CHATT LAND
LANDWORKS

Landscape renovation proposal

A new entrance courtyard, native planting and drip irrigation for Riverbend Corporate Commons, with a maintenance plan for the first year.

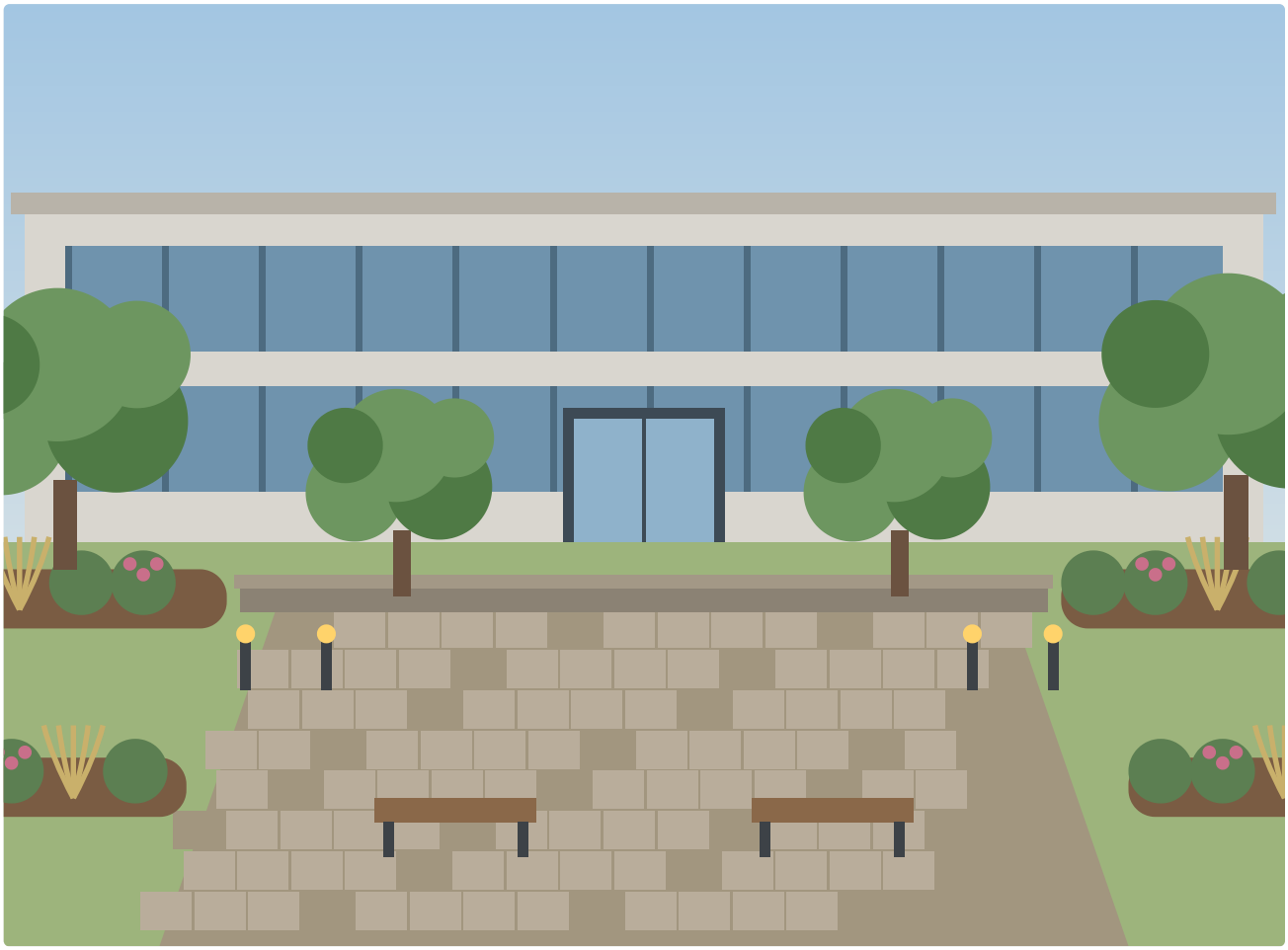
PROPOSAL # CL-P-26-112
ISSUED Sep 14, 2026
VALID UNTIL Oct 30, 2026

CREATED BY

Chattahoochee Landworks
Marcus Reid
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PREPARED FOR

Riverbend Corporate Commons
Alicia Moreno
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Cover letter

Less water, less mowing, and an entrance your tenants use.

Dear Alicia,

Thank you for walking the campus with me. The entrance lawn and hedges were planted with the building in 1998, and today they cost you the most water and the most labor of anything on the site, while the concrete plaza in front of Building A sits empty because there is no shade.

This proposal replaces 9,600 square feet of turf and overgrown hedges with native beds on drip irrigation, plants fourteen shade trees and turns the plaza into a courtyard with seating and lighting. We have priced the work as a fixed installation and offered three maintenance plans for the first year, so you can see both costs before you decide.

We maintain eleven office properties along the Peachtree Corners corridor, and I would be glad to show you two courtyards we built in 2024.

Best regards,



Marcus Reid
Commercial Account Director, Chattahoochee Landworks

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The site and what you asked for

From our site visit of August 27, 2026 and your irrigation bills for 2025.

PROJECT AREA

The Building A entrance and courtyard

9,600 sq ft of turf and hedges, 1,800 sq ft of plaza

WATER TODAY

1.1 million gal

A year on these zones, from 2025 bills

MOWING

32 visits

A year, the most labor on site

SHADE ON THE PLAZA

None

Empty from May to September

YOUR GOALS

What the owner and the tenants asked for.

- A courtyard tenants want to use for lunch and meetings
- Lower water and maintenance costs from the first summer
- Plants that cope with Georgia summers and drought restrictions
- Work done before the spring 2027 tenant open house

What changes

Our estimates once the planting is established, against 2025.

45%

Less irrigation water

Drip and a smart controller

70%

Fewer mowing visits

Turf mostly replaced by beds

14

Shade trees

Over the plaza and west lawn

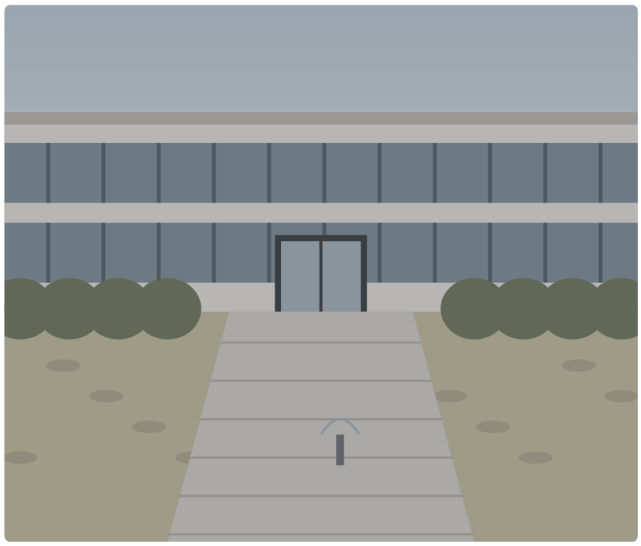
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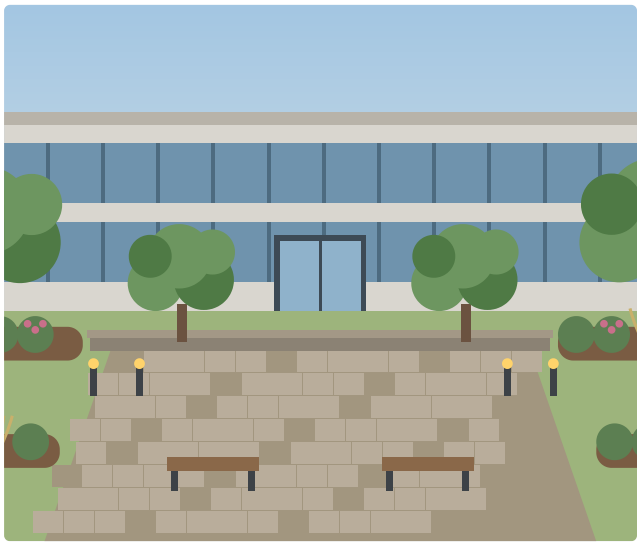
Today and proposed

The same view of the Building A entrance, before and after the work.

BEFORE



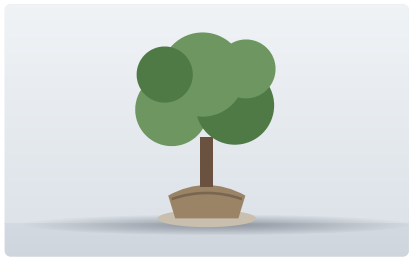
AFTER



Building A entrance

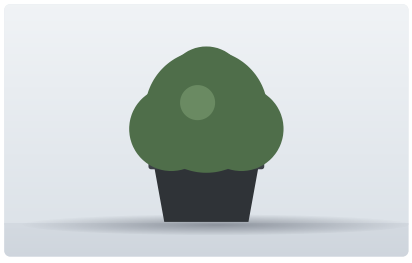
The concrete plaza becomes a permeable paver courtyard with seat walls, benches and lighting, and the turf on both sides becomes native beds under shade trees.

The plant palette



Shade trees

Willow oak: fast-growing, native and tolerant of heat and clay.



Evergreen structure

Inkberry holly along the walks, green all year and deer-resistant.



Seasonal color

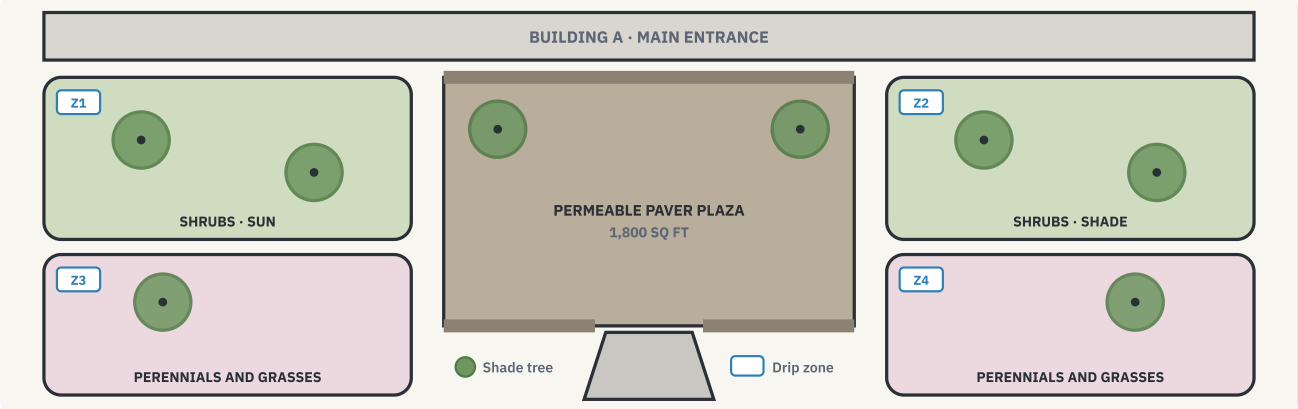
Coneflower, black-eyed Susan and muhly grass, for pollinators too.

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The planting plan

Sun-loving shrubs go on the west side and shade-tolerant ones on the east, under the building's shadow. Perennials and grasses edge the walk, and each planting group has its own drip zone, so the shrubs and the perennials are watered on separate schedules.



Plants by bed

BED	PLANTS	COUNT
West shrub bed, sun	Inkberry holly, oakleaf hydrangea	120
East shrub bed, shade	Virginia sweetspire, inkberry holly	100
Walk edges	Coneflower, black-eyed Susan, muhly grass	640
Plaza and west lawn	Willow oak	14

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Eight weeks, planted in the fall

Fall planting gives roots the winter to settle before the first Georgia summer.

OCT 5

Design approved

Plan and plant list signed off.

OCT 19

Removal

Turf and hedges out, soil amended.

NOV 2

Hardscape

Plaza, seat walls and lighting.

NOV 16

Irrigation and planting

Drip zones, trees, beds.

NOV 30

Walk-through

Punch list with you.

What is included

Included

- Design, removal, soil, planting, mulch, irrigation and hardscape as priced
- Work on weekdays from 7 am, with the main entrance kept open throughout
- Locating private utilities before we dig, and repairing any irrigation we cut

Not included

- Parking lot and sidewalk repairs outside the courtyard
- Electrical work beyond connecting to the existing lighting circuit
- Replacing plants lost to vandalism, vehicles or a declared drought ban on watering

Plant and workmanship warranty

COVERAGE

Trees and shrubs: 1 year, replaced once, with a maintenance plan

Perennials and grasses: 90 days from planting

Hardscape and irrigation: 2 years, labor and materials

NOT COVERED

- Plants lost without one of our maintenance plans in place
- Damage from vehicles, vandalism or flooding

HOW TO CLAIM

1. Email us a photo; we inspect within a week and replace in the next planting season

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Installation price

A fixed price for the renovation, valid until October 30, 2026.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Design and site preparation					
1	**Landscape design, with two rounds of changes** Code: DS-PLAN Planting plan, plant schedule and irrigation layout, approved by you before we dig.	1 lot	$8,400.00	–	0%	$8,400.00
2	**Remove turf and overgrown hedges** Code: DS-REM Turf cut out, hedges ground, green waste composted.	9,600 sq ft	$1.35	–	0%	$12,960.00
3	**Soil amendment, 3 in of compost tilled in** Code: DS-SOIL	9,600 sq ft	$0.95	–	0%	$9,120.00
					Subtotal: Design and site preparation	**$30,480.00**
	Planting					
4	**Willow oaks, 3 in caliper, balled and burlapped** Code: PL-TREE Shade for the plaza and the west lawn within five years. 	14 trees	$1,150.00	–	0%	$16,100.00
5	**Native shrubs, 7 gal** Code: PL-SHRB • Inkberry holly and oakleaf hydrangea • Virginia sweetspire in the wet corner 	220 plants	$68.00	–	0%	$14,960.00
6	**Perennials and grasses, 1 gal** Code: PL-PER Coneflower, black-eyed Susan and muhly grass for color from June to frost. 	640 plants	$16.50	–	0%	$10,560.00
7	**Hardwood mulch, 3 in deep** Code: PL-MUL	96 cu yd	$58.00	–	0%	$5,568.00
					Subtotal: Planting	**$47,188.00**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Irrigation					
8	**Convert spray zones to drip** Code: IR-DRIP Inline drip under the mulch; water goes to the roots, not the sidewalk.	18 zones	$1,240.00	–	0%	$22,320.00
9	**Smart weather-based controller with flow sensor** Code: IR-CTRL Adjusts run times to the weather and alerts us to a broken line. 	2 controllers	$1,850.00	–	0%	$3,700.00
10	**Rain sensor and master valve** Code: IR-MV	2 sets	$640.00	–	0%	$1,280.00
				Subtotal: Irrigation		**$27,300.00**
	Courtyard hardscape					
11	**Permeable paver plaza** Code: HS-PAV Paver: Charcoal blend, 80 mm Rain soaks through to a stone base instead of running to the storm drain.	1,800 sq ft	$24.00	–	0%	$43,200.00
12	**Stone seat walls, 18 in high** Code: HS-WALL	64 ft	$185.00	–	0%	$11,840.00
13	**Benches, installed on footings** Code: HS-BEN	6 benches	$1,450.00	–	0%	$8,700.00
14	**LED path and uplighting** Code: HS-LITE On a timer and photocell, wired to the existing landscape lighting circuit.	24 fixtures	$310.00	–	0%	$7,440.00
				Subtotal: Courtyard hardscape		**$71,180.00**

Subtotal	$176,148.00
Sales tax (paid by us on materials in Georgia)	$0.00
Total	**$176,148.00**

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Payments

Three payments for the installation; maintenance is billed monthly from December.

PAYMENT 1, 30%

$52,844.40

On signing

Design and plant ordering
Due Oct 2026

PAYMENT 2, 40%

$70,459.20

Hardscape complete

Plaza, walls and lighting
Due Nov 2026

PAYMENT 3, 30%

$52,844.40

Final walk-through

Punch list closed
Due Dec 2026

Total	**$176,148.00**

Maintenance for the first year

New plantings need care to establish. Choose one plan; each runs 12 months from December 1, 2026.

OPTION A

Essential

$2,150
a month

Keeps the new work healthy.

- Weekly visits from March to November
- Weeding, pruning and leaf removal
- Irrigation checks every month

OPTION B

Standard

$2,980
a month

The whole campus, our recommendation.

- Everything in Essential
- Mowing of the remaining turf
- Seasonal color in the entrance pots
- Mulch refreshed in spring

OPTION C

Full care

$3,650
a month

For a campus that is always on show.

- Everything in Standard
- Tree care by a certified arborist
- Monthly report with photos
- Same-day response to tenant requests

Maintenance prices are not part of the installation total.

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Terms

1. Price

1.1 Fixed until October 30, 2026. Plant prices are held once you sign and we reserve the stock.

2. Changes

2.1 Changes to the plan are agreed in writing, with their price, before the work is done.

3. Substitutions

3.1 If a plant is unavailable we propose an equal native substitute for your approval, at the same price.

4. Payment

4.1 Invoices are due 30 days from the invoice date.

5. Insurance and license

5.1 $2 million general liability and workers' compensation, certificates sent before we start.

6. Water restrictions

6.1 New plantings are watered under the state's exemption for new landscapes; we keep the records.

Accepted

Signed for Hartwell Commercial Partners, on behalf of Riverbend Corporate Commons, accepting the installation and the maintenance plan ticked below.

☐ Option A, Essential, $2,150 a month

☐ Option B, Standard, $2,980 a month

☐ Option C, Full care, $3,650 a month

☐ Installation only, no maintenance plan

CHANGES OR COMMENTS

_____

_____

_____

FOR THE OWNER

_____

SIGNATURE

DATE

_____

Riverbend Corporate Commons

Name: _____

Date: ____ / ____ / _____

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