
Moss Rock				\$ 500.00
<b>Sod:</b>				
Dwarf Tall Fescue/Bluegrass/Ryegrass	1000	sq ft	\$ 0.65	\$ 650.00
Delivery for 1,000 sq ft	1	EA	\$ 140.00	\$ 140.00
<b>Tree Stakes &amp; Ties:</b>				
	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
Tree Stake Assembly (2stakes/2 ties)	5	EA	\$ 20.00	\$ 100.00
<b>Waste Fee</b>		EA		\$ 600.00
<b>Miscellaneous, etc.</b>		EA		\$ 1,200.00
<b>Total Materials :</b>				\$ 23,840.00



<b>Labor Budget:</b>	<b>Total Hours</b>	<b>Labor Rate</b>	<b>Total</b>
Demolition - Landscape	360	\$ 62.00	\$ 22,320.00
Repair Irrigation System	120	\$ 62.00	\$ 7,440.00
Drainage Work	48	\$ 62.00	\$ 2,976.00
Grade and Soil Preparation	120	\$ 62.00	\$ 7,440.00
Rock Installation	192	\$ 62.00	\$ 11,904.00
Plant Material Installation	120	\$ 62.00	\$ 7,440.00
Turf/Sod Installation	24	\$ 62.00	\$ 1,488.00
Bark, Humus, Other Installation	24	\$ 62.00	\$ 1,488.00
Decomposed Granite Installation	24	\$ 62.00	\$ 1,488.00
Detailing	48	\$ 62.00	\$ 2,976.00
Equipment Operator	360	\$ 95.00	\$ 34,200.00
<b>Total Labor:</b>	1440		\$ 101,160.00

<b>PROPOSAL RECAP:</b>	
<b>Design and Plan Services</b>	<b>\$ 4,000.00</b>
<b>Management &amp; Job Coordination</b>	<b>\$ 6,000.00</b>
<b>Equipment Use Fee</b>	<b>\$ 9,000.00</b>
<b>Materials</b>	<b>\$ 23,840.00</b>
<b>Labor</b>	<b>\$ 101,160.00</b>
<b>Grand Total:</b>	<b>\$ 144,000.00</b>

## Due Upon Completion Terms

**TERMS:** Work will be invoiced in full upon completion. Payment is due 10 days from date of invoice. 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 Worker's Compensation and our firm covered by liability insurance. **NOTE: This proposal may be withdrawn by us if not accepted within 30 days.**

### **Carson Landscape Industries**

Contractor's License No. 470283

9530 Elder Creek Road

Sacramento, CA 95829-9306

Tel: 916-856-5400 Fax 916-856-5410

Email: [Fcarson@carson1975.com](mailto:Fcarson@carson1975.com)

By: Frank Carson (by JC)

Name: Frank Carson

Title: President

Date: 4/6/2021

### **First Service Residential**

o/b/o Nepenthe Association

1131 Commons Dr.

Sacramento, CA. 95825

Tel: 916-929-8384

Email: [bettsi.ledesma@fsresidential.com](mailto:bettsi.ledesma@fsresidential.com)

By: \_\_\_\_\_

Name: Bettsi Ledesma

Title: \_\_\_\_\_

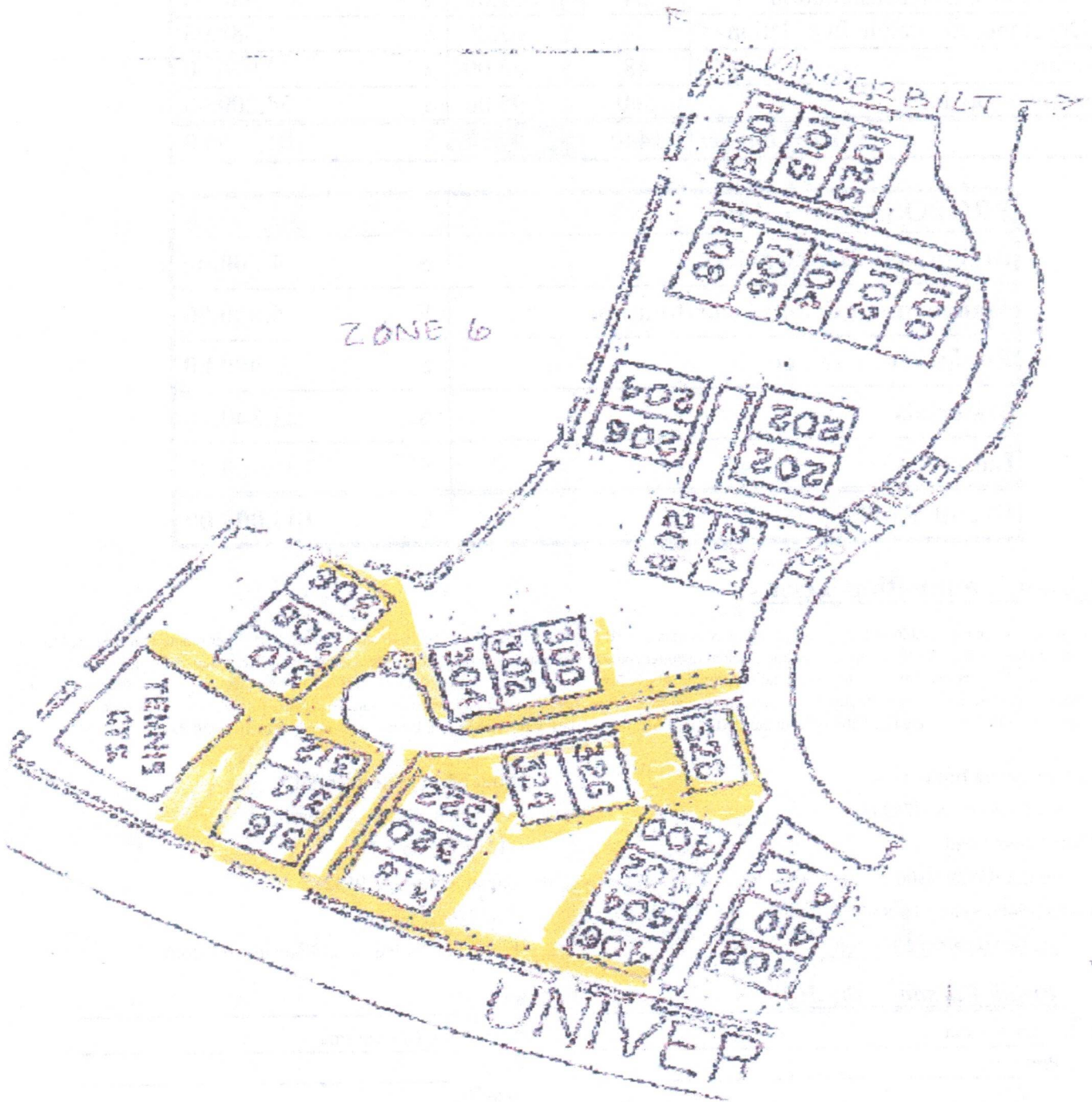
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**Nepenthe Association**  
**Landscape Renovation**

Commons Dr. – 1131

04/06/2021



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