

**CITY OF JONESBORO, GEORGIA COUNCIL****Agenda Item Summary****COUNCIL MEETING DATE:**

12/08/2025 Council Meeting

**Requesting Agency (Initiator):**

Department of Public Works

**Sponsor(s):**

Marcus Heard, Director of Public Works

**Item Title:**

Council to discuss bid award and contract for Landscape Maintenance Services for Lee Street Park and The Jonesboro City Center.

**Requested Action:** (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Council to consider awarding contract for the Landscape Maintenance Services for Lee Street Park and The Jonesboro City Center.

**Requirement for Board Action:** (Cite specific Council policy, statute or code requirement.)**Is this Item Goal Related?** (If yes, please describe how this Action meets the specific Board Focus Area or Goal.) Yes.**Summary and Background:** (First sentence includes Agency recommendation. Provide an executive summary of the Action that gives an overview of the relevant details for the item.)

During the October 6, 2025, City Council Work Session, Council requested that an RFP be issued for Landscape Maintenance Services for Lee Street Park and The Jonesboro City Center. On October 22, 2025, the City of Jonesboro released RFP-PW-2025-001 for Landscape Maintenance Services. Two bidders submitted proposals. Bidder #1- Worldscapes LLC in the amount of \$59,005.46. Bidder #2- SCOPES Landscapes in the amount of \$48,000.00.

**Fiscal Impact:** (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

To be determined by Mayor and Council.

**Exhibits Attached:** (Provide copies of originals, number exhibits consecutively.)

See Attached: RFP-PW-2025-001, Worldscapes, LLC Proposal, and SCOPES Landscapes Proposal

**Staff Recommendation:** (Type name, Title, Agency and Phone number.) Staff recommend the low, responsive bidder- SCOPES Landscapes- \$48,000.**FOLLOW-UP APPROVAL ACTION (Completed by City Clerk)****Typed Name and Title****Date****Signature****City Clerk's Office**

# **Request for Proposal (RFP) for Landscape Maintenance Services**

**Issued by:** City of Jonesboro

**RFP Number:** RFP-PW-2025-001

**Release Date:** October 22, 2025

**Response Due Date:** November 20, 2025

**Point of Contact:** Dr. Donya Sartor, Mayor - [dsartor@jonesboroga.gov](mailto:dsartor@jonesboroga.gov)

Marcus Heard, Director of Public Works - [mheard@jonesboroga.gov](mailto:mheard@jonesboroga.gov)

Donnette Cannady, Director of Finance - [dcannady@jonesboroga.gov](mailto:dcannady@jonesboroga.gov)

## **1. Introduction**

The City of Jonesboro is seeking qualified contractors to provide comprehensive Landscape Maintenance Services for Lee Street Park and Jonesboro City Center. This service includes but is not limited to lawn care, landscaping, pest control, irrigation, and trash removal.

## **2. Scope of Work**

The selected contractor will be responsible for maintaining the grounds at the following locations:

- Jonesboro City Center located at 1859 City Center Way, Jonesboro, GA 30236.
- Lee Street Park is located at 155 Lee Street, Jonesboro, GA 30236.

The specific landscape services required will include, but are not limited to, the following:

### **2.1 Lawn Care and Turf Maintenance**

- **Mowing:**
  - Regular mowing of all lawn areas to maintain an even height according to the species and variety of grass.
  - Frequency: weekly during the growing season (spring and summer); as needed during the fall and winter months.
  - Clean-up of clippings from hard surfaces (sidewalks, roads, driveways, etc.).
- **Edging:**
  - Edging of lawn areas along sidewalks, curbs, and mulch/flower beds to maintain neat and defined lines.
  - Frequency: weekly.
- **String Trimming:**
  - String trimming all areas inaccessible to mowers.
  - Frequency: weekly.
- **Fertilization and Soil Treatment:**
  - Application of balanced fertilizers (e.g., nitrogen, phosphorus, and potassium) based on soil testing.
  - Fertilizer application should occur quarterly with a slow-release fertilizer.
- **Weed Control:**

- Application of pre-emergent and post-emergent herbicides to control weeds on lawns and in mulch/flower beds.
- Spot treatment of weeds in turf areas.

## **2.2 Plant Care and Landscaping Maintenance**

- **Pruning and Trimming:**
  - Prune shrubs, trees, and ornamental plants to maintain health, shape, and safety.
  - Remove dead, damaged, or diseased plant material promptly.
  - Trim hedges, bushes, and shrubs to a consistent and neat shape.
  - Frequency: As needed.
- **Tree and Shrub Health:**
  - Inspect and monitor trees and shrubs for signs of disease or pest infestation.
  - Provide pest control services, including the application of eco-friendly pesticides or organic treatments when necessary.

## **2.3 Irrigation System Inspections:**

- **Inspection and Adjustment:**
  - Monthly inspection and testing of the irrigation system to ensure proper coverage and functionality.
  - Adjust irrigation heads, pressure, and timers to accommodate seasonal changes and landscape needs.
- **Winterization:**
  - Properly winterize irrigation systems to prevent freezing and damage during winter months.

## **2.4 Weed and Pest Control**

- **Weed Control:**
  - Manual weeding of flower beds, lawns, walkways, and other areas.
  - Spot treatments with environmentally friendly herbicides when necessary.
- **Pest Control:**
  - Regular inspection for pests such as ants, aphids, and other insects, particularly around ornamental plants.
  - Application of pest control products as needed, ensuring compliance with local regulations.

## **2.5 Grounds Clean-Up and Debris Removal**

- **Litter and Debris Removal:**
  - Removal of litter, debris, leaves, and other organic matter from lawns, flower beds, mulch beds, sidewalks, parking lots, and hardscapes.
  - Frequency: weekly during the growing season, and as necessary during off-season months.

- **Fall Leaf Cleanup:**
  - Collection and removal of fallen leaves and debris during the fall months, ensuring pathways and lawns remain clear.

## **2.6 Seasonal Tasks and Special Projects**

- **Fall/Spring Clean-up:**
  - Raking of leaves, removal of dead plants, and preparation of beds for the new season.
  - Applying seasonal fertilizers and mulch as needed.

## **2.7 Additional Services:**

- **Mulching:**
  - Application of organic mulch (e.g., wood chips, bark, or compost) to flower beds, mulch beds, tree rings, and shrub beds to conserve moisture, reduce weeds, and improve soil quality.
  - Mulch depth should be 2-3 inches and replenished as necessary to maintain coverage.
- **Pine Straw:**
  - Application of pine straw to mulch beds, tree rings, and shrub beds to conserve moisture, reduce weeds, and improve soil quality.
- **Planting:**
  - Installation of seasonal flowers, shrubs, trees, and other ornamental plants as specified in the landscape plan.
  - Care and establishment of newly planted areas, including regular watering and protection from pests.
- **Irrigation System Repairs:**
  - Repair and replace damaged irrigation components as needed.

## **3. Performance Standards**

- **Quality of Work:**
  - All tasks should be performed to a high professional standard, ensuring that the property maintains an aesthetically pleasing and functional landscape.
  - Work should be done promptly and efficiently, with minimal disruption to the property and its occupants.
- **Safety Standards:**
  - Ensure all operations comply with local safety standards and regulations.
  - All workers should be trained in safe work practices and equipped with necessary safety gear.
- **Response Times:**
  - Urgent tasks, such as storm damage clean-up or pest control emergencies, should be responded to within 24 hours.

- **Documentation and Reporting:**
  - Regular maintenance reports should be submitted, outlining the tasks completed, any issues encountered, and recommendations for future maintenance.

#### **4. Deliverables and Reporting**

- **Monthly Maintenance Schedule:**
  - Provide a clear, agreed-upon schedule of maintenance tasks and activities to be completed each month.
- **Quarterly Service Reports:**
  - Provide detailed reports on maintenance activities completed, areas requiring attention, and recommendations for the next month.
- **Action Plan for Special Projects:**
  - A detailed action plan should be provided for any major landscape improvements, installations, or seasonal projects.

#### **5. Duration of Services**

The landscape maintenance services will be provided for the duration of 12 months, with the possibility of renewal based on performance and mutual agreement.

#### **6. Service Hours and Access**

- **Standard Service Hours:**
  - Services will be performed during regular business hours from 7:00 AM to 6:00 PM, Monday through Friday and weekends as needed.
- **Access:**
  - The landscape maintenance team will be provided with access to the property during these hours. Any special access (e.g., restricted areas) will be provided by the Director of Public Works or his designee.

#### **7. Proposal Submission Requirements**

Interested parties must submit proposals that address the following:

##### **a. Company Profile:**

- Overview of the company's history, services, and experience with government contracts
- Proof of relevant certifications and licenses (e.g., pesticide applicator licenses)

##### **b. Approach to Landscape Maintenance:**

- Detailed description of how the contractor plans to meet the scope of work, including work schedules, equipment to be used, and any innovative methods or technologies employed.
- Environmental considerations (e.g., sustainable practices, eco-friendly chemicals)

**c. Qualifications and Experience:**

- List of similar contracts completed within the last 8 years.
- References from past clients, preferably government or public-sector entities.

**d. Pricing Structure:**

- Detailed cost proposal including labor, materials, equipment, and any other relevant expenses.
- Payment schedule and terms

**e. Proof of Insurance:**

- Certificate of insurance, workers' compensation details, and e-verification status.

## **8. Evaluation Criteria**

Proposals will be evaluated based on the following criteria:

- **Experience and Qualifications:** The contractor's experience with similar grounds maintenance contracts, particularly in the public sector.
- **Approach and Methodology:** The quality and sustainability of the proposed work plan.
- **Cost Effectiveness:** The proposed pricing compared to the estimated budget for the services.
- **Environmental Considerations:** Use of eco-friendly practices and sustainability efforts
- **References and Past Performance:** Positive feedback from previous clients, including any government contracts.

## **9. Submission Instructions**

Proposals must be submitted in writing by November 20, 2025 at 12:00pm to:

Attention: Marcus Heard, Director of Public Works

1859 City Center Way, Jonesboro, GA 30236

Late submissions will not be considered.

## **10. Terms and Conditions**

- **Contractor Requirements:** Contractors must comply with all federal, state, and local regulations regarding labor, environmental standards, and safety.
- **Performance Bond:** A performance bond may be required to ensure completion of services.
- **Termination:** The City of Jonesboro reserves the right to terminate the contract if the contractor fails to perform as agreed.
- **Insurance Requirements:** Proof of general liability insurance and workers' compensation insurance must be provided prior to contract execution.

## 11. Questions

All questions related to this RFP should be submitted in writing to Marcus Heard, the Director of Public Works, by **November 6, 2025**. Responses will be provided in writing to all interested parties.

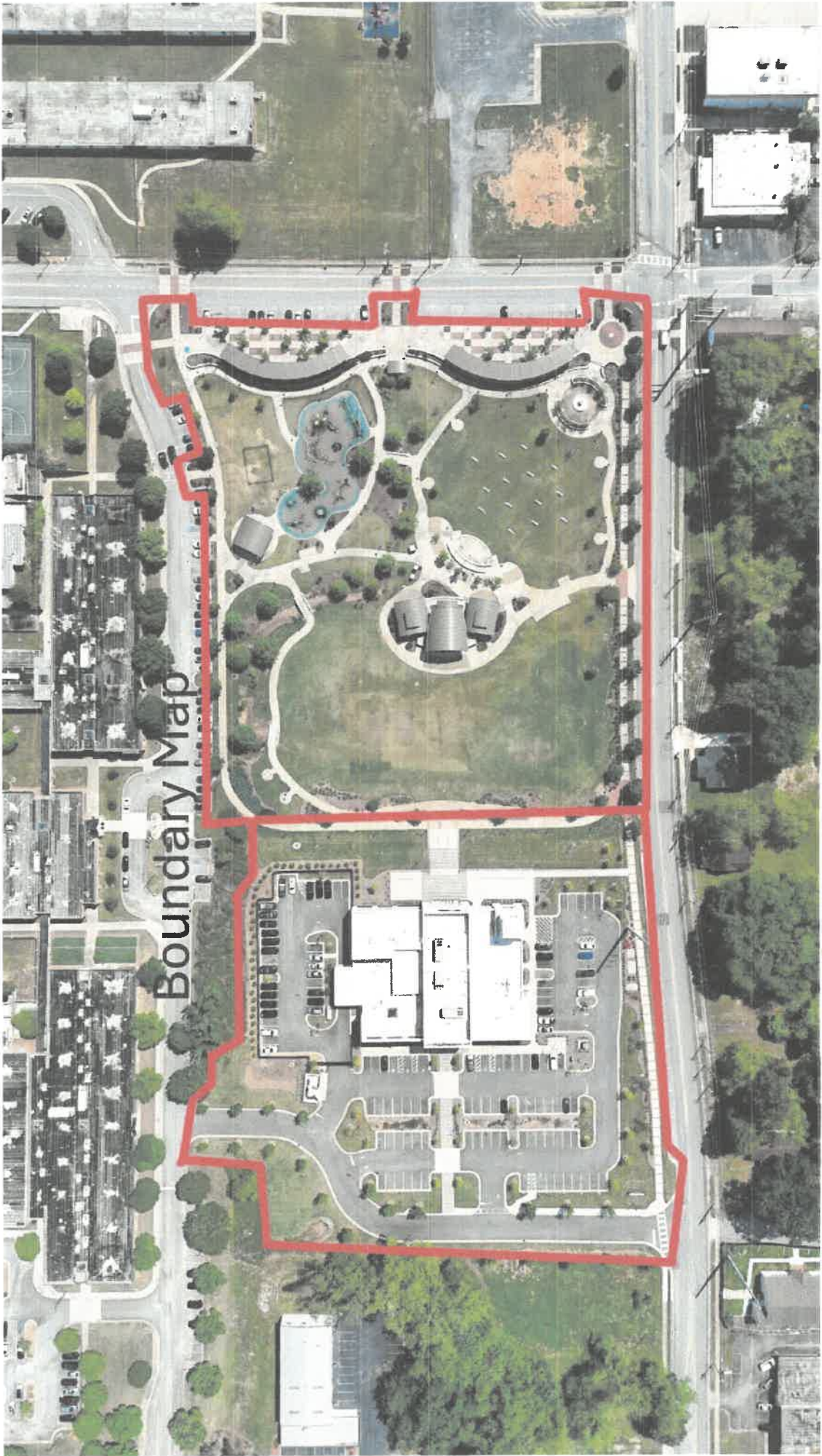
## Appendix

- **Site Maps**

## Important Dates

- RFP Issued: **October 22, 2025**
- Proposal Submission Deadline: **November 20, 2025 at 12:00pm**
- Evaluation Period: **November 24, 2025 through November 28, 2025**
- Award Notification: **December 9, 2025**
- Contract Start Date: **January 1, 2026**







Worldscapes, LLC

P.O. Box 310714

Atlanta, GA 31131

1-855-401-6311

[Worldscapes.bids@gmail.com](mailto:Worldscapes.bids@gmail.com)

PRICE QUOTE for RFP-PW-2025-001

City of Jonesboro, GA

Landscape Maintenance Services

Jonesboro City Center and Lee Street Park

TOTAL QUOTE PRICE: \$59,005.46 Fifty Nine Thousand Five Dollars and forty six one hundreds.

Which is \$1,373.22 per service X 43 Services

35 Weekly Services during Growing Service (March 1, 2026 through October 31, 2026 and 8 Bi-Weekly Services November 1, 2026 through February 28, 2026.

The above stated TOTAL PRICE is all inclusive of scope of work requested in this RFP for the Growing Season and the Non-Growing Season.

Regular Landscape Services will be invoiced monthly/Net 30.

(1)

free landscaping & tree services with no 'gap' in service. Our experts are well trained in OSHA approved best practices and approved safety operations including the proper usage, inspections and maintenance of all landscaping/tree service equipment.

No job is too big or too small for us to perform in a safe, cost efficient manner with which to meet and exceed our customers needs.

We look forward to working with you on this, as well as any other projects you may have in the future needing expert, cost efficient landscaping and/or tree services.

WOLRDSCAPES, LLC has been providing all aspects of landscaping and tree services since 1998 to both governmental and commercial customers. Our AABE and SBE certified business has provided landscaping and tree services to:

State of Georgia

City of Forest Park

USPS

The Atlanta Belt Line

Fayette County Parks

Gwinnett Parks & Rec Department

Jackson County Board of Commissioners

Atlanta Public School

Just to name a few.

We utilize a CONTRACTORS ALLIANCE, meaning we have access to adequate sub-contractors who can provide all aspects of landscaping & tree services to our clients with the best, most cost efficient, hassle

free landscaping & tree services with no 'gap' in service. Our experts are well trained in OSHA approved best practices and approved safety operations including the proper usage, inspections and maintenance of all landscaping/tree service equipment.

No job is too big or too small for us to perform in a safe, cost efficient manner with which to meet and exceed our customers needs.

We look forward to working with you on this, as well as any other projects you may have in the future needing expert, cost efficient landscaping and/or tree services.

## Approach to Landscape Maintenance

We will have a 4 to 5 person crew assigned to perform all the requested services for each weekly service visit, as well as a site supervisor on duty for each site maintenance visit to ensure that all areas of service have been provided and meet our high standards of acceptable service.

For each site service, our crews will mow, cleaning up all clippings from sidewalks, roads, beds and driveways. They will edge all lawn areas along sidewalks, curbs and flower beds. They will string trim all areas inaccessible to mowers, as well as around all stationary items as needed

We will apply balanced fertilizers quarterly with a slow-release Eco friendly fertilizer.

We will use pre-emergent and post emergent herbicides to control weeds in lawns, mulched areas and flower beds, as well as spot treat weeds in turf areas as needed.

We will prune shrubs, bushes, trees and ornamental plants as needed to maintain their health, desired shape and safety (not hanging into parking areas, against buildings, blocking pedestrian walkways or access. We will remove dead, damaged and diseased plant materials promptly.

Moreover, perform monthly inspections and testing of all irrigation systems during the growing season to assure they are set correctly to provide proper coverage and functionality, making adjustments as necessary for proper coverage and winterize all irrigation systems in the fall to prevent winter damage to those systems.

### Weed and Pest Control

Flower beds, lawns and walkways will be manually weeded as needed. Problem areas will receive spot treatments as needed.

Regular inspections for disease and pests (ants, aphids and other insects will be performed and

treated with Eco friendly pesticide/organic treatments as necessary.

### Litter & Debris Removal

Site visits will include litter, debris, leaves and organic matter being removed from lawns, flower beds, mulched beds, sidewalks, parking lots and hardscape areas.

### Fall Leaf Clean-Up

Fall and Spring cleanup will consist of raking & removal of leaves and dead plants, as well as preparation of beds for the new season. Application of seasonal fertilizers and mulch/pine straw will be installed as requested.

### Additional Services

Installation of mulch, pine straw, seasonal flowers, shrubs, trees, bushes and other ornamental plants and irrigation repairs will be performed as an additional request from the city. Upon such request, we will provide the city with our cost for these

additional services including the cost of the planting materials and our cost for the installation, for approval. Upon approval, we will proceed with the requested scope of work. Upon completion, we will invoice the city on an invoice, separate from regular maintenance services. These aforementioned additional services ARE NOT included in our TOTAL Bid cost for this solicitation.

### Performance Standards & Quality of Work

All work by Worldscapes, LLC will be performed maintaining the highest of professional standards to produce the city's desired requested end results, being a professional maintained, aesthetically pleasing, functional landscaped Jonesboro City Center and Lee Street Park.

Our work will cause minimal disruption to the City's property, it's employees and the general public who are utilizing the City Center and Lee Street Park. By following all local standards and regulations and best safe working practices we'll be able to assure

no damage to City property, nor injury to occupants or occupants property (cars, windows, building, etc.) caused by our crews negligence.

Our crews will respond to urgent tasks such as storm damage clean-ups and pest control emergencies within 24 hours and will provide the remedy for such accordingly.

### Documentation & Reporting

We will maintain a monthly service log of the 43 service visits per year to ensure all aspect of the printed RFP are completed. This log will include a monthly maintenance schedule and schedule of the coming months anticipated work schedules.

After reviewing the entire complex, we will then make any landscaping recommendations for improvements we feel would benefit specific areas of the complex to the city for consideration.

It is our goal to exceed the expectations of the standard landscaping requirements when providing

services to all our customers. We will ensure your complex has the curb appeal desired by the City of Jonesboro.

Our crews work under the “Trust but Verify Method” to ensure no stone is left unturned. We want to do it right the first time, not be called back to finish up something that was anticipated and expected to be done correctly the first time.

We look forward to serving the City of Jonesboro’s needed for this project.

Worldscapes, LLC  
**CONTRACTOR REFERENCE AND RELEASE FORM**

List below at least three recent different (3) references, including company name, contact name, address, email address and telephone numbers who can verify your experience and ability to perform the type(s) of product(s)/ service(s) listed in the solicitation.

**Reference No. 1**

Contact Name:

Nigel Wattle

Contact Company:

City of Forest Park

Address:

75 Forest Parkway Forest Park, GA 30297

Phone Number:

1-478-898-4130

Email Address:

n.wattle@forestparkga.gov

**Reference No. 2**

Contact Name:

Josh Harris

Contact Company:

Gwinnett Parks Southwest Parks (5)

Address:

225 Bethesda Church Rd Lawrenceville, GA 30046

Phone Number:

1-678-313-8641

Email Address:

joshua.harris@gwinnettcounty.com

**Reference No. 3**

Contact Name:

Joshua Wilson

Contact Company:

Fayette County Ave Suite 208 Fayetteville, GA 30214

Address:

140 W. Stonewall Ave Suite 208 Fayetteville, GA 30214

Phone Number:

1-678-725-7796

Email Address:

jwilson@fayettecountyga.gov

Name of Authorized Company Representative (Type or Print Legibly)

Patty Preston

Signature of Authorized Company Representative

Patty Preston Worldscapes, LLC

Date Signed

11-10-2025

## List of Equipment

Equipment we'll be utilizing for this  
Solicitation. RFP-PW-2025-001  
City of Jonesboro Landscape Maintenance  
Services.

Jonesboro City Center + Lee Street Park

(3) Kubota 60" Mowers zero turn

(3) ~~Ford~~ 48" Mowers (1) stand behind

(2) Skid 60" Mowers

(7) Stihl backpack blowers

(4) Stihl Weed Eaters

Various Shovel/Leaf rakes/garden rakes/tie downs

Isuzu Truck

(3) Trailers

Bypass Pruners

Chippers

Loppers

Pruning Saw / Wheelbarrows / ropes

Weed Sprayers / Insecticide sprayers

Hedge Trimmers / Anvil Pruners

Company Name: Worldscapes LLC

Signature: [Signature] Date: 11-10-2025



**CITY OF ATLANTA**  
55 Trinity Avenue SW  
Suite 1350  
Atlanta GA 30303

**OCCUPATION TAX REGISTRATION CERTIFICATE**  
**VALID ONLY WHEN OCCUPATION REGISTRATION TAX**  
**REQUIREMENTS ARE PAID**

**Business Name:** LEM Group/Worldscapes LLC

**Business Type(s):** 561730 Landscaping Services  
541611 Administrative Management and  
General Management Consulting Services

**Business Location:** 3350 Mount Gilead RD  
Atlanta, GA 30311

**Mailing Address:** 3350 Mount Gilead RD  
Atlanta, GA 30311

**Owner:**

**License Number:** GBL-1221-08259

**License Type:** Business Occupational Tax Certificate

**Issued Date:** 2/15/2025

**Classification:** Other Services except Public Administration

**Expiration Date:** 12/31/2025

*Mohamed Balla*

Mohamed Balla, Chief Financial Officer

DISPLAY THIS CERTIFICATE IN A CONSPICUOUS PLACE AT BUSINESS LOCATION. NOT VALID IF BUSINESS LOCATION DOES NOT COMPLY TO CITY ZONING REQUIREMENTS. NOT VALID UNLESS ACCOMPANIED BY STATE OF GEORGIA LICENSE(S), IF REQUIRED. CERTIFICATE NOT TRANSFERABLE IF BUSINESS TERMINATES OR CHANGES OWNERSHIP DURING CERTIFICATE PERIOD. CALL THE BUSINESS LICENSE OFFICE AT 404-386270. THIS CERTIFICATE IS SUBJECT TO ALL APPLICABLE ORDINANCES AND LAWS.

**Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)**

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A. § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
- c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
- d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
- e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
- f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10-91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
- g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

579320  
Federal Work Authorization User Identification Number

Worldscapes, LLC  
Name of Contractor

City of Jonesboro  
Name of Public Employer

7-9-12  
Date of Authorization

RFP-PW-2025-001  
Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on November 3, 2025 in Atlanta (city), Georgia (state).

[Signature]  
Signature of Authorized Officer or Agent

Anndre Mayfield Director  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 3 DAY OF November 2025.

Cynthia Strickland  
NOTARY PUBLIC  
My Commission Expires: 11-15-2026



**Business & Contact Information**

**BUSINESS NAME**            **WorldScapes-LGP,LLC**  
**OWNER**                    **ANDRE MAYFIELD**  
**ADDRESS**                **P.O. Box 1164**  
                                 **Atlanta, GA 30301** [[map](#)]  
**PHONE**                  **855-401-6311**  
**FAX**                      **855-401-6311**  
**EMAIL**                  [worldscapes.bids@gmail.com](mailto:worldscapes.bids@gmail.com)  
**WEBSITE**                <http://worldscapesllc.com>

**Certification Information**

**CERTIFYING AGENCY**    **City of Atlanta**  
**CERTIFICATION TYPE**   **SBE - Small Business Enterprise**  
**EXPIRATION DATE**       **7/29/2030**  
**CERTIFIED BUSINESS**    **Administrative Management and General**  
**DESCRIPTION**            **Management Consulting Services**

**Commodity Codes**

Code	Description
<b>NAICS 541611</b>	<b>Administrative Management and General Management Consulting Services</b>

**Additional Information**

**SUPPLIER ID#**            **2101110**

This profile was generated on 10/21/2025

### Business & Contact Information

**BUSINESS NAME**            **WorldScapes-LGP,LLC**  
**OWNER**                    **ANDRE MAYFIELD**  
**ADDRESS**                **P.O. Box 1164**  
                                 **Atlanta, GA 30301** [\[map\]](#)  
**PHONE**                  **855-401-6311**  
**FAX**                      **855-401-6311**  
**EMAIL**                  [worldscapes.bids@gmail.com](mailto:worldscapes.bids@gmail.com)  
**WEBSITE**                <http://worldscapesllc.com>

### Certification Information

**CERTIFYING AGENCY**    **City of Atlanta**  
**CERTIFICATION TYPE**   **AABE - African American Business Enterprise**  
**EXPIRATION DATE**        **7/29/2030**  
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NAICS 541611	Administrative Management and General Management Consulting Services

### Additional Information

**SUPPLIER ID#**            **2101110**

This profile was generated on 10/21/2025



# Georgia Department of Agriculture

**Tyler Harper, Commissioner**

19 Martin Luther King Jr. Drive, SW • Atlanta, Georgia 30334-4201

Agricultural Inputs • Pesticide Section • Phone: (404)656-4958 • Fax: (404) 657-8378

WorldScapes LLC  
PO Box 1164  
Atlanta, GA 30301

The enclosed Georgia Contractors License is valid through 12/31/2026.

We have updated our website. Visit [www.kellysolutions.com/GA/Contractors](http://www.kellysolutions.com/GA/Contractors) to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your user information online. You can renew your license by making a secure payment by credit card, and you can find applicator recertification courses. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features.

If you have questions or concerns regarding your Contractor License, please contact: Georgia Department of Agriculture - Pesticide Section, (404) 656-4958.

(Fold or cut on line to display)

**Georgia Department of Agriculture**  
Tyler Harper, Commissioner  
Pesticide Division  
19 M.L.K. Jr. Drive, SW, Room 410  
Atlanta, GA 30334  
Tele: (404) 656-4958 Fax: (404) 657-8378  
[agr.georgia.gov/pesticides.aspx](http://agr.georgia.gov/pesticides.aspx)

## PESTICIDE CONTRACTOR LICENSE

Expiration Date:  
12/31/2026

License Number:  
19904

WorldScapes LLC  
PO Box 1164  
Atlanta GA 30301

Categories:  
21; 24;



This License Must Be Posted At All Times In A Prominent Location.

## Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.  
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Worldscapes,LGP,LLC</b>	
2 Business name/disregarded entity name, if different from above.	
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/>	
6 Address (number, street, and apt. or suite no.). See instructions. <b>P.O. Box 310714</b>	
6 City, state, and ZIP code <b>Atlanta, GA 31131</b>	
7 List account number(s) here (optional)	
Requester's name and address (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
5	8	-	2	4	7	4	2	8 0

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here    Signature of U.S. person *Jake Mayfield*

Date *11-10-2023*

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Georgia

### CERTIFICATE OF NON-COLLUSION

By responding to this solicitation, the supplier understands and agrees to the following:

1. That the submitted response constitutes an offer, which when accepted in writing by the State Entity, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the State Entity; and
2. That the supplier has read the specifications and requirements shown or referenced in the solicitation and that the supplier's response is made in accordance with the provisions of such specifications and requirements except as expressly stated otherwise in the supplier's response; and
3. That the supplier guarantees and certifies that all items included in the supplier's response meet or exceed any and all such stated specifications and requirements of the solicitation except as expressly stated otherwise in the supplier's response; and
4. That, if awarded a contract, the supplier will deliver goods and/or services that meet or exceed the specifications and requirements of the solicitation except as expressly stated otherwise in the supplier's response; and
5. That the response submitted by the supplier shall be valid and held open for a period of **one hundred and twenty (120) days (or such other time period as identified in the solicitation)** from the final solicitation closing date and that the response may be held open for an additional period of time subject to the supplier's consent; and
6. That the supplier's response is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. The supplier understands and agrees that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards; and
7. That the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et seq. have not been violated and will not be violated in any respect.

DO NOT MODIFY THE BID/PROPOSAL CERTIFICATION TERMS IN ANY WAY. THIS FORM MUST BE COMPLETED, SIGNED AND SUBMITTED WITH YOUR RESPONSE.

<b>Contractor's Full Legal Name:</b> (PLEASE TYPE OR PRINT)	Worldscapes, LLC
<b>Authorized Signature:</b>	Patty A. Preston
<b>Printed Name and Title of Person Signing:</b>	Patty Preston General Manager
<b>Date:</b>	11-10-2025
<b>Company Address:</b>	P.O. Box 310714 Atlanta, GA 31131
<b>FAX Number:</b>	1-855-401-6311
<b>Phone:</b>	
<b>Email Address:</b>	worldscapes.bids@gmail.com

\*This table must be completed in its entirety by the supplier.

*Handwritten signature/initials*



Georgia

## TAX COMPLIANCE

### INSTRUCTIONS TO SUPPLIERS

Please complete the following information:

- Supplier's Name: **WorldScapes, LGP, LLC**
  - Physical Location Address: **PO Box 1164, Atlanta, GA 30301**
  - Federal Identification Number (FEI): **58-2474280**
  - Have you ever been registered in the State of Georgia? **Yes**
  - If so, please provide the following information, if applicable:
    - State Taxpayer Identification Number (STI): **3436711-JW**
    - Sales and Use Tax Number: **N/A**
    - Withholding Tax Number: **N/A**
  - What type of service will you perform? **Landscape Services**
  - Will you sell any tangible personal property or goods? **N/A**
  - Supplier's Affiliate's Name:
    - FEI: **N/A**
    - STI: **N/A**
    - Sales and Use Tax Number: **N/A**
    - Withholding Tax Number: **N/A**
- If there is more than one affiliate, please attach a separate sheet listing the information above.
- Person responsible for handling supplier's tax issues (such as the CFO, the company tax officer, etc.):
    - Name:
    - Telephone Number:
    - E-mail Address:

### NOTICE TO SUPPLIER:

In the event the supplier is considered for contract award, the information provided in the form will be submitted by the State Entity to the Georgia Department of Revenue ("DOR") for a determination as to whether the supplier is a "prohibited source" (as defined by O.C.G.A. §50-5-82) or whether there are any other outstanding tax issues. **MISSING, INCOMPLETE, OR ERRONEOUS DATA MAY DELAY OR PROHIBIT VERIFICATION OF YOUR ELIGIBILITY FOR CONTRACT AWARD. NO PROHIBITED SOURCE MAY RECEIVE CONTRACT AWARD; THEREFORE, YOU ARE STRONGLY ENCOURAGED TO CHECK YOUR TAX STATUS NOW AND RESOLVE ANY OUTSTANDING TAX LIABILITIES AND/OR MISSING TAX RETURNS.**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**  
Direct Application  
Berkshire Hathaway Direct Insurance Company  
PO Box 1688  
Wilkes-Barre PA 18703-1688

**CONTACT**

**NAME:**  
**PHONE**  
(A/C, No, Ext): (800) 507-4495

**FAX**  
(A/C, No):

**E-MAIL**  
**ADDRESS:** quotes@threeinsurance.com

**INSURER(S) AFFORDING COVERAGE**  
**INSURER A:** Berkshire Hathaway Direct Insurance Company

**NAIC #**  
10391

**INSURED**  
Worldscapes LLC  
PO Box 310714  
Atlanta, GA 31131

**INSURER B:**

**INSURER C:**

**INSURER D:**

**INSURER E:**

**INSURER F:**

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INFO	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	<input checked="" type="checkbox"/>		PGAKGKQK06	06/08/2025	06/08/2026	EACH OCCURRENCE \$2,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/>						DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000
							AED EXP (Any one person) \$5,000
							PERSONAL & ADV INJURY \$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$5,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMPOF AGG \$5,000,000
	OTHER						\$
	<b>AUTOMOBILE LIABILITY</b>	<input checked="" type="checkbox"/>		PGAKGKQK06	06/08/2025	06/08/2026	COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO						BODILY INJURY (Per person) \$
	OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							HIRED AND NON - OWNED \$2,000,000 / \$5,000,000
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE
	EXCESS LIAB						AGGREGATE \$
	DED RETENTION \$						\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>	Y/N <input checked="" type="checkbox"/> N	N/A	PGAKGKQK06	06/08/2025	06/08/2026	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTHER \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$2,000,000
							E.L. DISEASE - POLICY LIMIT \$5,000,000
A	<b>Errors &amp; Omissions</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PGAKGKQK06	06/08/2025	06/08/2026	PER OCCUR/AGGREGATE \$2,000,000 / \$5,000,000
	<b>CYBER</b>						PER OCCUR/AGGREGATE \$2,000,000 / \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
BIO # RFP-PW-2025-001 The certificate holder City of Jonesboro GA 1859 City Center Way, Jonesboro GA 30236 is named an additional insured.

**CERTIFICATE HOLDER**

City of Jonesboro GA  
1859 City Center Way  
Jonesboro, GA 30236

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# Jonesboro City Center & Lee Street Park

**PROPOSAL FOR  
LANDSCAPE MAINTENANCE SERVICES**





## PROVEN • PROACTIVE • PARTNER

We worry about the landscape, so you don't have to.

Scopes Landscape is a full-service landscape company that has been providing complete services to the greater metropolitan Atlanta area since 1994. Through our unique blend of landscape expertise, business management and crew experience, Scopes Landscape offers the highest quality of service and professionalism. Our clients include multi-family portfolios, commercial and institutional properties as well as Homeowner Associations. We are a consistent top 20 firm in the Atlanta Business Chronicle Book of Lists and have been recognized multiple times by Inc. Magazine as a top landscape firm.

Scopes Landscape's goal is to proactively make each property look its best without our clients having to be the landscape managers, too. In our experience, anticipating and understanding each client's unique needs - and effectively communicating with clients - make all the difference. To that end, we have built a team of managers and operators who are maniacally focused on customer service, and we have equipped them with the tools they need to execute.

We also recognize that there is no one-size-fits-all approach to landscapes for large, multi-faceted properties. Goals, requirements, schedules and budgets are unique to each. Scopes Landscape crafts a tailored service delivery model for each project or property, according to its needs.

Scopes Landscape aims to be the **best** landscape company around, not necessarily the biggest. We focus on cultivating and maintaining deep relationships with clients whose approach to service aligns with ours. Scopes is committed to being a long-term, valued business partner and we prefer to maintain a narrow and deep portfolio of clients with whom we work. In fact, in an industry known for churn, our average client relationship is over eight years.



## **Company Overview**

### **Service Offerings**

Scopes Landscape is able to work with its clients from start to finish of any landscaping project by offering the following services:

#### **Exceptional Maintenance**

Our experience reveals that the best way to achieve consistently high-quality landscape maintenance is to assign experienced, dedicated managers and crews who take ownership and pride in the property. Our Field Managers have more than 60 years combined landscape experience in the Atlanta area. Our on-site foreman is technically proficient, educated on the details and intricacies of your property, and has full accountability and ownership for the quality of service. Over time, our crew will get to know your property and will take ownership in their service relationship. We intelligently manage maintenance tasks completed on each visit to maximize impact and efficiency. We are fanatical about the details as these are the aspects that really showcase a property.

#### **Curb Appeal Improvements and Landscape Repairs**

Scopes Landscape strives to understand your specific goals and needs. Taking into consideration budgets, horticultural preferences and maintenance requirements, we develop a custom landscape design suitable and sustainable for each individual project. We are able to assist with modest improvements to correct problems or enhance high visibility areas to complete landscape renovations. Our team will also proactively canvas your property to identify functional problems such as drainage and erosion issues and provide suggested solutions.

#### **Seasonal Color Installation and Maintenance**

Scopes Landscape uses experienced and educated Seasonal Color designers to develop beautiful flower solutions that will showcase your property. Our designers take client preferences, sun exposure, irrigation capabilities and surrounding plantings into consideration to provide solutions that will make your property stand out year-round.

#### **Irrigation Installation, Start-up / Shutdown, Repairs and Maintenance**

Working only with exceptional suppliers, we install complete irrigation systems according to the latest local regulations while also providing a parts and service warranty. In addition to new installations, Scopes Landscape maintains existing irrigation systems, including start-up, winterization, preventive maintenance and repairs. Our Irrigation Technicians are fully trained and experienced in managing your system to maximize efficiency.



### **Transition Approach**

Scopes Landscape has learned from our extensive history of initiating landscape maintenance on new properties that a well-executed transition is critical to ensuring a successful relationship with the client. This also aids in establishing appropriate expectations and desired outcomes resulting from the landscape management plan. Multiple actions will comprise the transition plan and include the following:

#### **Expectations Meeting:**

An expectations meeting will be conducted to discuss and outline the following:

- Date and time for scheduled maintenance visits
- Tasks to be performed during each scheduled maintenance visit
- Scopes Landscape personnel assigned to the property
- Property Security procedures
- Suggested areas of opportunity for property
- Desired focus areas on the property, if any

#### **Property Walk-Through**

A detailed walk-through of the property will be conducted with the appropriate individuals to discuss the following:

- **Irrigation**
  - Number of controls and brand of control
  - Number of zones per control
  - Consistent problem areas and repetitive leaks
- **Turf**
  - Evident problem areas (bare spots, brown patch, excessive weeds)
  - Fertilization
  - Pre-emergent and Post-emergent weed control
- **Shrubs and Trees**
  - Evident insect or disease infestation
  - Proper pruning of ornamental shrubs and trees
  - Fertilization
- **Seasonal Color**
  - Client preferences
  - Maintenance responsibilities (if previously installed)
  - Fertilization
- **Mulch**
  - Application areas
  - Post-emergent weed control



### **Quality Assurance**

Our Operations Team reviews our properties each week of scheduled service and guides your crew to maintain intelligently rather than simply “mow, blow and go”. This ensures that the details are always properly handled as well as basic maintenance.

Your Relationship Manager is always on call to answer your questions and address any requests or concerns you might have. Scopes Landscape utilizes a work order system to ensure all requests are properly documented, handled promptly and to your satisfaction. Our team will meet with you to review the property and document Scopes Landscape's performance at your desired frequency.



## **Sample Customer References**

### ***Jonesboro City Center & Lee St Park***

Location: Jonesboro, Ga  
Scope: Landscape maintenance and enhancements for City Center & Park  
Contact(s): Marcus Heard, Public Works Director, [mheard@jonesboroga.gov](mailto:mheard@jonesboroga.gov)

### ***Medline McDonough***

Location: Medline Pl, McDonough, GA  
Scope: Landscape Maintenance and Enhancements for Distribution Center  
Contact(s): Carl Celestine, Director of Operations, [ccelestine@medline.com](mailto:ccelestine@medline.com)

### ***Cortland Partners – 30+ Apartment Communities***

Location: Atlanta, Nashville Area  
Scope: Landscape maintenance and enhancements for upscale apartment communities  
Contact(s): John Oubre, Regional Landscape Manager, [john.oubre@cortland.com](mailto:john.oubre@cortland.com)

### ***Top Golf Alpharetta, Top Golf Buford, Top Golf Midtown***

Location: Atlanta Area  
Scope: Landscape Installation and Maintenance  
Contact(s): Brad Orlosky, Facilities Manager, [brad.orlosky@topgolf.com](mailto:brad.orlosky@topgolf.com)

### ***Gwinnett 85 Logistics***

Location: Gravel Springs Rd, Buford, Ga  
Scope: Landscape Installation and Maintenance  
Contact(s): Carol Reed, Property Manager, [carol.reed@jll.com](mailto:carol.reed@jll.com)

### ***Clayton 75 Logistics***

Location: Mt. Zion Rd, Morrow, Ga  
Scope: Landscape Installation and Maintenance  
Contact(s): Chris Thomson Property Manager, [chris.thomson@colliers.com](mailto:chris.thomson@colliers.com)



2924 Gravel Springs Rd.  
Buford, GA 30519  
770-781-9041  
ScopesLandscape.com

## LANDSCAPE MAINTENANCE AGREEMENT

**PROPERTY:** Jonesboro City Center & Lee Street Park

**DATE:** January 1, 2026

**SCOPE:** Proposal is based on performing the Landscape Maintenance for the above listed property. The Landscape Maintenance will be performed as per Scopes Landscape Service Specifications on Page 9 of this document and Attachment A: Service Schedule.

### Service Proposal

Scopes Landscape's **Base Bid** for the services listed in this agreement shall be **\$48,000.00 annually** to be billed at the rate of **\$4,000.00 per month**. Bid includes all regular maintenance as outlined in the specifications as well as Turf Chemicals.

Scopes Landscape agrees to perform the below **Additional Services** at customer's request. These are exclusive of the Base Bid and are billable and payable upon completion of the services.

**Pine Straw Mulch:** **\$6.50 per bale;** Two applications recommended annually.

**Seasonal Color:** **\$6.50 per sqft;** Two installations recommended annually



**Agreement**

Contractor agrees to invoice Client monthly by the first day of each month that service begins. Client agrees to remit payment by the 20th day of the same month to: Scopes Landscape, 2924 Gravel Springs Rd., Buford, GA 30519. Any invoices not paid within 30 days shall be subject to a late charge of \$25.00 per month or 1.5% which ever is greater.

The Contractor shall be under no duty or obligation to perform any work, landscape or maintenance services under the term of this agreement unless and until all current landscape maintenance charges, together with all other late payment charges, if any, have been paid in full.

Agreement shall commence upon receipt of signed acceptance of this proposal.

---

*Authorized Signature*

*Date*

**Jonesboro City Center & Lee Street Park**

*January 1, 2026*

---

*Scopes Landscape*

*Date*

*By: Jeannie Martin – Executive Vice President*



### **Scopes Landscape Service Specifications**

1. Mow all lawn areas every week or as needed during the active growing season and as needed during the rest of the year, weather permitting.
2. Power Edging of all applicable hard surfaces such as sidewalks, curbs, driveways, etc. will be performed as needed to maintain a neat appearance.
3. Power Edging of all applicable soft surfaces such as shrub beds and tree wells will be performed as needed to maintain a neat appearance.
4. String trimming in areas inaccessible to mowers will be performed on each mowing visit at mowing height.
5. Shrub Pruning will be performed as needed to maintain the natural form of the plant. All shrub pruning will be performed with power and hand pruning equipment.
6. Ornamental Tree Pruning (No Native Trees) will be performed during the active growing season to elevate tree canopies to make clearance for pedestrian and vehicular traffic and to avoid contact with buildings and other structures. Pruning above 10' in height may require additional billing and/or use of a tree service.
7. Dormant Tree and Shrub Pruning will be performed once during the dormant season if necessary. Removal of dead material from perennials and ornamental grasses as well as thinning of trees and shrubs to promote new growth.
8. Weed Control scouting and control will be performed each mowing visit in shrub beds, side walks, and curbs, parking areas, etc...weeds will be removed by chemical, manual, or mechanical means.
9. Clean Up of all Contractor caused debris will be performed on each service visit as required from side walks, curbs, roads, parking areas, turf areas and shrub beds. All areas to be cleaned with a power blower.
10. Police all grounds on each regularly scheduled visit to remove all litter and debris.
11. Leaf Clean Up shall be performed each regularly scheduled visit in October thru December with power blowers.
12. Irrigation Monitoring shall be performed throughout the year. Irrigation repair will be completed as requested and will be billed at the rate of \$75 for the first hour then \$65 per man hour thereafter.
13. Turf chemical program consists of 5 to 6 applications per year. This is a fertility and weed control program for manicured turf grasses detailed on Attachment C. The program consists of applying the proper fertilizer for your specific turf grass at specific times of the year at the recommended rates. It also includes weed control strategies including applying pre-emergent herbicides and broad leaf post-emergent weed control at specific times of the year and recommended rates. Any insecticide or fungicide applications applied to turf will be an additional charge.



### **Terms & Conditions**

Terms and conditions of this agreement shall be for a period of 12 months; unless otherwise stated. This is an annual service and has been priced accordingly. However, the contractor agrees to let the client make equal monthly payments. This agreement shall automatically renew unless client notifies contractor in writing 30 days prior to end of the agreement term. Contractor will provide client at least 60 days written notice of any potential increase

Either party may cancel this contract for any reason upon making a thirty (30) day written notice sent via Certified Mail.

Contract values are highly dependent on petroleum pricing and are predicated upon the global fuel market at the time proposal is signed. Should fuel prices vary by more than 10% from market pricing at the time of this agreement, fuel surcharges may be applied to the monthly billings. Customers shall receive a minimum of 30 days advance notice prior to the imposition of any such surcharges.

Contractor is not responsible for additional services required as a result of acts of nature such as storms, freezes, hurricanes, tornadoes, etc...Required services as a result of the above may be billable and is at the sole discretion of the contractor.

All the above listed services shall be performed, weather and conditions permitting.

This agreement shall be governed by the laws of the State of Georgia.

Customer must pay all invoices in full by the due date to avoid any interruption in services. If the customer is not current with all payments and services are interrupted, this contract will remain in place and once payments are current, services will resume as normal. The annual contract amount will remain as signed.

In the event of customer's default hereunder, Customer shall pay costs of collection, including court costs, collection cost and reasonable attorneys fees in the event amounts hereunder are collected by or through an attorney at law.

The Contractor shall indemnify and hold harmless the owners and/or Board of Directors from any and all injuries, damages, causes of action or claims that are related to or arises from any acts, omissions, or negligence on the part of the contractor, its agents, subcontractors, employees, or others acting on the behalf of the contractor, in the performance of its obligations under this agreement. Notwithstanding the above, the Contractor shall not be liable for any damage done to underground lines or utilities, if prior to digging on the property, Contractor gives the owner seven days written notice of said digging and the owner does not have the area in question marked with flags indicating the location of said lines or utilities.

Contractor agrees to maintain all applicable licenses and insurance coverage for the duration of this agreement and to hold Client harmless from any and all liability.

There are no other agreements oral or written.

## Attachment A: Full Service Schedule



2924 Gravel Springs Rd.  
 Buford, GA 30519  
 770-781-9041  
 ScopesLandscape.com

### MAINTENANCE SERVICES SCHEDULE

SERVICE	J	F	M	A	M	J	J	A	S	O	N	D	ANNUAL
BASE MAINTENANCE													
Mowing	2	2	2	4	4	5	4	4	5	3	2	2	39
Edging	2	2	2	4	4	5	4	4	5	3	2	2	39
Blowing	4	4	5	4	4	5	4	4	5	4	5	3	51
Debris Removal	4	4	5	4	4	5	4	4	5	4	5	3	51
Scouting/Monitoring of Property	4	4	5	4	4	5	4	4	5	4	5	3	51
SEASONAL SERVICES													
Scalp Warm Season Turf	-	1	2	-	-	-	-	-	-	-	-	-	3
Leaf Collection & Removal	1	1	1	-	-	-	-	-	1	4	5	3	18
Hedge Trimming	-	-	-	1	-	1	-	1	-	-	-	-	3
Hedge Deep Pruning	1	1	-	-	-	-	-	-	1	-	1	-	4
Tree Pruning / Limb-up	1	-	-	-	-	-	-	-	-	-	-	-	1
IRRIGATION													
Monitoring	-	-	1	1	1	1	1	1	1	1	1	-	9
Start-Up / Shut-Down	-	-	1	-	-	-	-	-	-	-	1	-	2
CHEMICAL TREATMENTS*													
Fertilization - Turf (Warm Season)	-	1	-	1	-	1	-	-	1	-	-	-	4
Fertilization - Turf (Cool Season)	1	-	1	-	-	-	-	-	1	-	1	-	4
Fertilization - Shrubs/Hedges	-	-	-	1	-	-	-	-	-	-	-	-	1
Fertilization - Trees	-	-	1	-	-	-	-	-	-	-	-	-	1
Pre-Emergent - Turf (Warm Season)	-	1	-	1	-	-	-	-	1	-	-	1	4
Pre-Emergent - Turf (Cool Season)	1	-	-	-	-	-	-	-	-	-	-	1	2
Post-Emergent - Turf	As Needed												
Post-Emergent - Beds	As Needed												
ADDITIONAL SERVICES*													
Seasonal Color/Annuals	-	-	-	1	-	-	-	-	-	1	-	-	2
Mulch Application	-	-	-	-	1	-	-	-	-	-	1	-	2
Aerate/Overseed Cool Season Turf	-	-	-	-	-	-	-	-	1	-	-	-	1
Aerate/Top-Dress Warm Season Turf	-	-	-	1	-	-	-	-	-	-	-	-	1
Disease and/or Pest Control	As Needed												
QUALITY ASSURANCE													
Crew Checklist	4	4	5	4	4	5	4	4	5	4	5	3	51
Account Mgr. / GM Review with Crew	1	1	1	1	1	1	1	1	1	1	1	1	12

\* Additional Services incur additional charges above and beyond the base maintenance agreement.

Jonesboro City Center & Lee Street Park  
 Landscape Maintenance Proposal



2924 Gravel Springs Road  
Buford, GA. 30519  
ScopesLandscape.com  
770-781-8041



### Bermuda and Zoysia Turf Care Program

I	Late Winter	Pre- and post-emergent herbicides applied to control annual grasses and broadleaf weeds.
II	Early Spring	Fertilization including controlled-release products; pre- and post-emergent weed controls.
III	Late Spring	Controlled-release fertilization to maintain Summer color. Also includes broadleaf weed control.
IV	Summer	Controlled-release fertilization to maintain Summer color. Also includes broadleaf weed control.
V	Early Fall	Pre- and post-emergent herbicides applied to prevent and control annual grasses and broadleaf weeds.
VI	Early Winter	Pre- and post-emergent weed control in combination with high potassium fertilizer to boost root development.



### Fescue Turf Care Program

I	Late Winter	Fertilization to provide early Spring green-up. Pre- and post-emergent herbicides are applied to prevent future weed problems.
II	Early Spring	Pre- and post-emergent weed controls. Fertilization including controlled-release products.
III	Early Summer	Application of post-emergent in combination with iron to promote rich, green color.
IV	Seeding Application	Controlled-release fertilization with high choline, phosphorus and potassium levels. Applied in conjunction with seedbed and seeding.
V	Fall	Heavy fertilization to establish turf and new seeding growth as well as leavewhite, rich color.
VI	Early Winter	Application of high nitrogen fertilizer in combination with iron to enhance color prior to Winter dormancy.

Our management team is passionate about exceeding customer expectations and we instill this passion in our employees. Our experienced and professional staff are very familiar with turf types, conditions and challenges typical of the regions we service. As your landscaping expert, we provide services to commercial properties with an emphasis on high end, full service projects where quality is a must. Scopes Landscape focuses on relationships, not transactions.

Scopes Landscape offers Tree and Shrub programs, Core Aeration, Disease Treatment and Preventative programs as well as Fescue seeding in the Fall. We are able to provide a full range of services from design to installation to complete landscape maintenance services. Please feel free to reach out for additional information.

At Scopes Landscape, what matters is simple: results and service. Let us enhance and maintain the quality of your property and lifestyle through simple, reliable service that delivers a result that exceeds your expectations.

**Attachment C : Pesticide Application License**



**Georgia Department of Agriculture**

**Tyler Harper, Commissioner**

19 Martin Luther King Jr. Drive, SW • Atlanta, Georgia 30334-4201

Agricultural Inputs • Pesticide Section • Phone: (404)656-4958 • Fax: (404) 657-8378

Davis Landscape Group of Georgia  
2924 Gravel Springs Road  
Buford, GA 30519

The enclosed Georgia Contractors License is valid through 12/31/2026.

We have updated our website. Visit [www.kellysolutions.com/GA/Contractors](http://www.kellysolutions.com/GA/Contractors) to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your user information online. You can renew your license by making a secure payment by credit card, and you can find applicator recertification courses. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features.

If you have questions or concerns regarding your Contractor License, please contact: Georgia Department of Agriculture - Pesticide Section, (404) 656-4958.

(Fold or cut on line to display)

Georgia Department of Agriculture  
Tyler Harper, Commissioner  
Pesticide Division  
19 M.L.K. Jr. Drive, SW, Room 410  
Atlanta, GA 30334  
Tele: (404) 656-4958 Fax: (404) 657-8378  
[agr.georgia.gov/pesticides.aspx](http://agr.georgia.gov/pesticides.aspx)

**PESTICIDE CONTRACTOR LICENSE**

Expiration Date:

12/31/2026

License Number:

15518

Davis Landscape Group of Georgia  
2924 Gravel Springs Road  
Buford GA 30519

Categories:  
24;

This License Must Be Posted At All Times In A Prominent Location.

**Jonesboro City Center & Lee Street Park**  
Landscape Maintenance Proposal

## Attachment D : Certificate of Insurance

Client#: 2030624		SCOPEFAC																																															
<b>ACORD™</b>		<b>CERTIFICATE OF LIABILITY INSURANCE</b>																																															
		DATE (MM/DD/YYYY) 11/18/2025																																															
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).</p>																																																	
<b>PRODUCER</b> USI Insurance Services, LLC CL 1 Concourse Pkwy NE Suite 700 Atlanta, GA 30328		<b>CONTACT NAME:</b> Megan Owenby <b>PHONE (A.C. No. Exp.):</b> 800 849-0642 <b>FAX (A.C. No.):</b> <b>E-MAIL:</b> megan.owenby@usi.com <b>ADDRESS:</b>																																															
<b>INSURED</b> Davis Landscape Group of GA, LLC dba Davis Landscape PO Box 672468 Marietta, GA 30067		<b>INSURER(S) AFFORDING COVERAGE</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td><b>INSURER A:</b> Acadia Insurance Company</td> <td><b>NAIC #</b></td> </tr> <tr> <td><b>INSURER B:</b> Practorian Insurance Company</td> <td><b>31325</b></td> </tr> <tr> <td><b>INSURER C:</b> Accelerant Specialty Insurance Company</td> <td><b>37257</b></td> </tr> <tr> <td><b>INSURER D:</b></td> <td><b>16890P</b></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> </tr> </table>		<b>INSURER A:</b> Acadia Insurance Company	<b>NAIC #</b>	<b>INSURER B:</b> Practorian Insurance Company	<b>31325</b>	<b>INSURER C:</b> Accelerant Specialty Insurance Company	<b>37257</b>	<b>INSURER D:</b>	<b>16890P</b>	<b>INSURER E:</b>		<b>INSURER F:</b>																																			
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<b>COVERAGES</b> <b>CERTIFICATE NUMBER:</b> <b>REVISION NUMBER:</b>																																																	
<p>THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>																																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>COVR</th> <th>TYPE OF INSURANCE</th> <th>ADDITIONAL INSURED</th> <th>POLICY NUMBER</th> <th>POLICY EFF. DATE (MM/DD/YYYY)</th> <th>POLICY EXP. DATE (MM/DD/YYYY)</th> <th>LIMITS</th> </tr> </table>	COVR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">A</td> <td style="width: 40%;"> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY  <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  <input checked="" type="checkbox"/> B/MPD Ded:1,000              GEN'L AGGREGATE LIMIT APPLIES PER:  <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC            OTHER:         </td> <td style="width: 5%;">X</td> <td style="width: 5%;">X</td> <td style="width: 20%;">CPA452120443</td> <td style="width: 10%;">03/31/2025</td> <td style="width: 10%;">03/31/2026</td> <td style="width: 35%;">           EACH OCCURRENCE \$1,000,000            DAMAGE TO RENTED PREMISES (PER OCCURRENCE) \$500,000            MED EXP (Any one person) \$10,000            PERSONAL &amp; ADJ INJURY \$1,000,000            GENERAL AGGREGATE \$2,000,000            PRODUCTS - COMP/OP AGG \$2,000,000         </td> </tr> <tr> <td>A</td> <td>           AUTOMOBILE LIABILITY  <input checked="" type="checkbox"/> ANY AUTO  <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS  <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY         </td> <td>X</td> <td>X</td> <td>CPA452120443</td> <td>03/31/2025</td> <td>03/31/2026</td> <td>           COMBINED SINGLE LIMIT (EA ACCIDENT) \$1,000,000            BODILY INJURY (PER PERSON) \$            BODILY INJURY (PER ACCIDENT) \$            PROPERTY DAMAGE (PER ACCIDENT) \$         </td> </tr> <tr> <td>A</td> <td> <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB  <input type="checkbox"/> RETENTION \$         </td> <td>X</td> <td>X</td> <td>CPA452120443</td> <td>03/31/2025</td> <td>03/31/2026</td> <td>           EACH OCCURRENCE \$5,000,000            AGGREGATE \$5,000,000         </td> </tr> <tr> <td>B</td> <td>           WORKERS COMPENSATION AND EMPLOYERS' LIABILITY            ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/OWNER EXCLUDED?            (mandatory in MD)            If yes, describe below:         </td> <td></td> <td></td> <td>204000302</td> <td>03/31/2025</td> <td>03/31/2026</td> <td> <input checked="" type="checkbox"/> PER <input type="checkbox"/> STATUTE <input type="checkbox"/> OTHER            E.L. EACH ACCIDENT \$1,000,000            E.L. DISEASE - EA EMPLOYEE \$1,000,000            E.L. DISEASE - POLICY LIMIT \$1,000,000         </td> </tr> <tr> <td>C</td> <td>Pollution-Co</td> <td>X</td> <td>X</td> <td>S0073GL00229100</td> <td>08/01/2024</td> <td>03/31/2026</td> <td>           \$1,000,000/occurrence            \$2,000,000/aggregate         </td> </tr> </table>	A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> B/MPD Ded:1,000  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	X	CPA452120443	03/31/2025	03/31/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (PER OCCURRENCE) \$500,000 MED EXP (Any one person) \$10,000 PERSONAL & ADJ INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000	A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	CPA452120443	03/31/2025	03/31/2026	COMBINED SINGLE LIMIT (EA ACCIDENT) \$1,000,000 BODILY INJURY (PER PERSON) \$ BODILY INJURY (PER ACCIDENT) \$ PROPERTY DAMAGE (PER ACCIDENT) \$	A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> RETENTION \$	X	X	CPA452120443	03/31/2025	03/31/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000	B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/OWNER EXCLUDED? (mandatory in MD) If yes, describe below:			204000302	03/31/2025	03/31/2026	<input checked="" type="checkbox"/> PER <input type="checkbox"/> STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000	C	Pollution-Co	X	X	S0073GL00229100	08/01/2024	03/31/2026	\$1,000,000/occurrence \$2,000,000/aggregate	
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<p>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)          Named Insured: Davis Landscape Group of GA, LLC dba Davis Landscape and Scopes Facility Services Inc., dba          Scopes Landscape          Where required by written contract and per the forms, the following coverages apply:          General Liability          CL CG 01 14 09-2016 Primary and Noncontributory - Other Insurance Condition (Additional Insured) When          (See Attached Descriptions)</p>																																																	
<b>CERTIFICATE HOLDER</b> Jonesboro City Center 1850 City Center Way Jonesboro, GA 30236		<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE Paula B. Bulmer																																															
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Landscape Maintenance Proposal