

REQUEST FOR PROPOSALS FOR
Pearl Street Medians
Landscape Renovations

Downtown Dallas, Inc.

Bank of America Plaza
901 Main Street, Suite 7100
Dallas, Texas 75202

www.downtowndallas.com

Project Director for this RFP: Laura Tate

Phone (214) 744-6659

tate@downtowndallas.com

Important Dates:

Date of Issue: July 31, 2019

Questions concerning RFP due: Noon, August 16, 2019

Proposals must be submitted by: Noon, August 23, 2019

Estimated date of contract award announcement: September 6, 2019

Contract start date: September 16, 2019

INTENT AND GENERAL INFORMATION

DESCRIPTION OF BUSINESS ENTITIES

This Request for Proposal (RFP) and any subsequent contract for landscape renovations for the Downtown Improvement District (DID) is issued by Downtown Dallas, Inc., a Texas non-profit corporation, as managing agent of the DID for the City of Dallas ("City"), a Texas municipal corporation.

FORMS AND SPECIFICATIONS

Submitters are required to use the official "PROPOSAL FORMS," and all attachments itemized herein are to be submitted as a single document.

INSURANCE REQUIREMENTS

Contractor's Insurance

- Without limiting any of the other obligations of liabilities of the CONTRACTOR, the CONTRACTOR and each subcontractor, at their own expense, shall, during the term of the Contract, purchase and maintain at least the insurance coverage stipulated below with insurance companies duly authorized and approved to do business in the State of Texas and otherwise satisfactory to Downtown Dallas, Inc. and the City of Dallas. Certificates of insurance evidencing at least the required coverage and meeting the other applicable requirements shall be delivered to Downtown Dallas, Inc. before work is started. In addition, CONTRACTOR shall promptly furnish, upon the request of and without expense to Downtown Dallas, Inc., a certified copy of each policy required including all endorsements. Notice of expiration, cancellation, nonrenewal or material change of or in any of the required coverages, must be accompanied by a replacement certificate of insurance. Coverage shall be in the following types and amounts:
- Insurance covering Contractor, any subcontractor, or anyone directly or indirectly employed by either of them, including comprehensive general liability insurance and comprehensive automobile liability insurance, with minimum limits of liability on each policy of \$1,000,000 per occurrence;
- Worker's compensation insurance as required by Texas law, with the policy endorsed to provide a waiver of subrogation as to the OWNER; employer's liability insurance of not less than \$100,000 for each accident, \$100,000 disease for each employee, and \$500,000 disease policy limit.
- Employer's liability insurance with minimum coverage of \$100,000 per accident/\$500,000 policy limit/\$100,000 per employee.

Umbrella Liability Insurance

- CONTRACTOR shall obtain, pay for and maintain umbrella liability insurance during the Contract term, insuring CONTRACTOR, for an amount of not less than \$1,000,000 per occurrence combined bodily injury (including death) and property damage limit that follows form and applies in excess of the primary liability coverages required hereinabove. Downtown Dallas, Inc. and the City of Dallas shall be named as additional insured. The policy shall provide a drop-down coverage where underlying primary insurance coverage limits are insufficient and exhausted.

Downtown Dallas, Inc. and the City of Dallas shall be named as additional insured under such insurance policies and Contractor shall provide Downtown Dallas, Inc. with Certificates of Insurance evidencing such insurance and proof of premium payment prior to the commencement of the Services under this Contract.

The insurance shall be for the term of this Contract and shall provide that the insurance shall not be canceled or reduced without at least thirty (30) days prior written notice to Downtown Dallas, Inc.

City of Dallas
320 East Jefferson St.
Dallas, TX 75203

Downtown Dallas, Inc.
901 Main St., Suite 7100
Dallas, TX 75201

EXAMINATION OF PROPOSAL DOCUMENTS

Each prospective proposer must carefully examine all applicable documents and inform himself/herself thoroughly regarding any and all conditions and requirements that may in any manner affect cost, progress or performance of the work to be performed under the contract. Ignorance on the part of the contractor will in no way relieve him/her of the obligations and responsibilities assumed under the contract.

Should a vendor find discrepancies or ambiguities in, or omissions from the Specifications, or should he/she be in doubt as to their meaning, he/she shall at once notify the Project Director in writing.

INTERPRETATIONS, CLARIFICATIONS AND ADDENDA

No oral interpretations will be made to any vendor as to the meaning of the Proposal or Contract Documents. All questions received by the date and time specified on the cover sheet of this RFP will be considered. Questions will not be answered verbally. Questions must be in writing and sent via e-mail to tate@downtowndallas.com.

All such changes or interpretations will be made in writing in the form of an addendum. Each Proposer shall acknowledge receipt of such addenda in the space provided on the Addendum Form and return a copy of the signed form to the Project Director and include the signed document in the proposal submission as directed in the Addendum.

In case any Proposer fails to acknowledge receipt of such addenda or addendum, his/her proposal will nevertheless be construed as though it had been received and acknowledged and the submission of his/her Proposal will constitute acknowledgment of the receipt of same. All addenda are a part of the Proposal Documents and each Proposer will be bound by such addenda; whether received by him/her. It is the responsibility of each Proposer to verify that he/she has received all addenda issued before Proposals are submitted.

CHANGES / MODIFICATIONS

DDI reserves the right to order changes in the scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the contractor. Price adjustments will be based on the unit prices proposed by the contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

GOVERNING LAWS AND REGULATIONS

The Proposer is required to be familiar with and shall be responsible for complying with all federal, state and local laws, ordinances, rules, and professional standards or regulations that in any manner affect this solicitation, the selection process, protests, award of contract, contract management or any other activity associated with this solicitation and the subsequent work required of the successful proposer.

TAX EXEMPT STATUS

DDI is a nonprofit corporation recognized as exempt from federal income tax under Section 501(c)(6) of the Internal Revenue Code. DDI is also recognized by the Texas Comptroller as exempt from payment of Texas sales and use tax. Assessments of these taxes shall not be included as part of the proposal. DDI will provide Contractor with a Tax Exemption Certificate.

PAYMENTS

Payments shall be made monthly for services performed the previous month. An affidavit of work performed may be required to be submitted along with the invoice for payments to be made.

PERMITS / LICENSES / FEES

All permits, licenses or fees required by federal, state or local law will be the responsibility of the contractor.

INDEMNIFICATION

The successful Proposer must fully indemnify DDI and the City of Dallas. Such indemnification will be documented in the contract documents.

RESERVATION OF RIGHTS

DDI reserves the right to reject any or all proposals, reserves the right to waive any informalities or irregularities in the proposal or examination process, and reserves the right to award contracts in the best interest of DDI.

REFERENCE TERMS

Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered, and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

PUBLIC INFORMATION

Responses to this Request for Proposals, upon receipt by DDI, become public record under Texas law.

SCOPE OF SERVICES

SCOPE OF WORK

Qualified firms wishing to respond to this RFP must provide all labor, materials, and equipment necessary to perform the services described in this document, whether directly or through subcontractors.

It is the intention of DDI to award this RFP to a single Contractor; however, DDI reserves the right to award this RFP to multiple Contractors if deemed necessary by DDI.

The term of this Agreement shall be September 16, 2019, through November 22, 2019. The prices proposed by the Contractor shall remain fixed and firm for the duration of the Agreement.

GENERAL SPECIFICATIONS

The following specifications are set as a minimum to gain the desired standards. Quantities and/or frequencies of services are an estimation of the anticipated needs of DDI and may be provided as information only. Therefore, estimated quantities and/or frequencies may increase and/or decrease as a direct result of the actual needs of DDI. The services shall include, but are not limited to, all items listed in these specifications.

LANDSCAPE RENOVATION SPECIFICATIONS

1. Anticipated work hours for landscape renovation services shall be 8:00 a.m. - 6:00 p.m., Monday through Friday and 10:00a.m. - 5:00p.m., Saturday and Sunday.

Scheduling for workdays must ensure the least impact to residents and conform to City of Dallas regulations. The hours are to be approved by Downtown Dallas, Inc.

2. There are no storages areas for the Contractor's use. Contractor must bring the necessary supplies to perform this contract each day.
3. Contractor shall broom sweep the area (including all seats, ledges, paved areas, and stairs) and bag the sweepings along with any litter in the area. Bagged trash and sweepings shall be removed from premises and disposed of properly by the Contractor.
4. Contractor shall plan arrangements with appropriate City of Dallas departments for vehicle parking and street/lane blockage, if necessary, due to construction. Temporary barriers or safety cones shall be utilized in all work areas to divert pedestrian traffic and create an awareness of potential hazards. Vehicles shall not be parked on sidewalks. All barricades or lane closures must comply with City of Dallas regulations.
5. Contractor is to supply all resources required to complete the specified work including but not limited to: supervision, labor, materials, safety equipment, transportation, and uniforms.
6. Contractor's personnel, equipment, and vehicles shall reflect a clean and professional image.
7. Material Safety Data Sheets (MSDS) on all substances shall be provided to Downtown Dallas, Inc. prior to use by the Contractor. Contractor will keep copies in current files. Contractor shall maintain appropriate licenses and certifications for use of the substances.

PROPOSAL SUBMISSION

Proposals will be received by Downtown Dallas, Inc. (DDI) located at Bank of America Plaza, 901 Main Street, Suite 7100, Dallas, Texas 75202 until the time and date specified as the due date on the cover sheet of this RFP.

An original of each proposal shall be submitted in a sealed envelope, prominently marked on the outside with the words, "RFP for Pearl Street Medians Landscape Renovations." In addition, the proposal submission may be delivered via email, other electronic delivery, or a USB flash drive in person to the DDI office.

Complete Proposal Checklist

- Proposal Cover Page
- Minority and Women Owned Business Certification
- Proposal Form
- Disclosure of Subcontractors
- Statement of Experience
- Complete and Signed W-9
- Original Copy of Proposal
- Complete proposal in PDF file format delivered via email, electronic delivery or in person at the DDI office.

The RFP should be neat, professional in appearance, and bound appropriately for the document's thickness. The original document shall have original signatures and clearly noted with *ORIGINAL* on the cover. All proposals shall be delivered to DDI at the address given, by the date and time set forth herein.

Proposals submitted in express, overnight or courier envelopes, boxes or packages must be prominently marked on the outside with the words, "RFP for Pearl Street Medians Landscape Renovations" and the contents sealed as required.

Proposals must be received no later than the time and date specified on the cover sheet of this RFP. Late proposals will not be accepted, and will be returned, unopened, to the proposer, at the proposer's expense.

Submitters may withdraw and/or replace proposals at any time until the deadline for submission of proposals.

Proposals that are incomplete, unbalanced, conditional, obscure, or which contain additions not called for, alterations, or irregularities of any kind, or which do not comply with these documents may be rejected at the option of DDI.

DDI reserves the right to reject any or all proposals, reserves the right to waive any informalities or irregularities in the proposal or evaluation process, and reserves the right to award contract(s) in the best interest of DDI.

Submitters are fully and completely responsible for the labeling, identification, and delivery of their proposals. DDI will not be responsible for any mislabeled or misdirected submissions, nor those handled by delivery persons, couriers, or the U. S. Postal Service.

Firms or individuals submit their responses on a voluntary basis, and therefore are not entitled to compensation of any kind.

EVALUATION PROCESS

Proposer Evaluation Criteria

1.	Completeness and Thoroughness of Proposal	Maximum Points
a.	Completeness – The proposal must be complete. If any of the required information is missing, the proposal will not be considered further.	NA
b.	Thoroughness – The proposal must contain enough information to adequately evaluate the various elements.	10
Total Completeness and Thoroughness Points		10

2.	Technical Capability	Maximum Points
a.	Experience of the Organization – The proposer must demonstrate that it has actual experience in providing similar services. How long has the proposer been in business? Has the proposer had any Better Business Bureau complaints and how were they resolved?	35
b.	Quality of References – The proposer must provide client references for work of similar size and scope. Do the client references demonstrate success in providing similar services?	30
Total Technical Capability Points		65

3.	Management and Personnel Capability	Maximum Points
a.	Staffing – The proposer must show that it has adequate personnel to perform the specified work in a high-quality manner.	35
b.	Qualifications – What qualifications do managers and other key personnel possess? This would include such things as training, licenses and certifications.	30
Total Management and Personnel Capability Points		65

4.	Cost	Maximum Points
a.	Each proposal will be rated based on the unit costs provided.	45

5.	Minority/Women Business Enterprise Certification	Maximum Points
a.	If at least 80% of the work will be performed by companies (proposer and/or subcontractors) that are certified as M/WBEs by one of the agencies listed in the request for proposal, 10 of these points will be awarded. If 100% of the work will be done by certified M/WBE companies, then 15 points will be awarded.	15

Total Possible Evaluation Points		200
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Do not attempt to contact anyone other than the Project Director for this RFP for questions relating to this project. Anyone attempting to lobby DDI employees or board members concerning this RFP will be disqualified.

DDI staff will meet to evaluate proposals and may elect to interview proposers, visit clients of the proposers, visit the proposer's property, and look at equipment proposed to be used for this project.

If deemed prudent or necessary, DDI may negotiate with the top ranked firm. The proposal signed by the successful Proposer along with documentation included in the proposal as required by this solicitation and other additional materials submitted by the Proposer and accepted by DDI shall be the basis for negotiation of a contract addressing the requirements of the solicitation.

PROPOSAL FORMS

PROPOSAL COVER PAGE

Name of Firm, Entity, or Organization:	
Federal Employer Identification Number (EIN):	
Name of contact person:	Title:
E-Mail address:	Telephone:
Mailing address:	Physical address (if different):
Organizational Structure (corporation, partnership, sole proprietorship, joint venture, other):	
If corporation, include: date of incorporation, state of incorporation:	

By signing this form, I attest that the information provided is true and correct. I have read and understood all provisions of this RFP, RFP addenda provided by Downtown Dallas, Inc., and the sample contract. If my firm is selected as a contractor, I agree to execute the contract as soon as practical and I agree to be able to start work under the contract on September 16, 2019.

Signature:

Print Name:

Date:

This document must be completed and returned with your Submittal.

MINORITY AND WOMEN OWNED BUSINESS CERTIFICATION

Businesses which are owned and controlled in both form and substance by minority individuals or women receive additional points in the proposal review process. To claim these additional points, proposers and/or their subcontractors must be certified as such by either the North Central Texas Regional Certification Agency (NCTRCA), Dallas Fort Worth Minority Business Council, or the Women's Business Council - Southwest (formerly the North Texas Women's Business Council). Downtown Dallas, Inc. only recognizes M/WBEs certified through these agencies. These independent agencies are responsible for evaluating the eligibility of businesses seeking certification as M/WBEs.

Note: Proposer must check the appropriate statement and sign the form.

The proposer is an M/WBE certified by one of the agencies listed above. Attach a copy of the certification.

The proposer is not a certified M/WBE.

If some of the value of payments for work done under this proposal will be done by M/WBE firms, complete the following section:

Name of firm	Expected % of work annually	Expected \$ amount of work annually
Totals		

This document must be completed and returned with your Submittal.

PROPOSAL FORM*

Item	Description	Unit	Budgeted Qty.	Unit Cost	Extended Cost	Delivery (in days)
1	Demolition (trees, groundcover, lawn, stone border, etc. as noted on plans)	LS				
2	Pruning and Trimming Trees	EA				
3	Feather Grading	LS				
4	Desert Willow, 45 gal.	EA				
5	Bright Edge Yucca, 5 gal.	EA				
6	Karl Foerster Reed Grass, 5 gal.	EA				
7	Loropetalum 'Purple Daydream', 5 gal.	EA				
8	Seasonal Color, 4" pots	EA				
9	Landscape Boulder, 1 1/2 ton min.	EA				
10	Paver	SF				
11	River Rock 'Colorado' W/ Weed Barrier Fabric	TON				
12	Basalt Gravel	TON				
13	Bed Prep	CY				
14	Concrete Mow Strip, 8" width	LF				
15	Irrigation Sytem (including controller, meter, etc.)	LS				
Grand Total:						

*Contractor to verify quantities per plan.

The undersigned certifies that the proposal prices contained in this proposal have been carefully reviewed and are submitted as correct and final. Bidder further certifies and agrees to furnish any and/or all product/service upon which prices are extended at the price offered, and upon the conditions in the specifications of the Request for Proposals.

I hereby certify that the foregoing bid has not been prepared in collusion with any other bidder or other person or persons engaged in the same line of business prior to the official opening of this bid. Further, I certify that the bidder is not now, nor has been for the past six (6) months, directly or indirectly concerned in any pool or agreement or combination to control the price of product/service bid on, or to influence any person or persons to bid or not to bid thereon.

Name of Bidder (company): _____

Address of Bidder: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____

By (print name): _____

Title: _____

Email: _____

Signature: _____

This document must be completed and returned with your Submittal.

DISCLOSURE OF SUBCONTRACTORS

Note: Proposer must check the appropriate statement and sign the form.

No Subcontractors will be used in connection with performance of this contract.

All Subcontractors to be used in connection with performance of this contract are listed below. (Attach additional sheets as necessary.)

Name of firm:	
Mailing address:	Physical address, if different:
Telephone number:	
Contact name, telephone number, and email address:	

Name of firm:	
Mailing address:	Physical address, if different:
Telephone number:	
Contact name, telephone number, and email address:	

Name of firm:	
Mailing address:	Physical address, if different:
Telephone number:	
Contact name, telephone number, and email address:	

Name of firm:	
Mailing address:	Physical address, if different:
Telephone number:	
Contact name, telephone number, and email address:	

Name of firm:	
Mailing address:	Physical address, if different:
Telephone number:	
Contact name, telephone number, and email address:	

Additional information on subcontractors may be required during the RFP review and prior to execution of any contract.

This document must be completed and returned with your Submittal

STATEMENT OF PROPOSER'S EXPERIENCE, EQUIPMENT, AND PERSONNEL

(Proposer may also provide any supplemental company or personnel information that will assist in evaluating the proposal)

EXPERIENCE

Name of firm:

Has your organization done business under other names in the last five years? (Yes or No) If yes, attach a list of all previous business names of your organization.

How many years of experience in landscape/irrigation services?

Attach a list of all officers and directors of your organization including name and title.

Have you ever failed to complete any work awarded to you in the last 3 years? (Yes or No) If yes, please attach an explanation of where and why.

The same information must be provided for each subcontractor proposed to be used to provide services in response to this RFP.

This document must be completed and returned with your Submittal

REFERENCES

List/describe five landscape/irrigation services contracts/projects of similar size and scope that you currently have or have recently completed.

Project description:
Location:
Dates:
Dollar amount of contract/job:
Contact name, telephone number, and email address:

Project description:
Location:
Dates:
Dollar amount of contract/job:
Contact name, telephone number, and email address:

Project description:
Location:
Dates:
Dollar amount of contract/job:
Contact name, telephone number, and email address:

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Dollar amount of contract/job:
Contact name, telephone number, and email address:

The same information must be provided for each subcontractor proposed to be used to provide services in response to this RFP.

This document must be completed and returned with your Submittal

W-9

Download this form at <http://www.irs.gov/pub/irs-pdf/fw9.pdf>

The same information must be provided for each subcontractor proposed to be used to provide services in response to this RFP.

This document must be completed and returned with your Submittal

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

PRODUCER INSURED	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
	INSURERS AFFORDING COVERAGE NAIC #
	INSURER A:
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<input checked="" type="checkbox"/>	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Per Proj. Aggregate-CG2503 <input type="checkbox"/> _____ GEN'L AGGREGATE LIMIT APPLIES				EACH OCCURENCE \$ _____ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ _____ MED EXP (Any one person) \$ _____ PERSONAL & ADV INJURY \$ _____ GENERAL AGGREGATE \$ _____ PRODUCTS - COMP/OP AGG \$ _____ _____ \$ _____
A	<input checked="" type="checkbox"/>	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> _____				COMBINED SINGLE LIMIT (Each Occurrence) \$ _____ BODILY INJURY (Per person) \$ _____ BODILY INJURY (Per accident) \$ _____ PROPERTY DAMAGE (Per accident) \$ _____
A	<input type="checkbox"/>	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> _____				AUTO ONLY - EA ACCIDENT \$ _____ OTHER THAN AUTO ONLY: EA ACC \$ _____ AGG \$ _____
A	<input checked="" type="checkbox"/>	EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ _____				EACH OCCURRENCE \$ _____ AGGREGATE \$ _____ _____ \$ _____ _____ \$ _____
A	<input checked="" type="checkbox"/>	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				<input checked="" type="checkbox"/> WC STATUTORY <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ _____ E.L. DISEASE - EA EMPLOYEE \$ _____ E.L. DISEASE - POLICY LIMIT \$ _____
	<input type="checkbox"/>	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 CITY OF DALLAS AND DOWNTOWN DALLAS, INC IS SHOWN AS ADDITIONAL INSURED ON ALL POLICIES EXCEPT WORKERS COMPENSATION. INSURANCE IS PRIMARY AND NON-CONTRIBUTORY BASIS. WAIVER OF SUBROGATION IN FAVOR OF CITY OF DALLAS.

Project: _____

CERTIFICATE HOLDERCANCELLATION

CITY OF DALLAS ATTN: MICHAEL FAY 320 EAST JEFFERSON, ROOM 200 DALLAS, TEXAS 75203	DOWNTOWN DALLAS, INC. ATTN: LAURA TATE 901 MAIN ST., SUITE 7100 DALLAS, TX 75201	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE INSURER AFFORDING COVERAGE WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
		AUTHORIZED REPRESENTATIVE

PLANT LEGEND

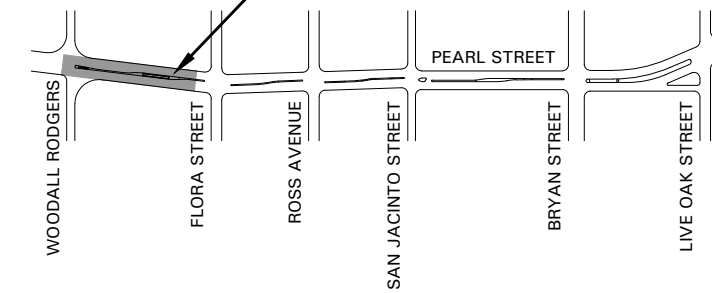
SYMBOL	COMMON NAME
BY	Bright Edge Yucca
DW	Desert Willow
KF	Karl Foerster Reed Grass
LOR	Loropetalum 'Purple Daydream'
SC	Seasonal Color
BOULDER	Landscape Boulder
G-1	'Colorado' River Rock
G-2	Basalt Gravel
MS	Concrete Mowstrip
PAVER	Brick Paver

REFER TO L1.04 FOR PLANT LIST

KEY PLAN

NOT TO SCALE

SHEET LOCATION



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

PROGRESS SET - FOR REVIEW ONLY
ISSUED

03.20.18

These documents are
NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.

They were prepared by,
or under the supervision of:
Kori Ann Haug
TX Registered Landscape Architect
#2246

**Downtown
Dallas
Medians**

PEARL STREET

Project Number: 13033
Issue Date: 03.20.2018
Drawn By: KAH
Checked By: KAH

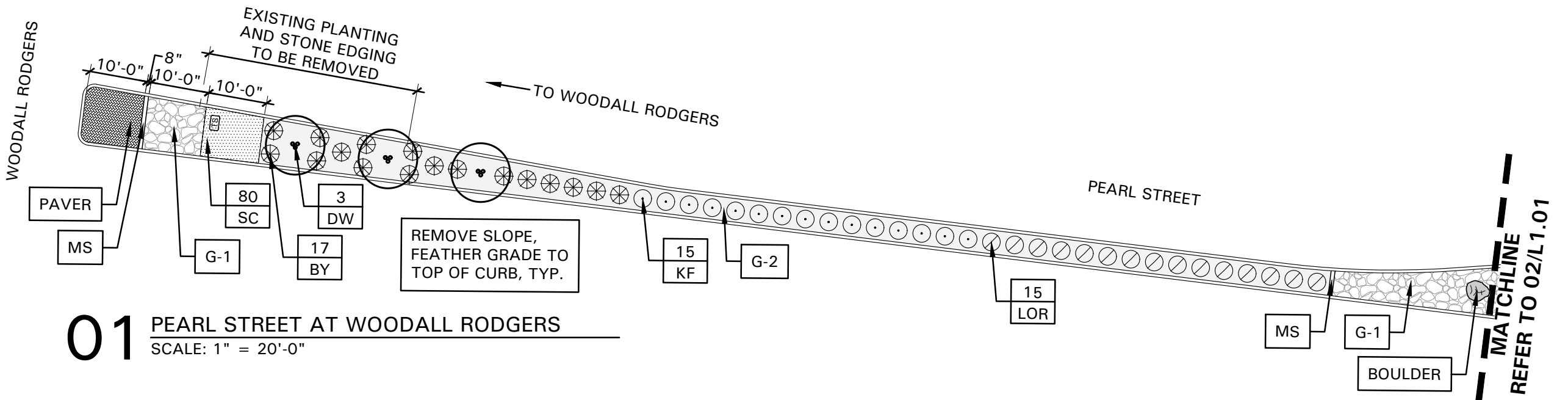
Revisions
No: Date: Detail:

Sheet Title:

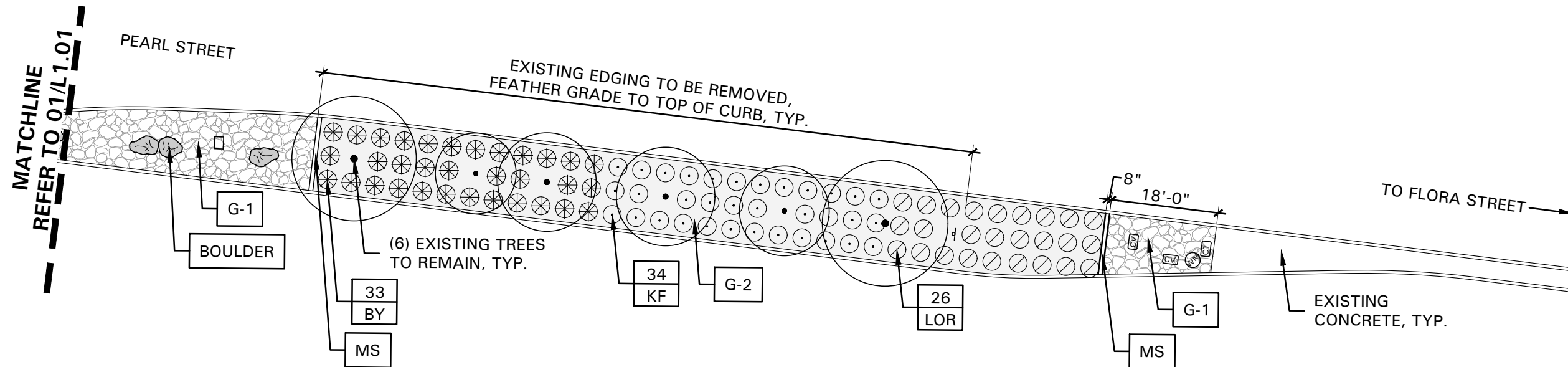
LANDSCAPE PLAN

Sheet Number:

L1.01



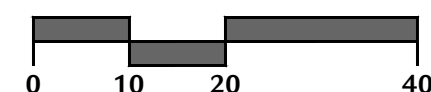
01 PEARL STREET AT WOODALL RODGERS
SCALE: 1" = 20'-0"



02 PEARL STREET AT FLORA
SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"

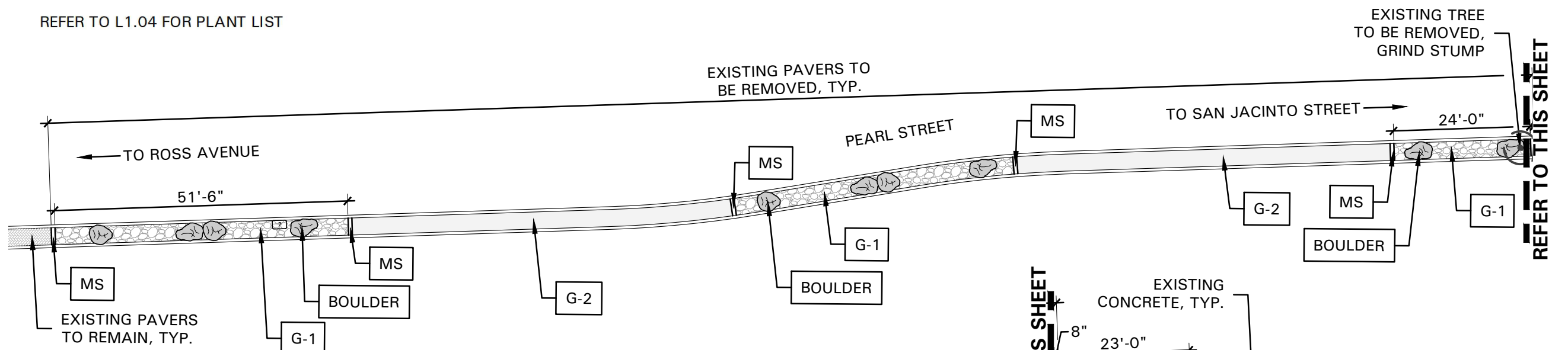
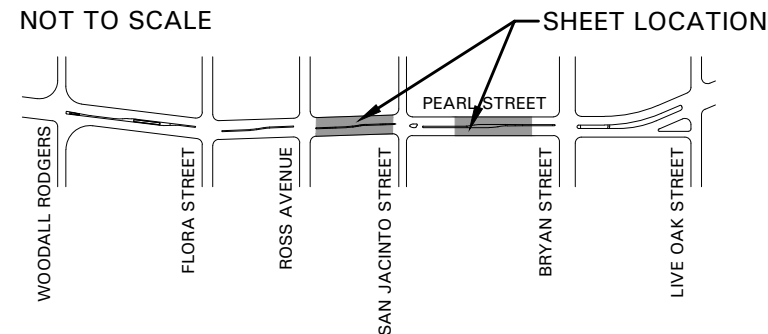


PLANT LEGEND

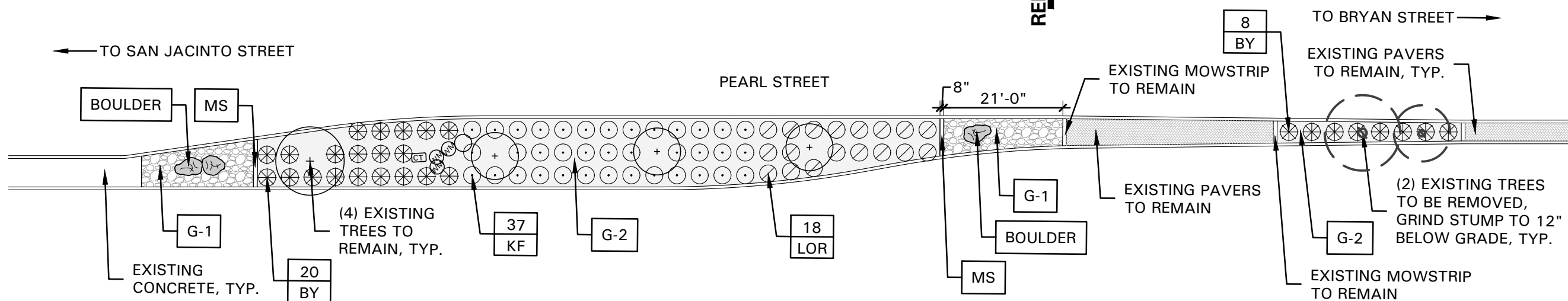
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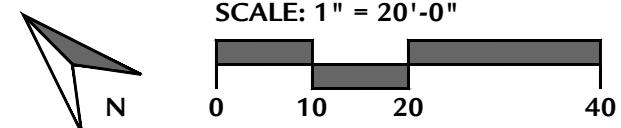
KEY PLAN
NOT TO SCALE



01 PEARL STREET AT ROSS
SCALE: 1" = 20'-0"



02 PEARL STREET AT SAN JACINTO
SCALE: 1" = 20'-0"



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

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Kori Ann Haug
TX Registered Landscape Architect
#2246

**Downtown
Dallas
Medians**

PEARL STREET

Project Number: 13033
Issue Date: 03.20.2018
Drawn By: KAH
Checked By: KAH

Revisions
No: Date: Detail:

Sheet Title:

LANDSCAPE PLAN

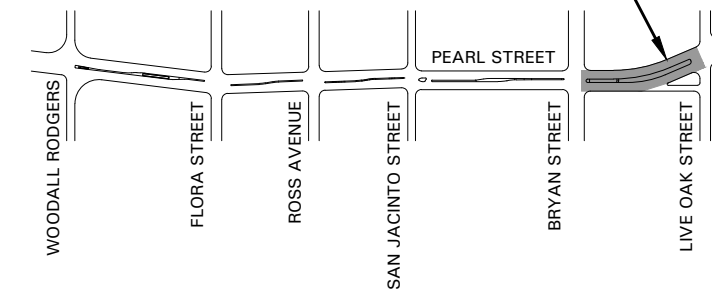
Sheet Number:
L1.02

PLANT LEGEND

SYMBOL	COMMON NAME
BY	Bright Edge Yucca
DW	Desert Willow
KF	Karl Foerster Reed Grass
LOR	Loropetalum 'Purple Daydream'
SC	Seasonal Color
BOULDER	Landscape Boulder
G-1	'Colorado' River Rock
G-2	Basalt Gravel
MS	Concrete Mowstrip
PAVER	Brick Paver

REFER TO L1.04 FOR PLANT LIST

KEY PLAN
NOT TO SCALE



SHEET LOCATION



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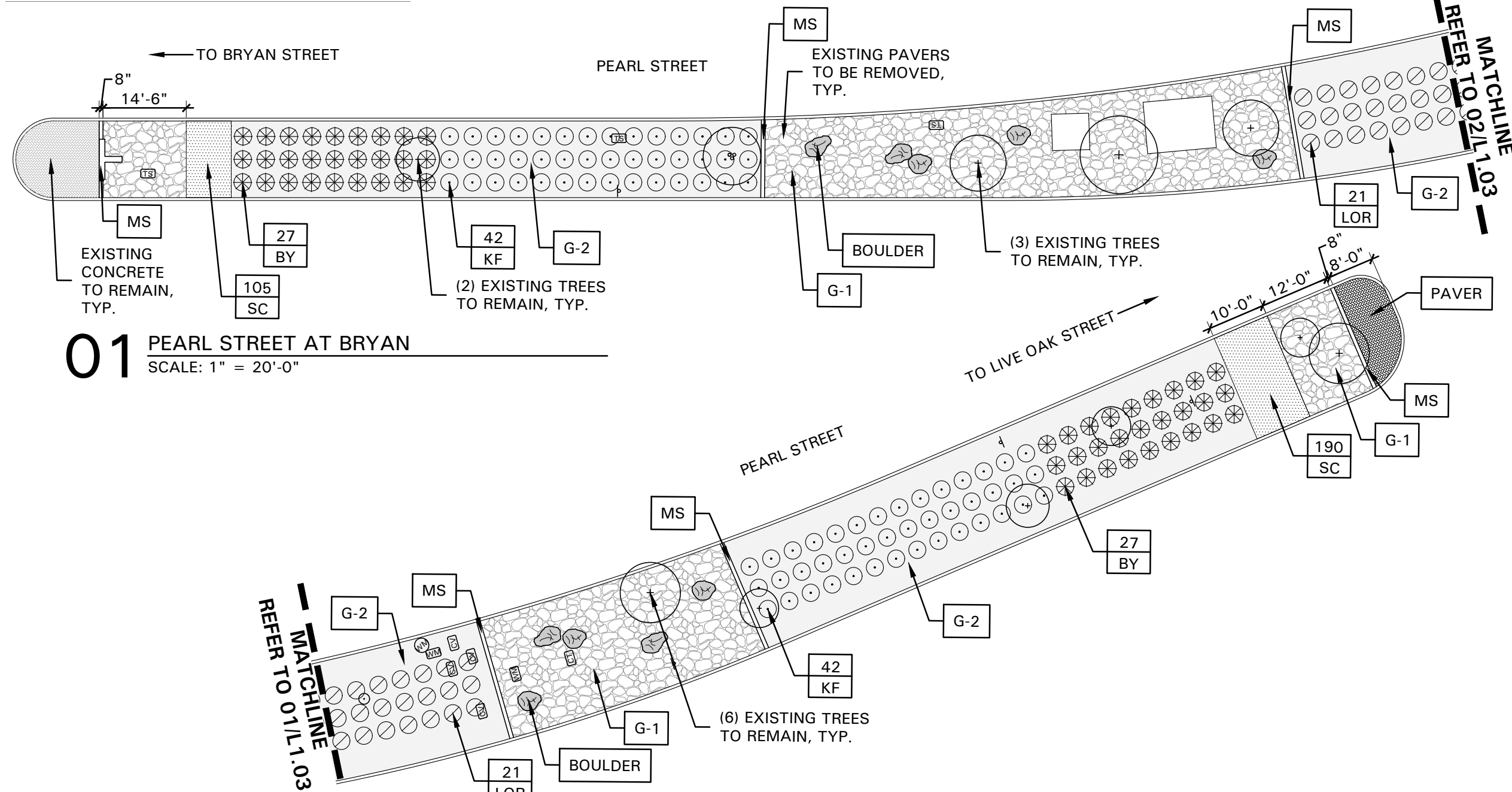
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LANDSCAPE PLAN

Sheet Number:

L1.03

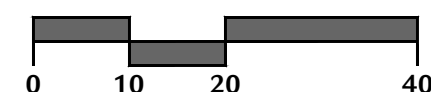


01 PEARL STREET AT BRYAN
SCALE: 1" = 20'-0"

02 PEARL STREET AT LIVE OAK
SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



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PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
DW	<i>Chilopsis linearis</i>	Desert Willow	3	45 gal.	container grown, 8' ht. min., 4' spread min.
SHRUBS/GROUNDCOVER					
BY	<i>Yucca filamentosa 'Bright Edge'</i>	Bright Edge Yucca	132	5 gal.	container full, 48" o.c.
KF	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Reed Grass	170	5 gal.	container full, 24" spread", 48" o.c.
LOR	<i>Loropetalum chinensis 'Purple Daydream'</i>	Loropetalum 'Purple Daydream'	101	5 gal.	container full, 20" spread, 48" o.c.
SC		Seasonal Color	375	4" pots	container full, 12" o.c., selection by Owner
MISCELLANEOUS					
BOULDER		Landscape Boulder			1 1/2 ton min. with irregular shape
G-1		'Colorado' River Rock			1"-3" dia., 4" depth with weed barrier fabric
G-2		Basalt Gravel			2" dia., 3" depth
MS		Concrete Mowstrip			refer to detail 01/L1.07
PAVER		Brick Paver			refer to detail 01/L1.07

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

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PEARL STREET

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LANDSCAPE NOTES

Sheet Number:

L1.04

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



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LANDSCAPE
NOTES

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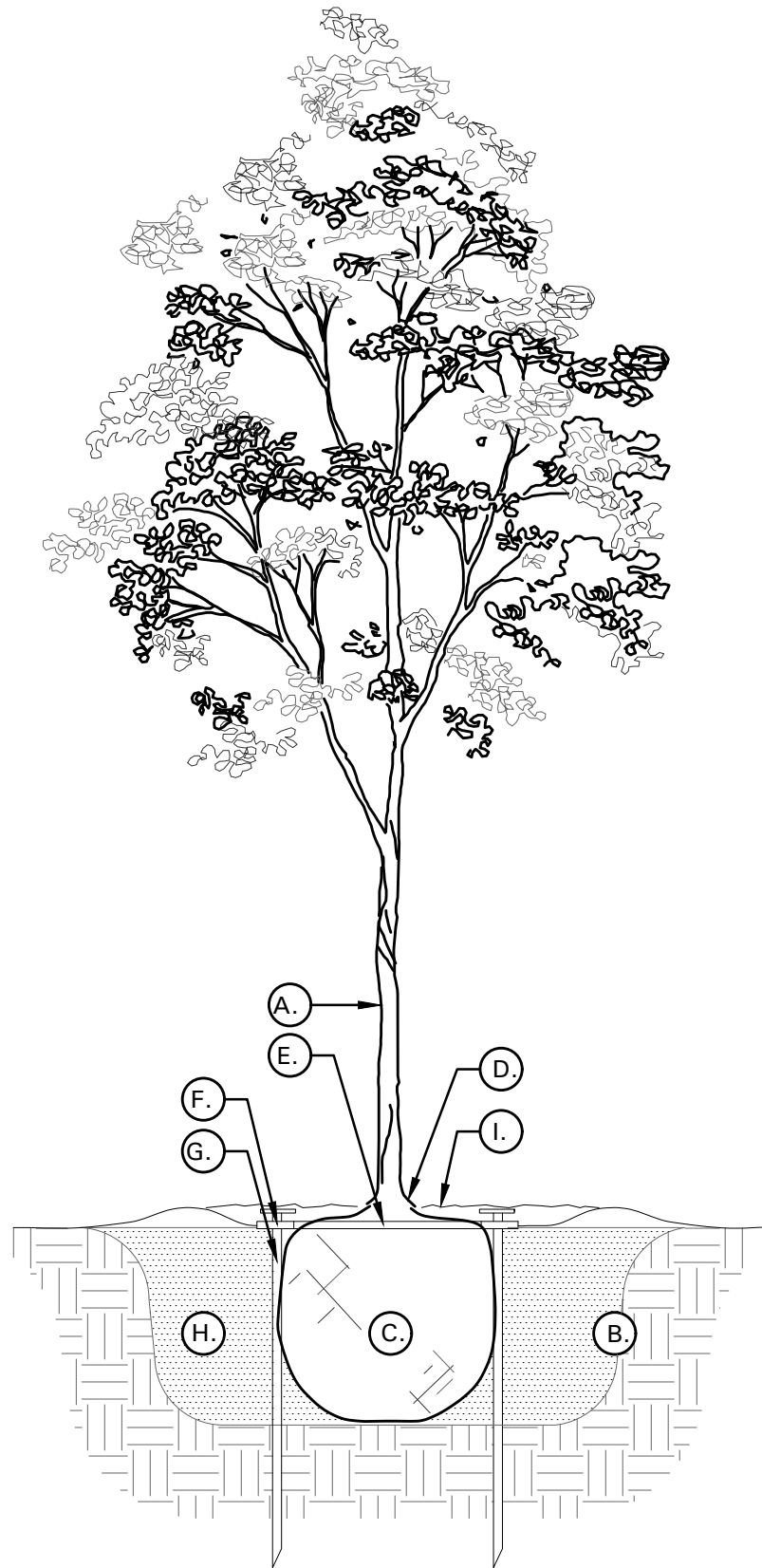
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Sheet Title:

LANDSCAPE DETAILS

Sheet Number:

L1.06



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/3 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. 'U' BRACKET.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

01 TREE PLANTING DETAIL
NOT TO SCALE

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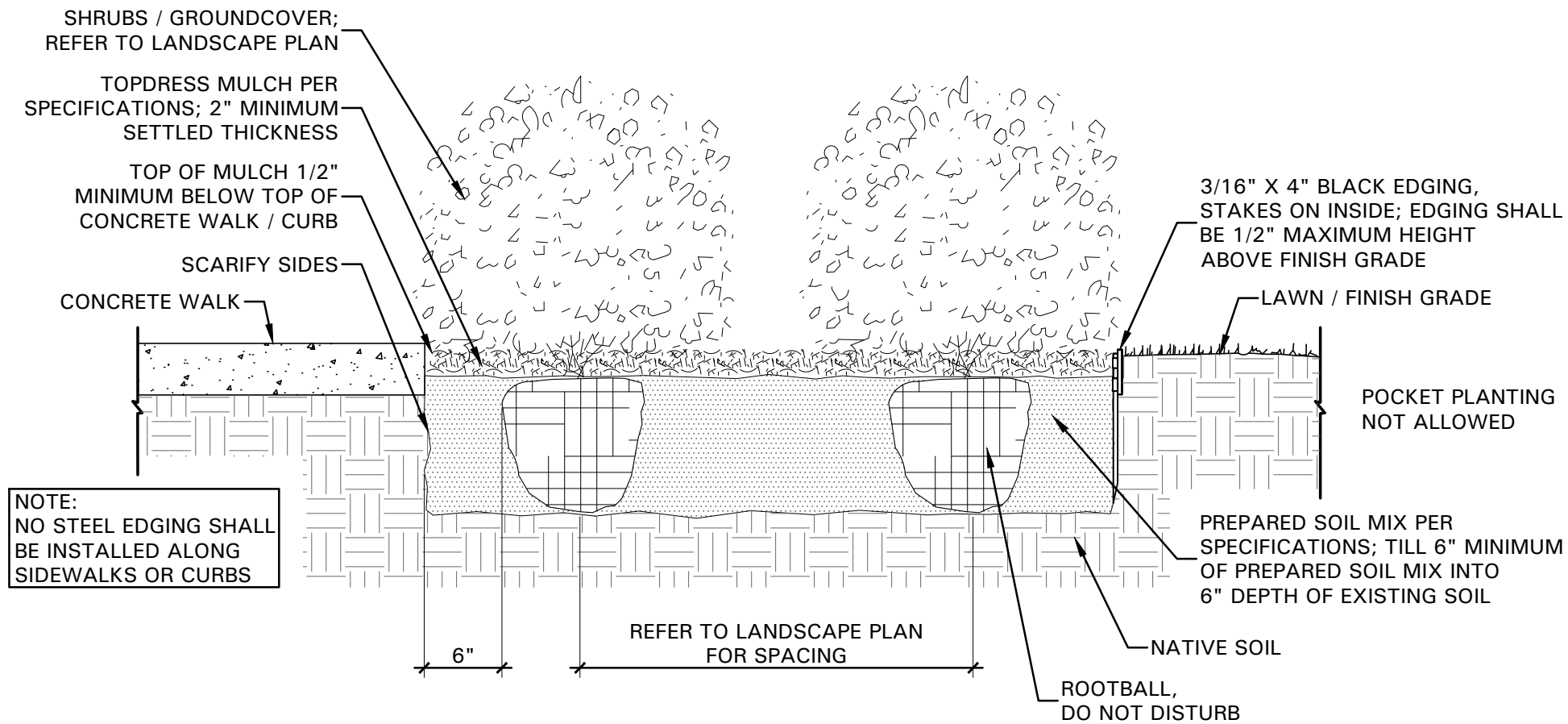
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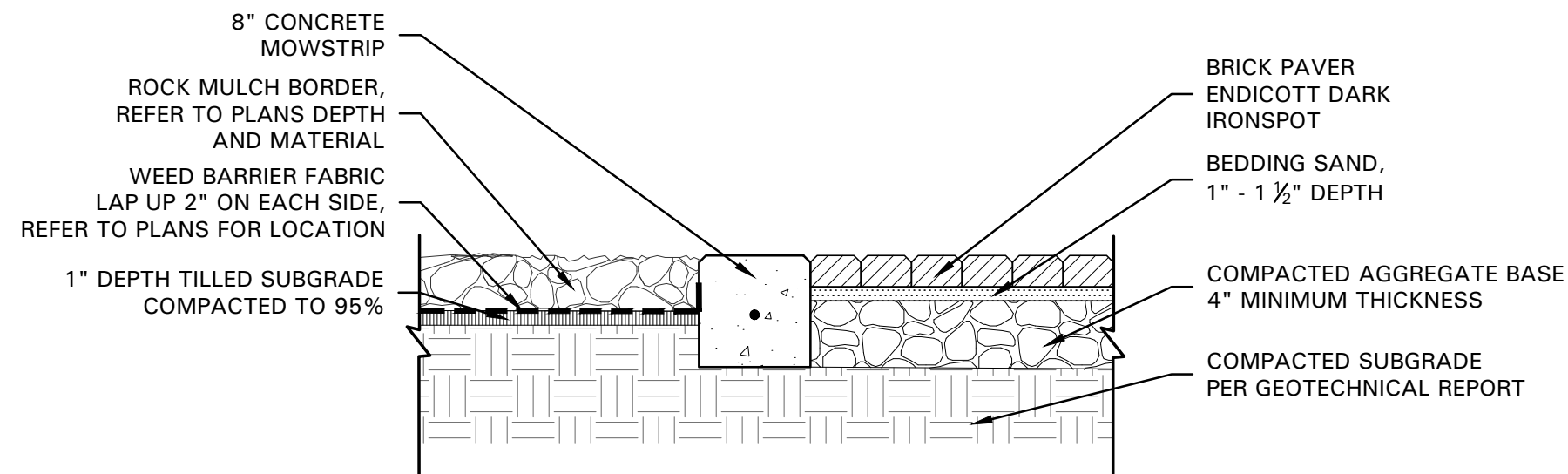
**LANDSCAPE
DETAILS**

Sheet Number:

L1.07



01 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE



02 PAVER AND ROCK MULCH DETAIL
SCALE: 1" = 1' - 0"

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:
 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be

included under "Work" of this section.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material immediately from job site.

- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.
- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay – between 7-27 percent
 - b. Silt – between 15-25 percent
 - c. Sand – less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas: Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.
- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Blocks of sod shall be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod shall be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".

- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be ½" maximum height above final finished grade.
 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks or curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

- 3.3 CLEANUP AND ACCEPTANCE
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



**4245 North Central Expy
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214.865.7192 office**

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03.20.18
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Downtown Dallas Medians

PEARL STREET

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LANDSCAPE SPECIFICATIONS

Sheet Number:

L1.08

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PEARL STREET

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Issue Date: 03.20.2018
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IRRIGATION PLAN

Sheet Number:

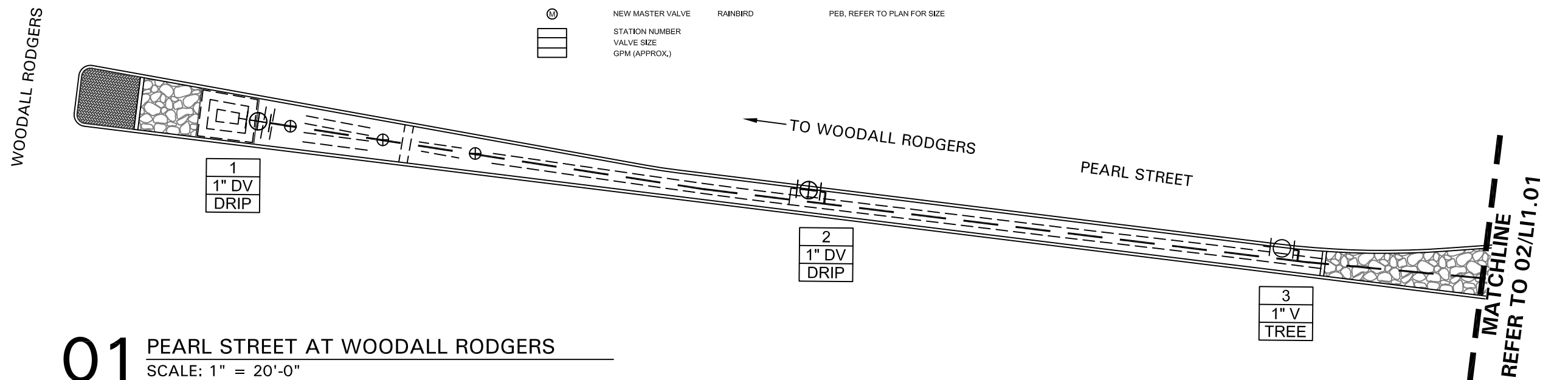
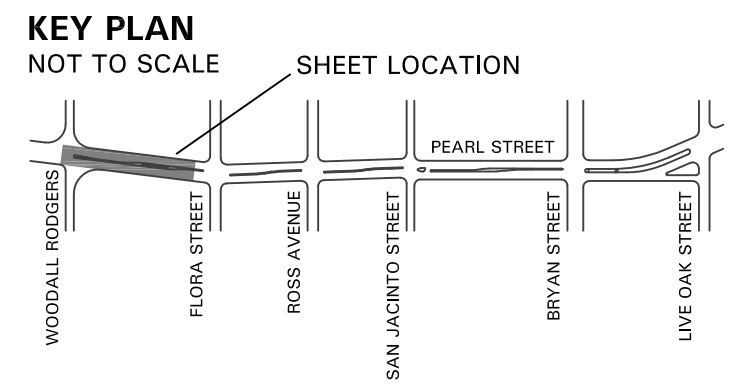
LI1.01

IRRIGATION LEGEND:

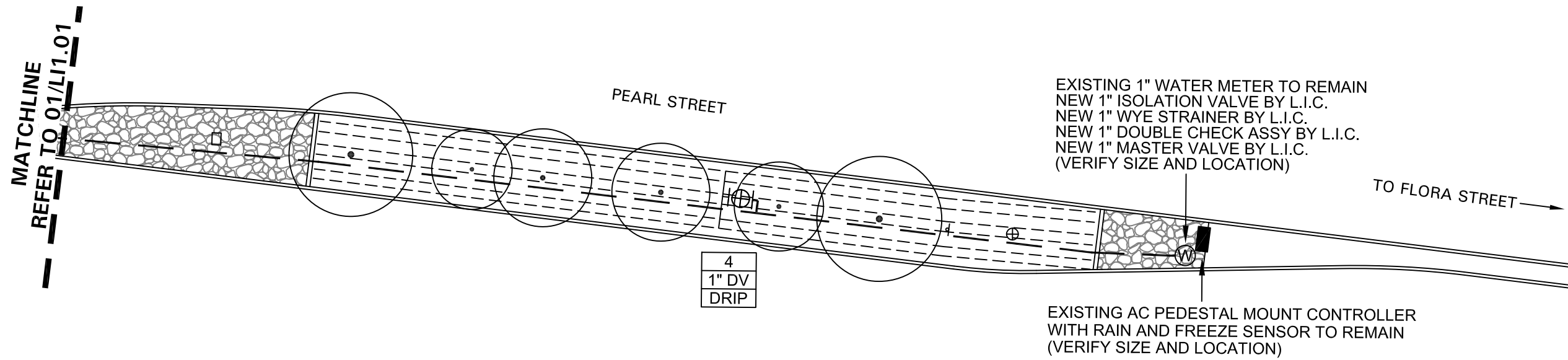
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
⊕	BUBBLER HEAD	RAINBIRD (30 PSI)	#1402 NOZZLE ON SPX 1/2" SWING PIPE UNLESS OTHERWISE NOTED
⊕	REMOTE CONTROL VALVE	RAINBIRD	PEB SERIES WITH PRS-D PRESSURE REGULATOR, REFER TO PLANS FOR SIZE
⊕	EXISTING CONTROLLER	TBD	TO REMAIN. VERIFY SIZE AND LOCATION
—	MAINLINE PIPING	REFER TO SPEC.	SCHEDULE 40 PVC
—	LATERAL PIPING	REFER TO SPEC.	3/4" & LARGER - CLASS 200 PVC 1/2" - CLASS 315 PVC
⊕	REMOTE CONTROL DRIP VALVE	RAINBIRD	XCZ-100-PRB-COM CONTROL ZONE KIT VALVE, REFER TO PLAN FOR SIZE
—	DRIP HEADER PIPING	REFER TO SPEC.	CLASS 200 PVC UNLESS OTHERWISE NOTED
⊕	PLANTING BED DRIPLINE TUBING	RAINBIRD	XFS-06-18 AT 18" O.C. WITH XF INSERT FITTINGS, TDS-050 GALVANIZED TUBING STAKES AND DRIP INDICATOR HEAD
⊕	EXISTING WATER METER	REFER TO SPEC.	TO REMAIN. VERIFY SIZE AND LOCATION
⊕	NEW ISOLATION VALVE	NIBCO	#T-29, REFER TO PLAN FOR SIZE
⊕	NEW WYE STRAINER	FEBCO	#650, REFER TO PLAN FOR SIZE
⊕	NEW BACKFLOW PREVENTER	FEBCO	#850BV, REFER TO PLAN FOR SIZE
⊕	NEW MASTER VALVE	RAINBIRD	PEB, REFER TO PLAN FOR SIZE
⊕	STATION NUMBER		
⊕	VALVE SIZE		
⊕	GPM (APPROX.)		

PIPE SIZE CHART

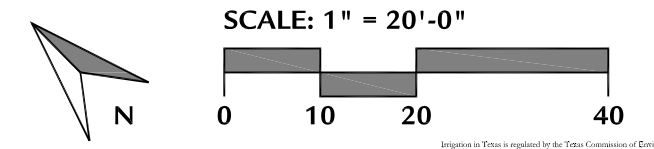
FLOW/GPM:	PIPE SIZE:
0 - 4.0	1/2"
4.1 - 9.5	3/4"
9.6 - 14.5	1"
14.6 - 27.0	1-1/4"
27.1 - 35.0	1-1/2"
35.1 - 55.0	2"



01 PEARL STREET AT WOODALL RODGERS
SCALE: 1" = 20'-0"



02 PEARL STREET AT FLORA
SCALE: 1" = 20'-0"



Irrigation in Texas is regulated by the Texas Commission of Environmental Quality (TCEQ), MC-176, P.O. Box 13087, Austin, Texas, 78711-3087. TCEQ website is: www.tceq.texas.gov

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Medians**

PEARL STREET

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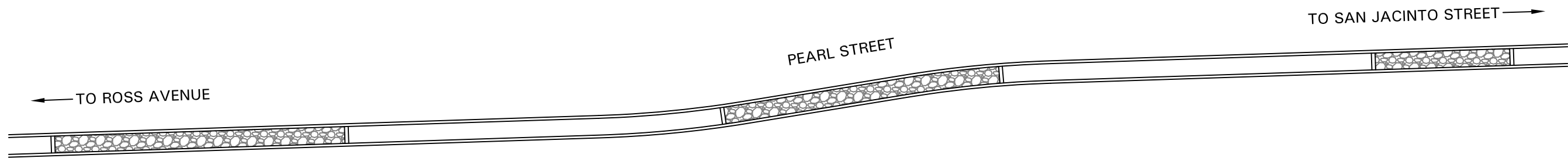
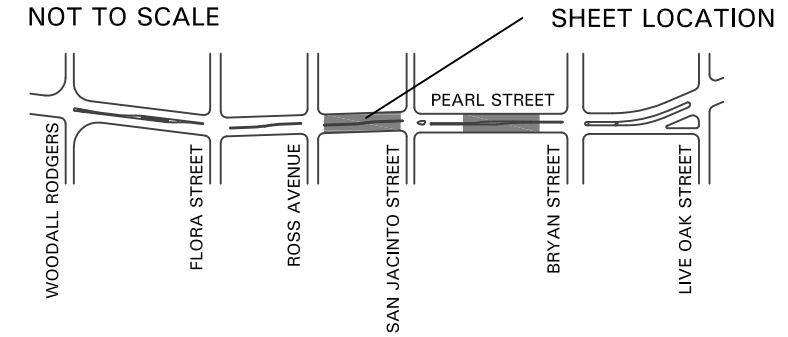
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IRRIGATION PLAN

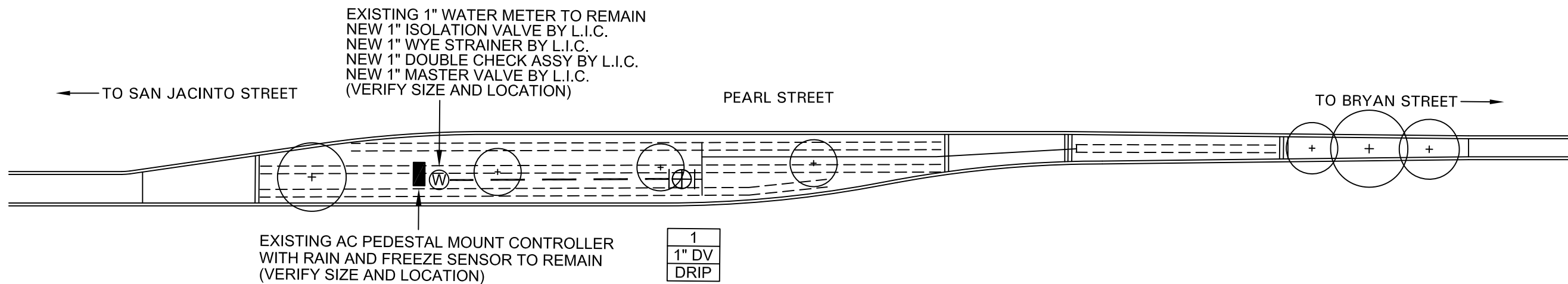
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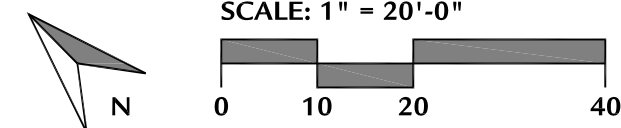
**KEY PLAN
NOT TO SCALE**



01 PEARL STREET AT ROSS
SCALE: 1" = 20'-0"



02 PEARL STREET AT SAN JACINTO
SCALE: 1" = 20'-0"



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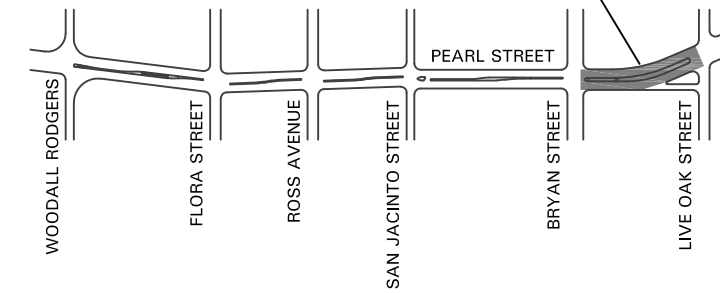
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IRRIGATION PLAN

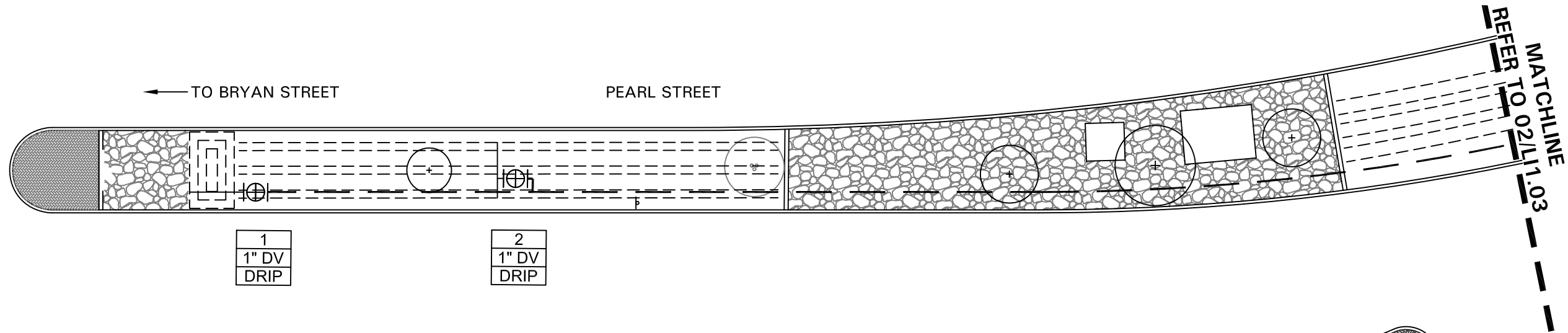
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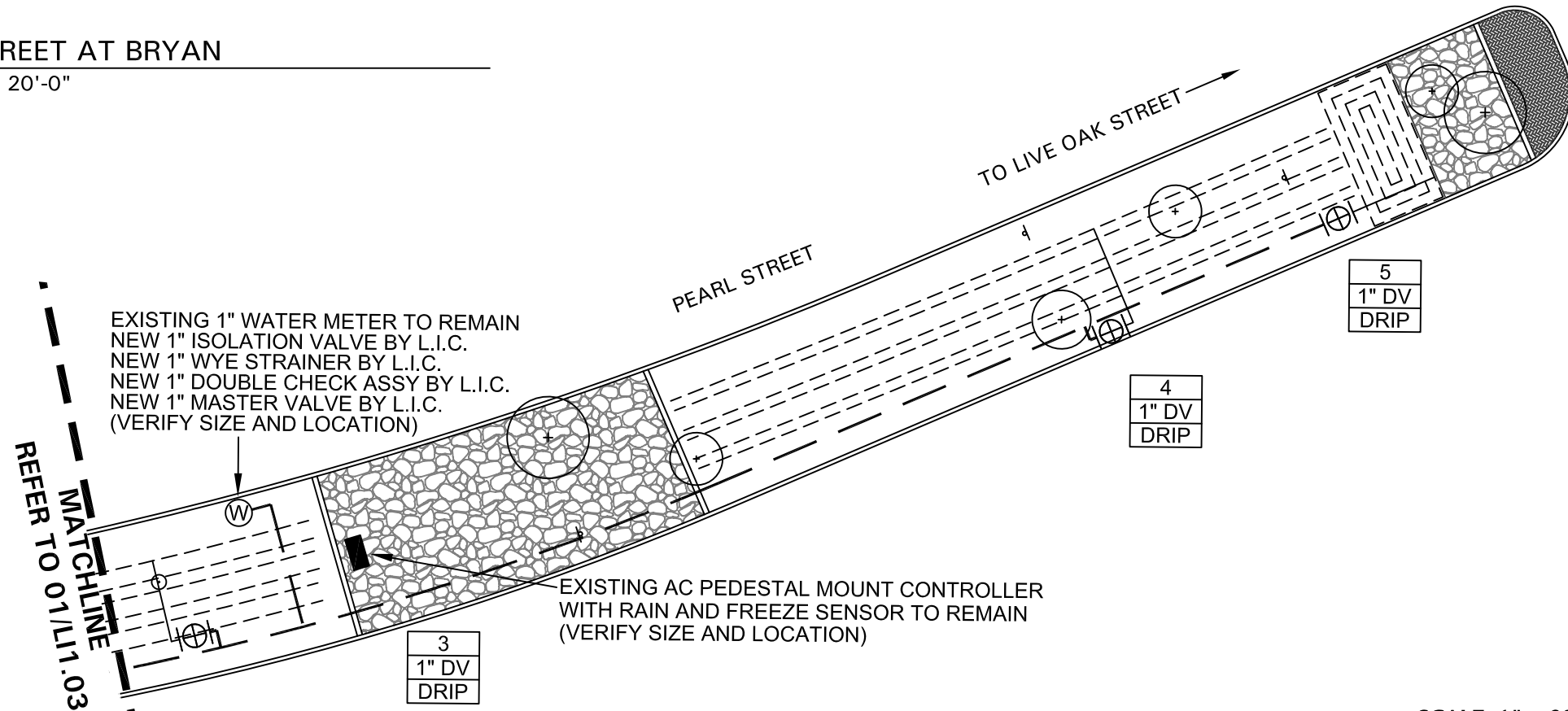
KEY PLAN
NOT TO SCALE



SHEET LOCATION



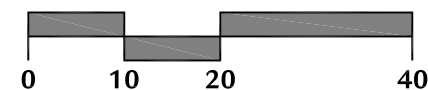
01 PEARL STREET AT BRYAN
SCALE: 1" = 20'-0"



02 PEARL STREET AT LIVE OAK
SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



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No: Date: Detail:

Sheet Title:
**IRRIGATION
DETAILS AND
NOTES**

Sheet Number:

LI1.04

NOTES:

- ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M-DBY PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- PIPING AND VALVES IN PAVING SHOWN FOR CLARITY, INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
- LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELD-ON #705 SOLVENT AND #P-68 PRIMER FOR PVC CONNECTIONS PER THE SPECIFICATIONS.
- SIZE ALL LATERAL PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE PIPE SIZE CHART.
- CONNECT LAWN AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH RAINBIRD 1/2" SPX SWING PIPE.
- INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN TEN (10") INCH ROUND RAINBIRD PVB VALVE BOXES PER DETAIL SHOWN.
- INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC. WHETHER SHOWN OR NOT. SLEEVES SHALL BE CLASS 200 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY LANDSCAPE IRRIGATION CONTRACTOR.
- DESIGN PRESSURE IS 58.0 PSI. STATIC PRESSURE IS 65 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED BY OWNER.
- MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- STAKE TREE BUBBLER LOCATIONS AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL REMOTE CONTROL DRIP ZONE KITS IN TWELVE BY SEVENTEEN (12"x17") INCH RAINBIRD PVB VALVE BOXES PER DETAIL SHOWN.
- INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 5'-0" PER SECOND IN DRIPLINE.
- PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE BEDS. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT ALL RAINBIRD XF DRIPLINE INSERT FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL ONE DRIP INDICATOR HEAD FOR EACH DRIP ZONE. INDICATOR HEAD TO BE A RAINBIRD OPERATION INDICATOR.
- AIR RELIEF VALVE TO BE RAINBIRD AR VALVE KIT INSTALLED IN A SIX-INCH (6") RAINBIRD PVB ROUND VALVE BOX WITH 6" OF GRAVEL SUMP. FLUSH VALVES TO BE AUTOMATIC FLUSH VALVE INSTALLED IN A SIX-INCH (6") RAINBIRD PVB ROUND VALVE BOX WITH 6" OF GRAVEL SUMP.
- ALL XFS CV DRIPLINE AND DISTRIBUTION TUBING TO BE INSTALLED BELOW FINISH GRADE APPROXIMATELY 4" TO 6" PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MINIMUM OF 1'-4" AND MAXIMUM OF 1'-8" ROW SPACING UNLESS INSTRUCTED OTHERWISE. L.I.C. IS RESPONSIBLE TO VERIFY THE EXACT EMITTER FLOW, EMITTER SPACING, AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH RAINBIRD 12 GA. GALVANIZED TIE DOWNS. INSTALL STAKES EVERY 3'-0" ALONG ENTIRE LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE (1) AIR RELIEF VALVE AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE ROOT ZONES. CONTRACTOR MUST STAKE DITCHES AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING OR DIGGING.
- PROVIDE ALL LABOR AND MATERIAL NECESSARY TO CONNECT THE PROPOSED IRRIGATION SYSTEM TO THE EXISTING WATER METER AND CONTROLLER. VERIFY EXACT SIZE AND LOCATION OF THIS EQUIPMENT PRIOR TO BIDDING. COORDINATE THIS WORK WITH ALL DISCIPLINES PRIOR TO BEGINNING OF THE PROJECT.
- PROVIDE ALL LABOR AND MATERIAL NECESSARY TO REMOVE THE ABANDONED IRRIGATION SYSTEM. COORDINATE THIS WORK WITH ALL DISCIPLINES PRIOR TO BEGINNING OF THE PROJECT.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT HE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
- A LICENSED IRRIGATOR OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEM IS BEING INSTALLED PER CITY OF DALLAS REQUIREMENTS.
- IT IS THE INTENT OF THESE PLANS TO PROVIDE THE CITY WITH A FULLY AUTOMATED AND OPERATIONAL IRRIGATION SYSTEM UPON THE COMPLETION OF THIS PROJECT.

