



CONSTRUCTION MAINTENANCE:

Construction Maintenance shall begin upon commencement of the Landscape Works and shall continue until Municipal Completion (Substantial Performance) of the Landscape Works, or portions thereof, whereupon the Municipal Maintenance Guarantee Period shall take over.

The Contractor shall ensure that all on-going landscape installations are protected and maintained in good condition and suitable for their intended use.

The Contractor shall respond expeditiously to requests from the Town of Aurora when deficiencies are noted and remedies required.

MUNICIPAL MAINTENANCE GUARANTEE PERIOD:

The Municipal Maintenance Guarantee Period for all Landscape Works shall be a minimum of two (2) years including two (2) full growth seasons for all plant materials. Planting which is replaced under guarantee shall incur the same minimum two (2) year guarantee beginning at time of notification of replacement.

Maintenance activities shall commence upon Municipal Completion (Substantial Performance) of the Landscape Works, or portions thereof as certified by the consulting Landscape Architect and approved by the Town of Aurora, and shall continue until certification of Acceptance of Landscape Works in accordance with the executed Development Agreement.

MAINTENANCE SCHEDULE:

Prior to startup of Landscape operations the Landscape Architect shall coordinate with the contractor to prepare a Maintenance Schedule identifying maintenance obligations to be performed for the Construction Maintenance Period and the Municipal Maintenance Guarantee Period. The Maintenance Schedule shall be forwarded to the Town of Aurora Parks Division for review and approval.

The Landscape Architect / Contractor shall notify the Town upon each maintenance application and shall provide a maintenance report at the end of the growing season summarizing maintenance performed throughout the year. Maintenance reports for each year of the guarantee period shall be required by the Town as a condition of approval of Acceptance of the Landscape Works and release of landscape securities.

MAINTENANCE OF HARD LANDSCAPE:

Maintenance inspection of hard landscape components (i.e. unit paving, fences, walls etc.) shall be performed a minimum of once per year to ensure the integrity and safe, intended use of the landscape component. Deficiencies observed shall be documented and remedied in a timely manner.

Where deficiencies are observed, or when a complaint is received by the Town, written notification shall be issued by the Town to the consulting Landscape Architect. The Landscape Architect shall direct the contractor to take appropriate action to remedy the deficiency. Action shall be taken within two (2) weeks of notification, to the satisfaction of the Town.

DEBRIS & GARBAGE REMOVAL:

All lands subject to the Agreement including vacant lots/blocks, open space areas and storm water management facilities shall be inspected for building debris, remnant silt fencing, garbage and miscellaneous debris. Such materials shall be removed and disposed of off-site. Inspections shall be three (3) times per growing season or as directed by the Town for the duration of the maintenance guarantee period.