

## ATTACHMENT 2

### IMPROVEMENT WORK: NATURAL TURF REPLACEMENT

Replacement Fields shall be replaced and maintained as follows:

- I. With respect to replacing the Replacement Fields, Licensee shall cause its vendor to:
  - (a) New natural turf shall be procured and installed per Section 3.2, "Natural Soccer Fields", of the City of Santa Clara Parks and Recreation Department – Park Amenities & Design Standards, except for turf material as mentioned below to be Tahoma 31 and other special requirements, as delineated in this Exhibit B.
  - (b) Replace 15 existing dugouts with new per the attached quote from Soccer Innovations.
  - (c) Conduct a pressure test and general audit of irrigation system prior to NFL moving into site to ensure that there are no pre-existing leaks or issues. Pressure test and audit dates to be mutually upon between NFL, vendor and Licensee.
  - (d) Optional item considered the City's responsibility and expense: Perform thatching removal. Remove all existing grass and organic matter above the current sand base, and resodding with new grass.
  - (e) Install turf type: T31-BRI: 1/2" THICK TAHOMA 31
  - (f) Mobilize equipment/project management
  - (g) Demolish and off haul existing sod/rootzone (up to 1.5" Depth of Cut (1 Pass)
  - (h) Blend and laser grade existing site organic matter/soils
  - (i) Roll and top dress with 1/4" sand
  - (j) Install and adjust new irrigation heads to grade
  - (k) Provide detail specification of installed material to the City after completion.
  - (l) Laying Sod
    - i. Moisten prepared surface immediately prior to laying sod.
    - ii. Lay sod immediately after delivery to site to prevent deterioration.
    - iii. Lay sod smooth and tight with no open joints visible, and no overlapping; stagger end joints 12 inches minimum. Do not stretch or overlap sod pieces.
    - iv. Where new sod adjoins existing grass areas, align top surfaces.
    - v. Where sod is placed adjacent to hard surfaces, such as curbs, pavements, etc., place top elevation of sod 1/4" inch below top of hard surface.
    - vi. Water sodded areas immediately after installation. Saturate sod to 4 inches of soil.
    - vii. After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities. Roll sodded areas with roller not exceeding

## II. Maintenance Period (General):

- (a) Furnish all labor, material, equipment and services required to maintain landscape in a healthy growing condition and in a neat and attractive appearance throughout the maintenance period.
  - (b) The Maintenance Contractor shall be experienced in horticulture and landscape maintenance, practices and techniques, and shall provide sufficient number of workers with adequate equipment to perform the work during the maintenance period.
  - (c) Maintenance Period begins after all punch list or corrective items have been accepted by the City.
  - (d) Any day of improper maintenance, as determined by the City, shall not be credited as an acceptable maintenance period day. The maintenance period shall be extended on a daily basis if the work is not in accordance with this document.
  - (e) Maintenance shall continue beyond the ninety (90) day maintenance period, as required, until final acceptance is given by the City
  - (f) A phased maintenance period will not be accepted.
  - (g) All plant material and other materials installed under the Contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship or improper maintenance, as determined by City, and shall be replaced by the Contractor at his expense. Warranty periods are as follows:
    - 1. Groundcover and Turf: One year.
    - 2. Replacement: Any materials found to be dead, missing, declining or not in a satisfactory or healthy condition during the maintenance period shall be replaced immediately. City shall be sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the Contractor within five (5) days of written notification by the City. All replacement materials and installations shall comply with this document.
  - (h) Proper maintenance, including watering, weeding, mowing, edging, fertilization, rolling of turf, replacement and infill of mulch, replacement of jute mesh, infill of settled areas, repairing and protection shall be required until entire project is finally accepted.
  - (i) Watering: Thoroughly water to insure vigorous and healthy growth until work is accepted. Water in a manner to prevent erosion due to application of excessive quantities of water. When hand watering use a water wand to break the water force.
  - (j) Weeding: Keep turf areas and areas between plants free of weeds. Control weeds with pre-emergent herbicides. If weeds develop, use legally approved herbicides and hand remove. Avoid frequent soil cultivation that destroys
-

shallow roots. Weeding also shall be included in all paved areas including public or private sidewalks.

### III. Maintaining the Replacement Fields:

- (a) Reel mowing of each of the Replacement Fields two times per week, string trimming/edging as needed
  - (b) Pro Core 648 Aeration on each of the Replacement Fields one time during the Replacement and Maintenance Period
  - (c) One Fertilizer Application on each Replacement Fields during the Replacement and Maintenance Period Materials Included)
  - (d) Two Spray applications on Replacement Fields as needed to prevent limit weeds and or disease (Materials Included)
  - (e) No sports line painting included, as fields must be closed during the grow in period.
  - (f) Rolling of Replacement Fields as needed
  - (g) Initial mowing of turf will commence when the grass has reached a height of two and one-half (2-1/2) inches. The height of cut will be two (2) inches. After initial establishment maintain Bermuda and creeping grasses at 1½" and fescues or rye grass at 2". Mowing will be at least every 4-6 days for the second through fifth cuttings, and at least once per week after that for fescue. Bermuda grass is to be mowed minimum twice a week.
  - (h) Bent grass is to be mowed daily. Turf must be well established and free of bare spots and weeds to the satisfaction of the City prior to final acceptance.
  - (i) Excess grass clippings shall be picked up and removed from the site and premises. Let turf areas dry out enough so that mower wheels do not skid, tear or mark the lawn. Edges shall be trimmed at 90 degrees to pavement, at least weekly or as needed for neat appearance. Clippings shall be removed from paved and planting areas, etc. and disposed of from the site.
  - (j) Watering: Lawns shall be watered at such frequency as weather conditions require to replenish soil moisture below root zone and to establish healthy strands of grass.
  - (k) Contractor is responsible for water audits and payment of any local penalties by local water districts at no additional cost to the Owner.
  - (l) Disease control: Control turf diseases throughout the maintenance period with legally approved fungicides and herbicides. Replace any damaged or infected grass.
  - (m) Control broad leaf weeds with selective, legally approved herbicides throughout maintenance period.
  - (n) A final application of selective herbicide shall be applied at the end of the landscape maintenance period, acceptance, just prior to final acceptance.
  - (o) Hand weed as required in addition to the application of weed control herbicides and pre-emergent to maintain all areas free of weeds including turf species other than the specified species. Periodic or predetermined weeding schedules may not be adequate and should be supplemented.
-

- (p) During maintenance period an application of turf maintenance fertilizer, as specified, shall be made at thirty (30) day intervals from the date of maintenance period start at a rate of five (5) pounds per 1,000 square feet, and as required by the agronomic soils report.
  - (q) Final application (just prior to final acceptance) shall be made with the slow-release maintenance fertilizer as required by the agronomic soils report.
  - (r) Replacement: At conclusion of maintenance period a final observation of lawn and turf areas shall be made. Remove diseased areas and unhealthy strands of grass from the site; do not bury into the soil. Replant areas with material and in a manner as specified on the Plans and Specifications at no additional cost to the Owner. All grass is to be fully grown with 100% coverage with a suitable thatch layer prior to turnover and final acceptance.
  - (s) Irrigation System Observation: The Contractor shall check all systems for proper operation. Lateral lines shall be flushed out after removing the last sprinkler head or two at each end of the lateral. All heads are to be adjusted as necessary for unimpeded head to head coverage.
  - (t) Irrigation Valves: Contractor shall set, and verify that all pressure regulating valves to the operating pressure specified by the manufacturer
  - (u) Controllers: Set and program automatic controllers for seasonal water requirements. Give the Owner's Representative instructions on how to turn off system in case of emergency.
  - (v) If the irrigation system is designed and specified to be operable from a central irrigation computer controller located off site, or a standard controller on site, the contractor shall demonstrate to the City and future maintenance contractor that the central irrigation system is fully installed and operational from this off site control system as described and specified. Contractor shall make all adjustments as necessary to insure this operation prior to final acceptance.
  - (w) Repairs: Repair all damages to irrigation system at the Contractor's expense. Repairs shall be made within twenty-four (24) hours or sooner to prevent damage to site improvements.
  - (x) During maintenance work, keep pavements clean and work area in an orderly condition. Haul away and remove all debris from landscape areas, and do not leave any clippings, fertilizer, amendments and/ or other material from landscape planting and/or maintenance period.
  - (y) Power wash all pavement and flatwork as necessary to remove all staining and tire marks on surfaces caused by maintenance or construction vehicles, prior to final acceptance.
-



3322 Garden Brook Drive  
Dallas, TX, 75234  
Phone: 9723530180  
Web: soccerinnovations.com

## Quote

Order Nbr.: 00055365  
Order Date: 11/26/2025  
Delivery Date: 12/26/2025  
Expiration Date: 12/26/2025  
Customer ID: C0004694  
Currency: USD

### BILL TO:

City of Santa Clara  
1500 Warburton Ave  
Santa Clara CA 95050-3796  
United States of America  
Attn: Finance - Account Payable

### SHIP TO:

City of Santa Clara  
5020 Stars and Stripes  
Santa Clara CA 95054  
United States of America  
Attn: Parks & Recreation - CRC

### CUSTOMER P.O. NO.

MVP & Ref shelters

### TERMS

Net 30

### CONTACT

### FOB POINT

### SHIPPING TERMS

### SHIP VIA

NO.	ITEM	QTY.	UOM	PRICE	EXTENDED PRICE	DISC.	AMOUNT
1	1000-MVP IV HUNTER GREEN: MVP IV Team Shelter 17'x5'x4'.8" Metal Frame with 600D Hunter Green Polyester Cover w/wheel kit and Anchor Kit.	12	EACH	4,619.0000	55,428.00	5%	52,656.60
2	1000-P REF HUNTER: Ref Team Shelter with Wheel and Anchor Kit - Hunter	3	EACH	2,888.0000	8,664.00		8,664.00
3	SHIPPING: Customer ship cost	1	EACH	2,500.0000	2,500.00		2,500.00

Please contact us to finalize.

Total: 61,320.60  
+Shipping: 2,500.00  
+Tax: 0.00  
Grand Total: 63,820.60

### 3.2 Natural Soccer Fields

#### 1. NATURAL TURF SURFACE

Nursery-grown sod shall have the following characteristics:

- A. Sod for planting areas shall be dense, healthy, field-grown on sandy soil with grass having been mowed at 1-inch height before lifting from field.
- B. Sod shall be dark green in color, relatively free of thatch, free from disease, weeds, and harmful insects.
- C. Sod shall be reasonably free of objectionable grassy and broadleaf weeds. Sod shall be considered weed free if no more than 2 such weeds are found per 100 sq feet of sod.
- D. Sod shall be rejected if found to contain the following weeds: common bermudagrass, quack grass, Johnson grass, nimble weed, thistle, bindweed, bent grass, perennial sorrel, and brome grass.
- E. Sod variety shall be: Primary choice shall be Latitude 36, a with the secondary choice being Sports Turf Grass – Bandera. The sod shall be pre-ordered and grown atop the native sand base.

#### 2. NATURAL TURF SOIL

- A. TOPSOIL: Site to be rough graded to elevations shown on Civil Drawings.
- B. All topsoil to be used for planting, shall have a complete soil analysis performed in a report from a reputable soil testing laboratory.
- C. Root zone for sand-based turf and materials (USGA Root Zone Mix)
  - Refer to planting details for depth.
  - Recommendations for nutrients must be submitted to the landscape architect for review.

- USGA Amended Rootzone Mix shall be the following:

- a. 70% USGA Sand
- b. 20% Peat Moss / Canadian Sphagnum
- c. 10% Organic Greenwaste Compost
- d. Mycorrhiza per manufacturer

### 3. NATURAL TURF BASE PREPARATION

- A. Gravel base shall be placed above the prepared subgrade and below USGA Rootzone mix. See planting details for required depth
- B. ASTM C-136 Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates shall be performed prior to delivery to the site.
- C. Compact per Geotechnical Engineer's recommendations.