

ST. CHARLES CITY-COUNTY LIBRARY DISTRICT
REQUEST FOR PROPOSALS
LAWN, LANDSCAPING, AND
IRRIGATION SYSTEM MAINTENANCE

February 11, 2026

REQUEST FOR PROPOSALS

Lawn, Landscaping, and Irrigation System Maintenance

February 11, 2026

The St. Charles City-County Library District (“Library”) is requesting proposals from qualified and experienced companies to provide lawn, landscaping, and irrigation maintenance services for nine (9) Library branch locations, one (1) Central Services building, and two (2) lots, one located in Portage Des Sioux, MO and the other in O’Fallon, MO (see Appendix A for location information).

To be considered as responsive, Proposers must respond to this solicitation in accordance with the requirements, specifications, terms, and provisions as described and set forth herein. Proposals must embrace a concept that the successful Proposer will satisfy all of the objectives in the most cost-effective and efficient way possible as outlined in this document.

The Proposal must be received no later than 2:00 pm CT, on Tuesday, March 10, 2026, by:

St. Charles City-County Library District
Ms. Chris Donnelly,
Purchasing and Building Projects Manager
Central Services Building
77 Boone Hills Drive
St. Peters, Missouri 63376

Any personal delivery of proposals to the Central Services Building should be placed in the package drop box located on the building’s delivery dock. To preserve the integrity of the selection process, questions regarding this Request for Proposals should only be directed to Ms. Tauquincy Logan, Facilities & Logistics Manager. If you have any questions, please contact Ms. Logan at purchasing@stchlibrary.org prior to 2:00 pm CT on Thursday, February 19, 2026.

A proposer shall complete the Proposal as required in this Request for Proposals and deliver the completed Proposal in a sealed **envelope marked “Lawn, Landscape, and Irrigation System Maintenance Services RFP.”** The Library reserves the right to reject any and all Proposals and to waive formalities in the best interest of the Library.

ST. CHARLES CITY-COUNTY LIBRARY DISTRICT

Request for Proposals

**Lawn, Landscaping, and
Irrigation System Maintenance**

PROPOSAL SCHEDULE

RFP Issue Date:	Wednesday, February 11, 2026
Description:	The St. Charles City-County Library District (“Library”) seeks proposals from qualified and experienced firms to provide lawn, landscaping, and irrigation maintenance services.
Web site address:	https://www.stchlibrary.org/bids-and-rfps
Proposal Delivery Address: (by mail or hand delivered)	St. Charles City-County Library District Ms. Chris Donnelly, Purchasing and Building Projects Manager Central Services Building 77 Boone Hills Drive St. Peters, MO 63376 <i>Proposals hand delivered to the Library’s Central Services Building should be placed in the package drop box located on the building’s delivery dock.</i>
RFP Administrator:	Ms. Chris Donnelly Purchasing and Building Projects Manager 636-441-2300 x1564 cdonnelly@stchlibrary.org
Written Questions Due:	Thursday, February 19, 2026 by 2:00 pm CT Email questions to: Tauquincy Logan, Facilities Manager purchasing@stchlibrary.org
Response to Questions:	Wednesday, February 25, 2026 by 2:00 pm, CT Issued by Addendum and available at https://www.stchlibrary.org/bids-and-rfps
Proposals Due:	Tuesday, March 10, 2026 by 2:00 pm, CT [include RFP Response Packet and Cost Proposal]
Notice of Award:	Upon Board of Trustees Approval
Contract Start Date:	July 1, 2026

BACKGROUND

The Library is a political subdivision of the State of Missouri. The Board of Trustees (“Board of Trustees”) of the Library is a body corporate with all the powers and rights of like or similar corporations serving more than 405,000 residents.

All management and control of the Library is vested in a Board of Trustees consisting of nine Trustees appointed by the County Executive of St. Charles County or Mayor of the City of St. Charles. The Trustees serve staggered three-year terms.

The Board of Trustees appoints a qualified librarian who holds that office at the Board of Trustees’ pleasure as the Chief Executive Officer (“CEO”) of the Library.

As a condition to the contract award, the selected company is required to enter into a contract with the Library substantially in the form of a Professional Services Agreement.

GENERAL REQUIREMENTS

The Project is subject to all applicable laws of the State of Missouri governing the Library including but not limited to the following:

- Missouri law prohibits all employers from employing aliens unlawfully present in the United States to perform work within the State of Missouri, including the Project and proposers must comply with the provisions relating thereto in Section 285.530, RSMo., as amended.
- Every transient employer must comply with Sections 285.230 through 285.234, RSMo., as amended, when applicable.
- Pursuant to Sections 34.070 and 34.073, RSMo., the Library prefers to purchase those materials, products and supplies which are produced, manufactured, compounded, made, or grown, within the State of Missouri when they are found in marketable quantities and are a quality suited to the purpose intended, and can be secured without additional cost over out-of-state products. Quality and fitness of articles will be considered in making purchases or letting contracts. Similarly, in letting contracts for the performance of any job or services, the Library prefers Missouri firms, corporations or individuals, or firms, corporations or individuals which maintain Missouri offices, when the quality of performance promised is equal and the price quoted is the same or less. Public entities, as well as the successful proposer, shall comply with these laws. Failure to comply with many of these laws constitutes a misdemeanor for the successful proposer. The purpose of these laws is to protect the taxpayers and ensure workplace safety.

In addition to the general requirements listed above, the successful proposer shall comply with all laws, ordinances, regulations, applicable zoning and building requirements, and orders of federal, state, county, and local governing authorities pertaining and applicable to each Library location, the successful proposer and/or the Library.

Applicable insurance coverage must be provided by the successful proposer before any work can be started on the Project.

These general requirements, this Request for Proposals, the Proposal and any specifications, drawings, schedules and instructions of the Project shall be incorporated in the contract and/or purchase order signed by the parties should the proposer be awarded a contract under this Request for Proposals.

SCOPE OF WORK

The Library seeks proposals from qualified and experienced companies to provide lawn, landscaping, and irrigation maintenance services for nine (9) branch locations, one (1) Central Services building, and two (2) lots, one located in Portage Des Sioux, MO and the other in O'Fallon, MO (see Appendix A for location information).

SPECIFICATIONS

- Contractor agrees to furnish at its expense all necessary labor, materials, equipment and related supplies to satisfy the requirement of the contract
- Contractor may use exterior utilities for the performance of the contract
- Contractor's employees must not interfere with the St. Charles City-County Library operations
- Contractor's vehicles used in transport of personnel and equipment must also be identified and marked professionally as belonging to the Contractor
- Contractor's personnel must wear an identifiable uniform (shirt, etc.) while working on any St. Charles City-County Library property
- All Contractors power equipment will be attended to and monitored at all times. All cutting equipment will be maintained in safe working order and not left unattended. Contractor will keep all equipment in safe operating condition
- Proper safety precautions will be adhered to at all times. Discharge chutes/blade blockers to be used around buildings and pedestrians
- Fueling of any power equipment will take place as far away from the building as possible (a minimum of 30') and not on any lawn surfaces
- Safety Data Sheets for any substances used by the Contractor to perform work included in this contract must be presented to the Facilities Manager prior to the start of contract commencement or related work
- No work shall commence earlier than 7:00 a.m. unless approved in advance and in accordance with applicable local (noise) ordinances
- The Contractor is required to report any damage caused by the Contractor to the Facilities Manager. The Contractor may be held responsible for repairing any damage caused by Contractor during the course of their work
- The Contractor will report within 24 hours any irregular site conditions discovered while performing the work under this contract. This may include vandalism, misuse of the property by individuals, septic, drainage, or irrigation problems and especially damage to lawns, shrubs, or trees caused by weather, diseases, pests, vandals, etc.

LAWN AND LANDSCAPING PROGRAM MINIMUM REQUIREMENTS

- Contractor is to provide professional quality grounds maintenance at each scheduled visit, including front, back, and side yards
- The frequency of visits to maintain a quality exterior appearance is at the Contractor's discretion. Seasonal conditions must be considered and frequencies modified as a result
- The grounds will be cleared of all debris, rubbish, and trash prior to each mowing and trimming, and upon leaving the site. Excess clippings and debris are to be swept or blown away from sidewalks, paved areas, and planting beds and disposed of appropriately by the Contractor
- All storm drains shall be kept open and free of leaves and debris upon each service visit

Spring Clean-up (April/May)

The cleanup will occur prior to the first mowing of the growing season and will include:

- Pruning of all winter damage and crossing branches and suckers from shrubs and trees before March 15 of each year (tree pruning up to a height of 8 ft)
- Initial inspection and general clean-up of all landscape related debris from walkways, parking lots and all landscape areas to include any leaves left over from winter
- Weed control for landscape beds and hard surface areas
- Deep edge all beds and tree rings to 4" deep. Recommend soil tests where/as needed
- Install mulch that has been dyed brown to top dress beds and fill beds where mulch has disappeared (Remove or add as needed, mulch should be 3 inches below the top of the foundation)
- Apply broadleaf herbicide for perennial and winter weeds (before April 1)
- Apply crabgrass preventers (by April 15), Cut back non-flowering perennials
- Start mowing as needed: Maintain maximum grass height of 3.5 - 4.5" inches by cutting each location weekly or as needed. Grass clippings left on the turf must be less than one inch in length. Excessive grass clippings will be raked and/or blown from the turf area and removed. Grass clippings will be kept out of plant beds and tree rings. Mowing patterns will be established and changed on a regular basis to present the most aesthetically pleasing appearance. Obstacles should be trimmed to maintain a formal appearance. When mowing technicians need to be aware of sprinkler heads, which are the responsibility of the contractor if damaged
- Sidewalks, parking lots, and curbs shall be edged each time the lawn is mowed

Spring/Summer (May/June/July/August)

- Trim shrubs and hedges: All shrubs will be pruned to remove old, dead, damaged and disfigured branches as well as to maintain size, a formal appearance and shape and to allow for the intended development and health of plant material. Shrubs and trees should not touch the building and/or sidewalk. Shrubs and trees should not block lighting, security cameras, or vehicles
- Maintain maximum grass height of 3.5 - 4.5 Inches by cutting each location weekly or as needed during the growing season
- Grass clippings left on the turf must be less than one inch in length. Excessive grass clippings will be raked and/or blown from the turf area and removed. Grass clippings will be kept out of plant beds and tree rings. Mowing patterns will be established and changed on a regular basis to present the most aesthetically pleasing appearance. Obstacles should be trimmed to maintain a formal appearance
- Sidewalks, parking lots, and curbs shall be edged each time the lawn is mowed
- Keep planter beds, tree wells, hard surfaces (including parking lot cracks and sidewalk cracks) free of weeds and debris on a weekly basis throughout the year by hand pulling and/or chemical treatment
- Apply a slow release fertilizer with insecticide for grub control using a fertilizer with an approximate ratio of 2:1:1 (May)
- Apply post emergent broadleaf herbicides for summer weeds and post emergent control of crabgrass, goosegrass, and/or nutsedge (late May to early June)
- Check turf for sod webworm and treat as needed; bring to the attention of Facilities Manager
- Check turf for grubs and bring results of check to the attention of Facilities Manager
- Recommend areas for fall sodding, aerating and seeding. Provide quote for billable service to be performed in September/October if approved (provide quote in August If not already given). Include cost for aerating and seeding all turf, type of seed, method of task, and dates when work will be done

Autumn (September/October/November)

- The core aeration overseeding and starter fertilization process should be done by late September
- Seed in the fall just after aeration using seed that is drought tolerant
- Apply broadleaf herbicide
- Add soluble fertilizer
- Clean and weed beds; remove debris and leaves

- Cut back all flowering perennials and ornamental grasses
- Deep-root slow release feeding of shrubs and trees - minimum of one time
- Provide leaf removal
- Maintain maximum grass height of 3.5 - 4.5 Inches by cutting each location, apply turf fertilization
- Eliminate weeds from sidewalk, driveway, stairways and parking lot cracks
- Prune each ornamental tree in accordance with species requirements
- Dormant Prune Shrubs

Winter (December/January/February/March)

- Provide Leaf Removal
- Trim shrubs and hedges
- Eliminate weeds from sidewalk, driveway, stairways, and parking lot cracks
- All trees and shrubs within 12’ of any building exterior must be kept below the height of the building’s roof lines, and the trimming must be completed between December 1 and April 1 of each calendar year

IRRIGATION SYSTEMS REQUIREMENTS

The upkeep, maintenance, planning and control of any irrigation systems is included under this contract. The following Library locations have irrigation systems: Spencer Road Branch (18 zones), Kathryn-Linnemann Branch (15 zones), Cliff View Branch (1 zone), Middendorf-Kredell Branch (9 zones), and the Corporate Parkway Branch (10 zones). Each System has one controller and one backflow.

- Spring Activation of the irrigation system by May 15th of each year. Check carefully for winter damage, heads under grass, and needed adjustments to optimize performance
- Repair or replace components as necessary. Requires Facilities Manager’s approval before work may begin (as necessary)
- Assess performance of system and adjust time
- Fall Deactivation of irrigation system and blow lines
- Backflow testing and reporting before June 1
- The Contractor is required to:
 - Make recommendations to the Facilities Manager for making sure the coverage and span of any irrigation is adequate at all times. This includes making sure the heads are not blocked in any way and ensuring the sprinklers are directed to the plants and lawn areas that need to be watered
 - Report any damp or dry spots and suggest repairs to any landscaped areas immediately. Suggestions are always welcomed
 - Conduct annual backflow testing and reporting

PROPOSAL REQUIREMENTS

1. The RFP Response Packet (see Appendix A) must arrive no later than 2:00 pm CT on Tuesday, March 10, 2026. No Proposal will be accepted after this time and any Proposal arriving after this time will be disposed of.
2. The Proposal must be addressed as follows and delivered* (or mailed) to the following address:

St. Charles City-County Library District
Attn: Ms. Chris Donnelly, Purchasing and Building Projects Manager
Central Services Building
77 Boone Hills Drive
St. Peters, Missouri 63376

*RFPs delivered to the Library's Central Services Building should be placed in the 24-hour package drop box located on the building's delivery dock.

3. The proposal must bear the following legend:
Lawn, Landscaping, and Irrigation Systems Maintenance RFP
4. Questions should be submitted by email no later than 2:00 pm CT on Thursday, February 19, 2026, to Ms. Tauquincy Logan, Facilities Manager, at purchasing@stchlibrary.org. Oral explanations or instructions given before the award of the contract will not be binding. Any information given to a proposer concerning a solicitation will be published as an addendum to the Request for Proposals and posted on the Library website at <https://www.stchlibrary.org/bids-and-rfps>
5. The Library is not liable for any cost incurred by the proposer prior to issuance of a legally executed contract by the Library and/or purchase order authorized by the Library.
6. All materials submitted by the proposer in response to this Request for Proposals become the sole property of the Library upon receipt. The material contained in these Proposals will be appended to the final contract, further defining the contractual responsibilities of the proposer.
- 7.

PROPOSAL CONTENT

The Proposal shall contain the following information at a minimum:

1. Contractor Questionnaire. Proposer must complete and submit the Contractor Questionnaire included in Appendix A of this RFP.
2. References. Please provide at least three (3) references from similar sized contracts

pursuant to which your company has provided similar services within the last five (5) years.

3. Conflict of Interest. If the proposer believes that a conflict of interest may arise, describe the nature of the conflict and the proposed resolution of the conflict. Further, please describe whether the firm or any of its employees has any interests or relationships which might conflict with or compromise the expectations of the Library in providing the services set forth in this Request for Proposals.
4. Financial Interest. Please disclose any professional or personal financial interests which could be a possible conflict of interest in contracting to perform services for the Library.
5. Other. Discuss any other firm characteristics which your firm believes should be considered by the Library.
6. Cost/Charges Proposal. Using the cost/charges sheets presented in Appendix A, the proposer must submit a fee for the Project services that is inclusive of all costs. Proposer should incorporate any overhead into the fee including, without limitation, supplies, equipment, telephone, mileage and other charges.

SELECTION PROCEDURES

1. Proposals will be opened and referred to and reviewed by a Selection Committee composed of representatives of the Library named by the CEO.
2. Proposals that fail to adhere to the requirements of this Request for Proposals may result in the Proposal being disqualified as non-responsive.
3. In determining the best Proposal, among other factors, the Library may consider all factors in this Request for Proposals including, but not limited to the capacity and capability of proposer to perform the work in question within the time limitations required; proposer's past experiences with references for comparable work; location of the proposer; and the reasonableness of the fee for the type of work required.
4. If required under the provisions of the Library's purchasing policies or professional services, the Selection Committee will make a recommendation to the Board of Trustees.

AWARD

1. The right is reserved by the Board of Trustees to cancel this Request for Proposals, to reject any and all Proposals, to split awards or make multiple awards, or to waive formalities in the best interest of the Library.
2. Subject to the rights reserved by the Library, an award will be made by the Board of

Trustees to the proposer determined to have the best Proposal.

3. All proposers will be notified of the Library's selection as soon as possible.
4. The successful proposer will be issued a Notice of Award. Within ten business days, the successful proposer shall provide the following documentation:
5. Proof of the appropriate insurance coverage:
 - Worker's Compensation & Employers Liability – statutory amounts
 - Commercial General Liability – \$1,000,000/occurrence
\$2,000,000/aggregate
 - Automobile Liability Insurance – \$1,000,000
 - Professional Liability – \$1,000,000
 - Umbrella Liability Insurance – \$5,000,000/occurrence
6. Federal Identification Number.
7. Evidence that the successful proposer is authorized to do business in Missouri.
8. All proposers on Library contracts for services in excess of \$5,000 must provide the Library with documentation and a sworn affidavit, with respect to employees working in connection with the contracted services, affirming enrollment in a Federal Work Authorization Program ("FWAP"). The affidavit shall also provide that the proposer does not knowingly employ any person in connection with the contracted services who is an unauthorized alien. Such affidavits must be provided with a Proposal. Subcontractors must provide similar affidavits to its general contractors when the general contractor hires the subcontractor. A contractor or subcontractor is not required to perform an electronic verification check on employees hired before January 1, 2009.
9. The contract shall commence on July 1, 2026.

The successful proposer is expected to enter into a written contract with the Library. The contract will be substantially in the form of the Landscaping Services Agreement. Approval of a final contract between the Library and the successful proposer, pursuant to this Request for Proposals and the proposer's response, may be subject to approval by the Board of Trustees.

Appendix A

RFP Response Packet

1. Contractor Questionnaire

- Please complete the Contractor Questionnaire. Legible handwritten responses are acceptable.
 - Experience/Technical Summary
 - Quality Assurance Procedures
 - References
 - Conflict of Interest
 - Financial Interest
 - Other

2. Cost/Charges Proposal

- Please complete the Cost/Charges proposal – one page for each location. Legible handwritten responses are acceptable.

3. St. Charles City-County Library District Branch Locations & GIS Maps

Contractor Questionnaire

Company Name: _____

Experience/Technical Summary

1. Year Company was founded: _____

2. Years in Landscaping Maintenance: _____

3. Have you ever operated a landscaping business under another name? If so, please list previous name(s): _____

4. Do you have a Certified Landscape Technician on staff? If yes, please list them and attach a copy of their current certificate and note expiration date. _____

5. Do you have a Certified Professional Horticulturist on staff? If yes, please list them and attach a copy of their current certificate and note expiration date. _____

6. Do you have on staff a Licensed pesticide applicator licensed in the State of Missouri? If yes, please list them and attach a copy of their current certificate and note expiration date. _____

7. Is your company considered landscape certified? If yes, please provide details.

8. If your company does not have any of the certifications listed above please detail your company's experience in the same or similar areas of expertise, stability, and its adaptability to providing the required services. _____

9. Please provide a detailed summary of the proposed fertilization program. _____

Quality Assurance Procedures

1. Do service technicians carry pagers or cell phones? Yes No

2. For this project we will schedule quality assurance visits _____ times per year.

3. Describe your quality control procedures: _____

4. Describe any other services scheduled: _____

5. Describe your method for handling customer complaints/problems: _____

References

Please provide at least three (3) references from similar sized contracts pursuant to which your company has provided similar services within the last five (5) years.

- 1. _____

- 2. _____

- 3. _____

- 4. _____

Conflict of Interest

If the proposer believes that a conflict of interest may arise, describe the nature of the conflict and the proposed resolution of the conflict. Further, please describe whether the firm or any of its employees has any interests or relationships which might conflict with or compromise the expectations of the Library in providing the services set forth in this Request for Proposals.

Financial Interest

Please disclose any professional or personal financial interests which could be a possible conflict of interest in contracting to perform services for the Library.

Other

Discuss any other firm characteristics which your firm believes should be considered by the Library.

Date company can start work_____

- Attach one copy of the services reporting form used to communicate actions taken
- Attach a copy of the company's Quality Assurance Report

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Company: _____

Address: _____

Phone: _____

Alternate Phone: _____

eMail: _____

St. Charles City-County Library District

Branch Locations

Central Services Building

77 Boone Hills Drive
St. Peters, MO 63376

Bookmobile Stop (lot)

1825 Commonfield
Portage Des Sioux, MO 63373

Cliff View Branch

10 Cliff View Drive
Wentzville, MO 63385

Corporate Parkway Branch

1200 Corporate Parkway
Wentzville, MO 63385

Deer Run Branch

1300 North Main
O'Fallon, MO 63366

Kathryn Linnemann

2323 Elm Street
St. Charles, MO 63301

Kisker Road Branch

1000 Kisker Road
St. Charles, MO 63304

McClay Branch

2760 McClay Road
St. Charles, MO 63303

Middendorf-Kredell Branch

2750 Highway K
O'Fallon, MO 63368

Spencer Road Branch

427 Spencer Road
St. Peters, MO 63376

Winghaven Branch

7435 Village Center Drive
O'Fallon, MO 63368

Parc Centre Lot 2

2740 State Highway K
O'Fallon, MO 63368

Company Name: _____

Cost/Charges

Central Services Building			
77 Boone Hills Drive, St. Peters, MO 63376			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			

Company Name: _____

Cost/Charges

Bookmobile Stop (Lot)			
1825 Commonfield, Portage Des Sioux, MO 63373			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			

Company Name: _____

Cost/Charges

Cliff View Branch (incl. East and South Cliff Area)			
10 Cliff View Drive, Wentzville, MO 63385			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			
Irrigation Systems	Price per Occurrence	Occurrences per Year	Total Cost
Spring Activation and Backflow testing			
Repair or Replace as Necessary			
Assess Performance of System and Adjust Time (2x per green season)			
Fall Deactivation of Irrigation System and Blow Lines			
Hourly rate of services not listed above			
Irrigation Systems: Total Annual Cost			
Additional Irrigation Services Not Listed Above (per hour)			
List additional irrigation services here:			

Company Name: _____

Cost/Charges

Corporate Parkway Branch			
1200 Corporate Parkway, Wentzville, MO 63385			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			
Irrigation Systems	Price per Occurrence	Occurrences per Year	Total Cost
Spring Activation and Backflow testing			
Repair or Replace as Necessary			
Assess Performance of System and Adjust Time (2x per green season)			
Fall Deactivation of Irrigation System and Blow Lines			
Hourly rate of services not listed above			
Irrigation Systems: Total Annual Cost			
Additional Irrigation Services Not Listed Above (per hour)			
List additional irrigation services here:			

Company Name: _____

Cost/Charges

Deer Run Branch			
1300 North Main, O'Fallon, MO 63366			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			

Company Name: _____

Cost/Charges

Kathryn Linnemann Branch			
2323 Elm, St. Charles, MO 63301			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			
Irrigation Systems	Price per Occurrence	Occurrences per Year	Total Cost
Spring Activation and Backflow testing			
Repair or Replace as Necessary			
Assess Performance of System and Adjust Time (2x per green season)			
Fall Deactivation of Irrigation System and Blow Lines			
Hourly rate of services not listed above			
Irrigation Systems: Total Annual Cost			
Additional Irrigation Services Not Listed Above (per hour)			
List additional irrigation services here:			

Company Name: _____

Cost/Charges

Kisker Road Branch			
1000 Kisker Road, St. Charles, MO 63304			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			

Company Name: _____

Cost/Charges

McClay Road Branch			
2760 McClay Rd., St. Charles, MO 63303			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			

Company Name: _____

Cost/Charges

Middendorf-Kredell Branch			
2750 Hwy K, O'Fallon, MO 63368			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			
Irrigation Systems	Price per Occurrence	Occurrences per Year	Total Cost
Spring Activation and Backflow testing			
Repair or Replace as Necessary			
Assess Performance of System and Adjust Time (2x per green season)			
Fall Deactivation of Irrigation System and Blow Lines			
Hourly rate of services not listed above			
Irrigation Systems: Total Annual Cost			
Additional Irrigation Services Not Listed Above (per hour)			
List additional irrigation services here:			

Company Name: _____

Cost/Charges

Spencer Road Branch			
427 Spencer Road, St. Peters, MO 63376			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			
Irrigation Systems	Price per Occurrence	Occurrences per Year	Total Cost
Spring Activation and Backflow testing			
Repair or Replace as Necessary			
Assess Performance of System and Adjust Time (2x per green season)			
Fall Deactivation of Irrigation System and Blow Lines			
Hourly rate of services not listed above			
Irrigation Systems: Total Annual Cost			
Additional Irrigation Services Not Listed Above (per hour)			
List additional irrigation services here:			

Company Name: _____

Cost/Charges

Winghaven Branch			
7435 Village Center Drive, O'Fallon, MO 63368			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			

Company Name: _____

Cost/Charges

Park Centre Lot 2 (Lot)			
2740 State Highway K, O'Fallon, MO 63368			
Lawn Care Service	Price per Occurrence	Occurrences per Year	Total Cost
Mow/Trim/Edge/Clean			
Topdress Beds w/Mulch			
Bed Maintenance (pull & spray weeds)			
Fertilizing			
Trimming Bushes/Trees			
Weed Control Application			
Insecticide for Bushes			
Core Aeration/Overseed			
Leaf Removal			
Lawn Care Service: Total Annual Cost:			
Tree Pruning (per hour)			
Fall Cleanup (per hour)			
Spring Cleanup (per hour)			
Additional Services Not Listed Above (per hour)			
List additional services here:			



St. Charles County Government GIS Services



1:

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Administration Building
77 Boone Hills Drive
Saint Peters, MO 63376

June 9, 2021



Source: St. Charles County GIS Services. All map content are copyright of the St. Charles County Government and are subject to disclaimer.



St. Charles County Government GIS Services

Portage Des Sioux Lot
Note: Building demolished in July 2020
1825 Commonfield
Portage Des Sioux MO 63373

June 9, 2021



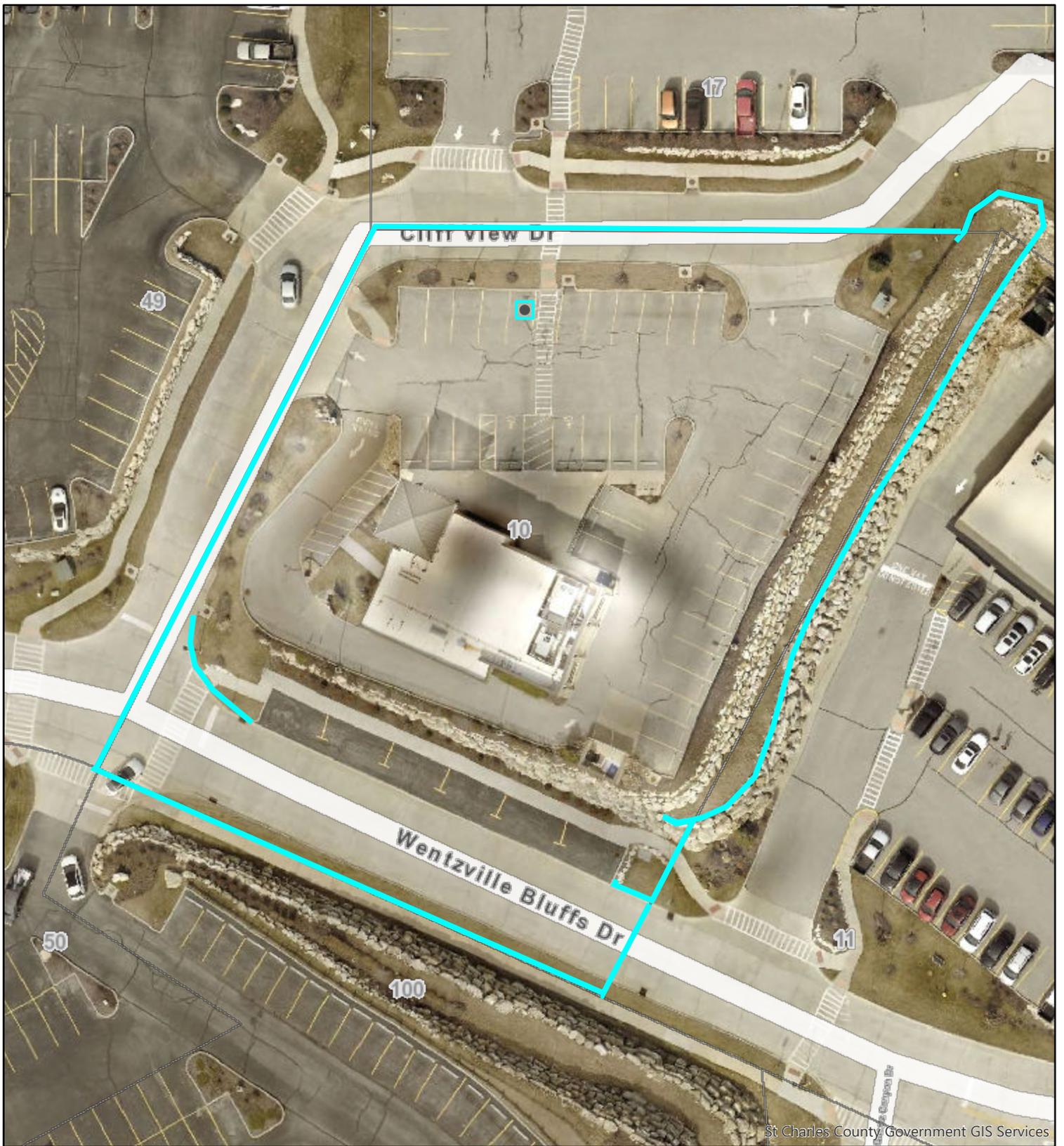
1:

0.01 0.01 mi

Parcel Situs Addresses

Source: St. Charles County GIS Services. All map content are copyright of the St. Charles County Government and are subject to disclaimer.





St. Charles County Government GIS Services

Cliff View Branch
 10 Cliff View Drive
 Wentzville, MO 63385

June 9, 2021



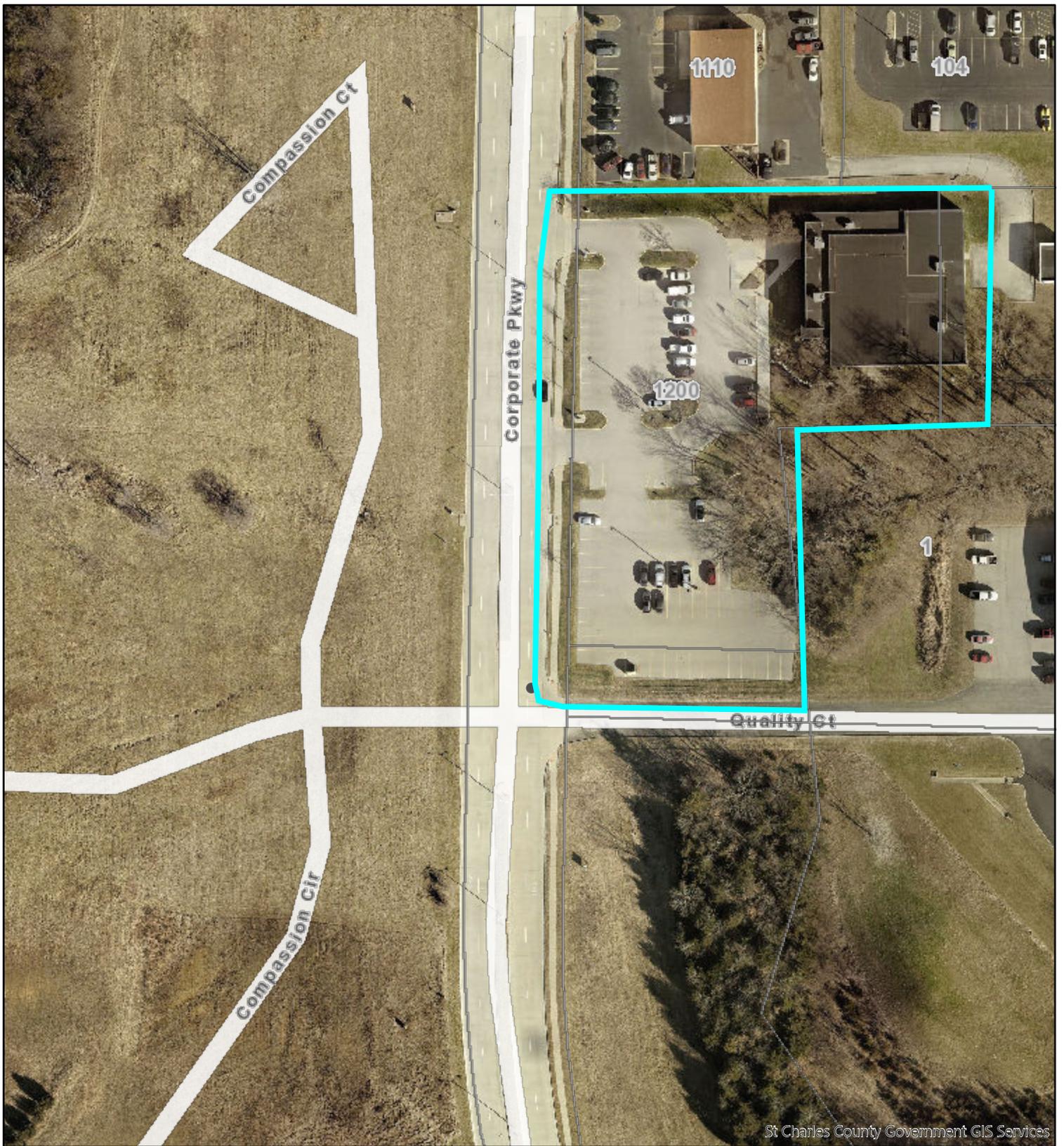
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Parcel Situs Addresses

Source: St. Charles County GIS Services. All map content are copyright of the St. Charles County Government and are subject to disclaimer.





1:

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Corporate Parkway Branch
1200 Corporate Parkway
Wentzville MO 63385

June 9, 2021



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St. Charles County Government GIS Services



1:

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Deer Run Branch
 1300 North Main
 O'Fallon, MO 63366

June 9, 2021

Parcel Situs Addresses

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St. Charles County Government GIS Services



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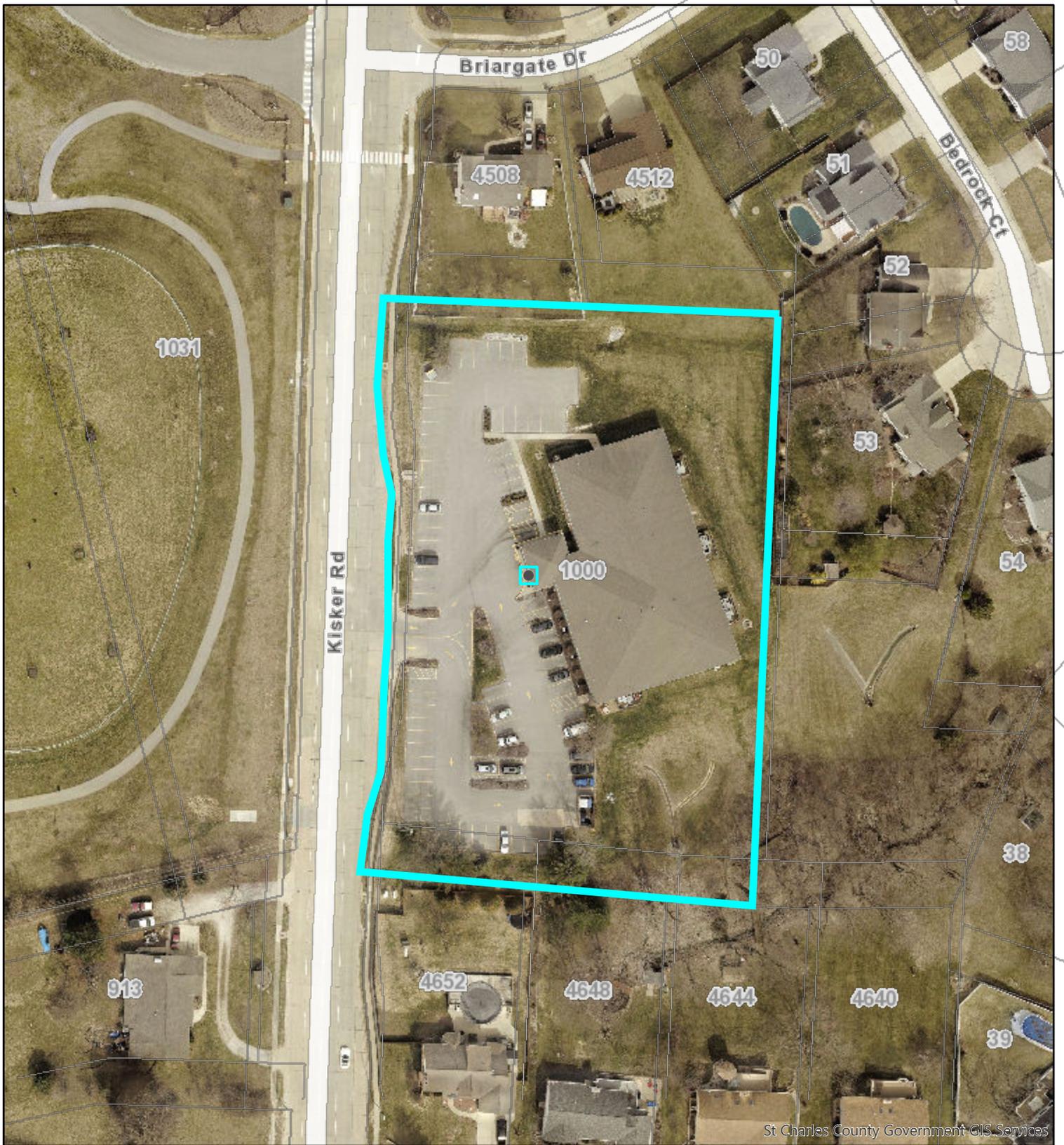
0.01 0.02 mi

Kathryn Linnemann Branch
2323 Elm
St. Charles, MO 63301

May 20, 2021



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St. Charles County Government GIS Services

Kisker Road Branch
 1000 Kisker Road
 St. Charles MO 63304

June 9, 2021



1:

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Parcel Situs Addresses

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St. Charles County Government GIS Services

McClay Branch
 2760 McClay Road
 St. Charles MO 63303

June 9, 2021



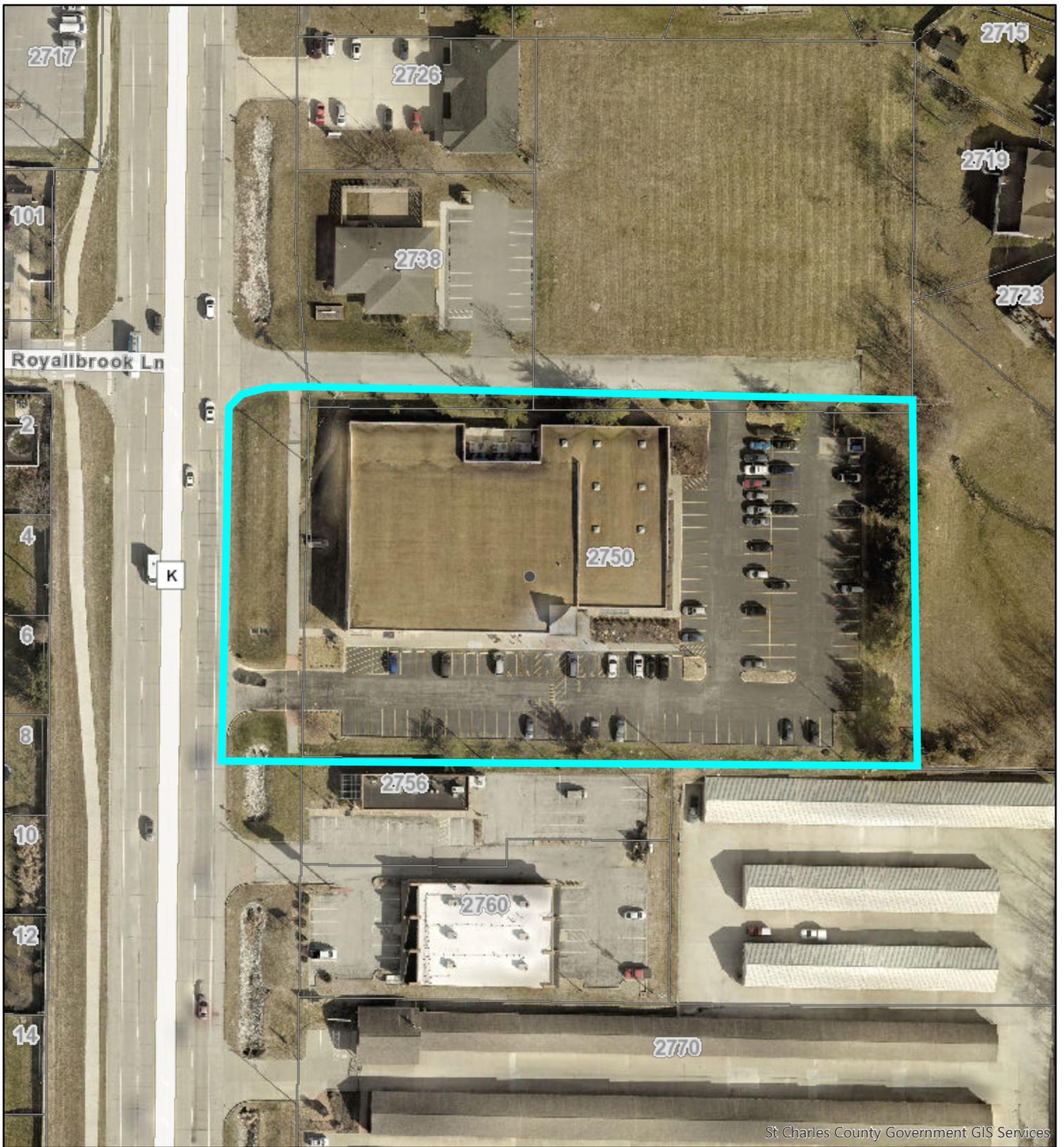
1:

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Parcel Situs Addresses

Source: St. Charles County GIS Services. All map content are copyright of the St. Charles County Government and are subject to disclaimer.





St Charles County Government GIS Services



1:

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Middendorf-Kredell Branch
 2750 Hwy K
 O'Fallon MO 63368

June 9, 2021

Parcel Situs Addresses

Source: St. Charles County GIS Services. All map content are copyright of the St. Charles County Government and are subject to disclaimer.





1:

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Spencer Road Branch
427 Spencer Road
St. Peters MO 63376

June 9, 2021

Parcel Situs Addresses

Source: St. Charles County GIS Services. All map content are copyright of the St. Charles County Government and are subject to disclaimer.





St. Charles County Government GIS Services

Winghaven Branch
7435 Village Center Drive
O'Fallon MO 63368

June 9, 2021



1:

0.01 0.01 mi

Parcel Situs Addresses

Source: St. Charles County GIS Services. All map content are copyright of the St. Charles County Government and are subject to disclaimer.



Parc Lot 2
North of 2750 Hwy K

This is an aerial photograph of a residential neighborhood. The image is overlaid with a yellow grid representing property boundaries. A large, rectangular lot in the center-right is highlighted with a red pin. A black-bordered text box with red text is placed over this lot, identifying it as 'Parc Lot 2' and 'North of 2750 Hwy K'. To the left of this lot, there are several other residential lots, some containing houses and others with parking lots. A road runs along the bottom edge of the image, and another road runs vertically on the left side. The overall scene is a mix of green grass, grey roofs, and paved surfaces.