ANNUAL MAINTENANCE CONTRACT FOR SUBHASH PARK, ERNAKULAM

KOCHI MUNICIPAL CORPORATION

**I. Supply of manned security services for Subash Bose Park**

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| **DESCRIPTION** | **Monthly** | **Units** | **Amount (Rs.)** |
|  | **Rate (Rs.)** |  |  |
| SUPPLY OF SECURITY PERSONELLS FOR SUBHASH CHANDRA |  | 12  MONTHS |  |
| BOSE PARK,ERNAKULAM AS PER REQUIREMENT LISTED BELOW |  |  |  |
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| SECURITY REQUIREMENT |  |
| SUPERVISOR (FULL TIME) | FULL TIME |
| Security Guards | Morning 9 am to 3 pm-6 persons |
|  | Evening 3pm to 10 pm-10 persons |
|  | Overnight 10pm-9am -2 persons |

**II.**

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| **DESCRIPTION** | **Monthly** | **Units** | **Amount (Rs.)** |
|  | **Rate (Rs.)** |  |  |
| LANDSCAPE MAINTENENACE OF SUBHASH CHANDRA |  | 12  MONTHS |  |
| BOSE PARK,ERNAKULAM AS PER DESCRIPTIONS STATED IN I,II AND III |  |  |  |
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| MANPOWER DETAILS | |  |  |
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| **Sl.No** | **JOB DESCRIPTION** | **QTY** | **ATTENDANCE** |
| 1 | Senior Horticultural Consultant | 1 | Weekly |
| 2 | Horticulturist | 1 | Daily |
| 3 | Supervisors | 1 | Daily |
| 4 | Skilled Gardeners | 5 | Daily |
| 5 | Garden Helpers (Semi Skilled) | 4 | Daily |
| 6 | Unskilled Labours | 2 | Daily |
| 7 | Irrigation valve operator/Plumber | 1 | Daily |
| 8 | Tree Pruning Team |  | Quaterly |
| 7 | Additional Team for periodic |  |  |
|  | activities including lawn moving,Triming, pruning, | As per Req. | As per required ( Min operations on Bimonthly basis) |
|  | jet wash etc. |  |  |
|  |  |  |  |

**Scope of work:**

***I)SOFTSCAPE***: Maintenance of existing lawns, trees, plants, hedges and all Ground Covers of existingGarden within the park Premises which Includes:

1. Trees, Shrub and Ground Cover Areas

A. Landscape bed areas shall be kept in weed, leaf, and debris free condition. All landscape beds shall be weeded by mechanical and/or chemical means. Pre emergentmay be used up to two times a year

B. All ornamental plant material except trees shall be judiciously pruned in accordance with standards of good practice and in accordance with the intended function of the plant in its present location. Major pruning shall be done at least every six months during the growing season. Shrubs shall be pruned to maintain desired shape and function as needed to provide a neat, trim appearance.

C. Ground cover shall be trimmed at the edge of hard surfaces, (sidewalks and curbs), trails, and bed areas. Ground covers shall be trimmed to prevent encroachment in to shrubs, trees, utility vaults, irrigation valve boxes, and irrigation heads. Equipment used shall insure proper pruning techniques and that plant material will not be damaged.

D. Once in 3 Months, a tree pruning team shall operate upto a clear height of 10’ from Ground.

E. Leaves shall be removed from all maintained areas. Including turf, landscape beds, and hard surfaces. The use of power blowers and jet washers as and when required.

F. Undesirable vegetation in sidewalks, curbs, and other hard surfaces shall receive an approved herbicide application and be removed.

G.Weeding and Cleaning :Removal of unwanted plants and weeds in a regular manner ensuring that all planted areas are kept neat and clean at all times.

H.Cleaning the lawn area of leaves,stigs,debrisetc on a daily basis.

2. LAWN CARE :

*A. Mowing* .

i. All formal turf shall be maintained to a height of two inches.

ii. All rough turf and bio swales shall be maintained to a height of three to four inches.

*B Trimming*

Shall be responsible at every lawn mowing for trimming around trees, sign posts, fencing, near buildings, in curbs and gutters, around all dumpsters and dumpster area, etc. and any other part of the lawn area where the lawn mowers may not be able to reach during routine mowing. Areas to be trimmed shall be brought to the same level as the mowing level of the lawn. Care shall be taken not to damage structures or trees with equipment.

*C. Edging*

Turf areas shall be edged at sidewalks, curbs, hard surfaces, and formal beds. Caution shall be used to prevent chipping of concrete structures by edging equipment.

*D. Picking up Grass Clippings*

Shall be responsible for removing grass clippings from sidewalks, parking areas, planted areas, barked areas, and other areas that are not part of the grassy area being mowed or maintained.

Mowers shall be of a type which causes clippings to be distributed evenly over the cut area. If the type of mowers used causes the cut grass to windrow, the windrowed grass shall be removed and hauled away and deposited at the identified location to be disposed off by the Corporation.

*E. Directions of Cut*

The Contractor shall alter the mowing direction for each successive mowing where feasible. Areas where such alteration of mowing direction is not practicable may be Maintain a uniform lawn height free from scalping.

*F.Raking and aeration*

Turf Renovation All formal lawn areas shall be aerated at least once annually and include thatching, mechanical plugging and topdressing with a sand/compost mix. All formal lawn areas shall receive treatment for Moss and fungus during the monsoons when necessary

*G. Uniform Green Cover:*

Application of required Manures, fertilizers etc. to ensure Uniform Green Colour throughout.Lawn shall be planted as dibbling whenever, wherever required to ensure uniform Lawn cover

**3. Application of Organic Manure and Fertilizers**-

Bi monthly application of organic Manure for all plants and Lawn within the Campus.All Necessary consumables to be supplied at regular intervals. Organic Manure appilaction includes but not limited to refined City compost,powdered dry cowdung,animal bone meal, sea meal, neem cake, groundnutcake etc.

Monthly application of Fertilizers and other Nutrients for Lawn and Plant beds. Additional chemicals and fertilizers may be supplied upon identification of any Mineral/nutrient deficiency.

Approved Pesticides, Insecticides, fungicides, termicidesetc may be used as and when required.

**4.Watering on regular basis**

Watering may be carried out during non-operational times of the park. Manual watering to be carried out in Areas required. Watering shall be carried out using the installed irrigation system. Periodic and any other repairs of the irrigation system ,that may arise during the contract shall be resolved/rectified within 24 hours.

**5. Waste Disposal**

Grass clippings, cans, personal refuse and other items for disposal shall be shall be collected and dumped in the specified storage area. Loading of the service vehicle shall also be carried out by the vendor.

**6. Soil Testing**

Soil testing will be preformed and the results shared with the City at the beginning of the contract. The City should then be notified in writing of what corrective action plan will be put in place to correct any deficiencies. This would include ph control and fertilizer requirements. Random, multiple soil samples from each shall be collected and tested from each of the areas listed in the contract and then on an annual basis.

***II) HARDSCAPE***: Maintenance and upkeep of all paved areas including Roads, walkways etc. Seats andother Garden Benches, Play areas and waste bins to be kept clean at all times.

1. Regular cleaning of all roads, pavements, walkways etc. within the park. Water jet wash to be carried out on a monthly basis in all paved/tiled areas.

b)Play areas /sand pits and tree rounds to be kept clear of weeds, wastes, debris etc. All play equipment’s to be kept clean. Any damages shall be notified to the Responsible Authority

c)All waste Bins in the Park to be provided with fresh liners every day and the waste bags to be disposed away on a daily basis.

d) Garden benches, seats, chairs, benches, seating areas etc. to kept clean and neat on a daily basis.

e)All Garden Lights and Bollards to be cleaned on a monthly basis

**III) ADDITIONAL PLANTING**

1. Propagation of new saplings from seeds, bulbs etc and multiplication of flower beds etc as directed by the Horticulturist.
2. Seasonal Plants: Propagation and development of seasonal flower beds during the flowering season. **A minimum of 5000 flowering seasonal plants may be propagated and planted in the identified locations forming flower beds of desired shapes.**
3. Replacement of dead plants for filling any voids in planters and beds as directed by the horticulturist.

**Work Hours**:

The Manpower shall operate on shift basis.

Shall not operate lawn mowers, blowers, "weed whackers"(line trimmers), or other noise generating machinery shall be used outside of the park operating hours Monday through Friday.

Weekend, Holiday work and work during operational hours shall be limited to basic cleaning,weeding etc and use of limited machinery ensuring safety of all park users

Daily watering using sprinklers shall be carried out during non operating hours everyday.