



Sky Garden Ltd, Unit 4 Beta, Orchard Industrial Estate, Toddington, Glos, GL54 5EB
T: 01242 620905 F: 01242 620739
www.sky-garden.co.uk

Maintenance Quotation: West Cottages

To: Michael Beyer
Project Name: West Cottages
Address: London

Company: Owlsworth Roofing
Date: 18th October 2013
Estimate Code: MNSG20846

Dear Michael

This quote has been designed to give a detailed overview of our maintenance package(s) and prices. If you have any queries please do not hesitate to contact Sky Garden directly at the above address.

The implementation of a comprehensive maintenance schedule will increase the biodiversity and aesthetic performance of your living roof system. Our packages can be tailor made to increase the longevity of the roof system and promote healthy plant growth. It also acts as a preventative measure implementing a maintenance schedule to uphold the diversity and aesthetic performance of your living roof is something Sky-garden highly recommends. Our packages can be tailor made to increase the longevity of your roof and promote healthy, vigorous growth. This is also a preventative measure against any potential problems your roof may face, such as drainage issues, leaf build up or weed infestation.

Our package normally involves bi-annual visits, one in the spring or early summer and another in the autumn. All visits are carried out by our own registered living roof maintenance teams, who are experienced in carrying out the routine maintenance of our living roof systems and ensuring they remain attractive.

Maintenance packages

The standard maintenance package runs over a 12 month period, from the date of contract appointment and includes at least two remedial visits to inspect and carry out the required works detailed below. Maintenance costs are based on a maintenance team day rate, number of visits per year, location, accessibility of the roof area and the provisions of man safe systems. Please note, provisions for man safe systems do not form part of the maintenance quotation.

Before a visit takes place the Maintenance Manager will discuss any specific issues or requirements with the green roof. Our policy is generally to allow a green roof to evolve as naturally as possible, allowing for the correct range of species to colonize the roof. Sky Garden will only remove invasive weeds, tree saplings, woody shrub seedlings and more competitive perennial grasses which can affect plant densities and in extreme cases the integrity of the waterproof membrane.



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Maintenance Packages can also be tailored to include:

- Localized spot weeding of invasive weeds
- Re-seeding and remedial patching of roof areas due to poor establishment. *(This does not include areas where it is deemed the system has been neglected or damaged by adverse weather effects or insufficient irrigation).*
- Assessment of irrigation systems (if present and installed by Sky Garden)
- Inspection of drainage channels and clearance of exposed outlets
- Full report - outlining further action or additional remedial visits outside of the standard maintenance contract.
- The application of slow release organic fertilizer (autumn ONLY)

The cost the Sky Garden standard maintenance package is as follows:

Project name	West Cottages
Roof Area	50 m ²
Notes	Standard Sedum Blanket
Price	£500 two annual visits exclusive of 20% VAT

Sky Garden will require upfront payment of the first maintenance installment, within 7 working days of the receipt of this invoice. Payments are usually made twice annually and will be invoiced separately for exactly half of the quoted price. Failure to comply; may result in Sky Garden's withdrawal from its contractual obligations in respect of the above named location.



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Points of Note

Following the installation of your Sky Garden green roof, a maintenance schedule should be arranged, to ensure you are getting the best from your roof. It is important to recognize that while our systems are generally low maintenance, they are not completely maintenance free. Sky Garden recommend some basic care and attention is paid to your roof, once or twice a year and in particular in the first few months after installation.

1. The Sedum

Please note that the sedum plants will not be 'green' all year around. It is quite common for the plants to change colour at different times of the year, particularly when under stress from lack of water or in frosty conditions. In the spring and summer the plants will flower and it is quite common for some of the varieties of plant in the blanket to die back in the winter. Maintenance of the sedum should concentrate on the removal of weeds and to insure healthy growth, in the unlikely event the sedum appears to be of low coverage or struggling then fertiliser should be applied to aid long-term growth.

2. Irrigation

During the first two months after installation the sedum blanket recovers from being moved and agitated during the transportation and installation. Should the weather be particularly dry during this period then watering is essential to ensure the green roof establishes itself as quickly as possible. This should be administered once every two to three days via hose or sprinkler system until system is at full saturation. If you want it to remain 'green and luscious' in dry conditions, you should consider the installation of an irrigation system.

3. Weather

Regular checks should be undertaken to ensure that high winds or heavy rainfall has not moved or dislodged any of the materials. This is essential during the first few months as the sedum plants will not have fully rooted into the underlying layers and will be more vulnerable. The movement of products is unlikely but possible in extremes of weather. Should it move, providing it has not been damaged, simply move it back and water in well.

4. Drainage

Open drains should be checked for buildup of dead vegetative material and cleaned as appropriate at each 6 month/annual inspection. This also applies to covered drainage outlets.

5. Fertilizer

Sky Garden recommend sedum fertilizer is applied twice annually for sustained long-term healthy plant growth.

Due care and attention should be taken to ensure Health & Safety guidelines are adhered to when tending to green roof systems. Some materials can be slippery when wet and edge protection/harnesses should be worn at all times where possible. Please check HSE guidelines for working at heights for further information.



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Terms and Conditions

ALL QUOTATIONS ARE SUBJECT TO THE FOLLOWING TERMS & CONDITIONS FOR THE SUPPLY OR INSTALLATION OF GREEN ROOF AND OTHER LIVE PRODUCTS

Our acceptance of your order in response to our quotation will be made subject to our standard terms and conditions a copy of which can be found on our website (www.sky-garden.co.uk), or obtained on request Sky Garden at the above address. Sky Garden would politely draw your attention to the following clauses with reference to your order.

1) Prices

- a) Do not include VAT.
- b) **Do not include craneage, hoisting, lifting equipment or site protection. If this is a requirement, please make the necessary allowances for this in when budgeting.**
- c) Do not allow for Main Contractor discounts unless shown.
- d) Are subject to a site visit to check conditions, sizes, access and all related issues.
- e) Are subject to us:
 - i) Being given clear, free and unimpeded access for the duration of the contract.
 - ii) attending site during one period only
 - iii) Extra time on site being charged out at Sky Garden day rates listed below.
 - iv) Having an 110v electric supply at roof level.
 - v) Having a 1" water main supply capable of delivering 58 L per minute.
 - vi) Being able to safely and easily dispose of waste materials.
- f) All quotations are valid for 3 months from the date of issue unless expressly agreed otherwise in writing.
- g) Sky Garden reserve the right to review agreed prices after 3 months of signing this contract unless work has commenced /or it has been agreed otherwise in writing.
- h) Sky Garden require a minimum 3 weeks project lead in time,
- i) Payment will be required with the order unless you are an existing account holder
- j) No variation or additional work will be undertaken unless a quotation is agreed and written confirmation is received
- k) Maintenance/Care schedules should be carefully read and adhered to

Exclusions

- l) Replacement of vegetation or materials damaged by external factors including; other trades working on site, failure to maintain, vandalism, weather and climate damage, pedestrian or vehicular trafficking, contaminates, failure to maintain and failure to irrigate or otherwise adequately protect planting.
- m) Remedial work will not be carried out if edge protection or man safe systems are not available
- n) More than two visits to site unless otherwise agreed



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2) Site conditions during visit

- a) Free, clear and impeded access to craneage and or lifting equipment and the use of suitably qualified staff for the duration of the contract. Any down time incurred by breaching this clause, will result in mobilization costs, charged at a rate of £500 per day.
- b) In addition the following day rates apply where appropriate:
 - i) Manager £50 per hour
 - ii) Supervisor £45 per hour
 - iii) Operatives £35 per hour
 - iv) Plant and materials charged at our standard rate
- c) Scaffold or adequate edge protection must be provided by others. If this is not available please advise so Sky Garden can amend its quotation accordingly.
- d) We accept no liability or responsibility for subsequent damage caused by other trades trafficking our installed systems. Sky Garden will charge on a case by case basis to rectify these works.

3) Payment

- a) Payments to be made in two annual installments prior to the visit taking place.
- b) Payments to be made in advance of each visit
- c) Payments will be separately invoiced
- d) Arrangements can be made for Direct Debit payments and monthly payments as required.