

Dear Town Committee,

Mow N Maintain is incredibly grateful to be part of such a supportive and close-knit community. Caring for Richmond's special places—like the Historic Round Church and the Volunteer Green Park—has meant more to us than just providing a service. These landmarks belong to everyone, and it has been a privilege to help keep them beautiful for residents, visitors, and future generations.

For the past three years, we've approached our work with a strong sense of responsibility and pride, knowing that the spaces we maintain are gathering places where the community comes together. As we look ahead to 2026, we would be honored to continue working alongside the Town of Richmond to care for the places that make our town so special.

Thank you for considering Mow N Maintain Property Maintenance. Our commitment is to our neighbors and our community—doing honest, reliable work and leaving every property looking its best. We hope to continue serving Richmond and contributing to the town we're proud to call home.

Nicholas George

Owner Of Mow N Maintain

[Mownmaintainllc@gmail.com](mailto:Mownmaintainllc@gmail.com)

802-391-7773

2026 Proposal for Summer Services  
Mow N Maintain Property Maintenance LLC  
5052 Rt 116 Shelburne Vt 05482

Client Name: Town of Richmond

Project Name: Town of Richmond Property maintenance

Job site: Richmond Town Center Vermont 05477

Billing Address: 203 Bridge St, P.O Box 285 Richmond VT 05477

Date March 9, 2026

**Services**

**Description**

**Spring Cleanup:** spring cleanup includes raking leaves, plow damage, cleaning. of any lawn area to remove any debris such as branches, Rocks, and litter.

**Town Hall Cleanup:**

We will clean out the garden beds around the town hall and deeply clean the hedges, give them a nice trim to look full again. We will go around the property with topsoil filling any holes or low spots. We will suck up the leaves leaving the hall with a nice clean fresh look for guests and visitors. Lastly, we will trim and clean out the loading dock.

**Mowing Maintenance:** Mow N Maintain is happy to announce that we will be using **two new electric mowers**, along with **electric blowers and electric weed whackers**, for the 2026 season. These upgrades provide a cleaner, quieter operation with reduced emissions while maintaining the high-quality results our clients expect.

This service includes **mowing, edging, and trimming of all lawn areas**, performed **weekly throughout the 2026 season**. Grass will be cut in **alternating directions** to promote a clean, healthy appearance. All trash and debris will be removed from lawn areas prior to mowing.

After mowing is complete, **weed-whacking** will be performed around all areas the mower cannot reach. **Driveways, walkways, roadways, patios, parking lots, headstones, and mulch beds** will be **blown clean of grass clippings** at each visit.

The mowing price is based on **26 scheduled mows** for the season. If weather conditions prevent a scheduled mow, we will return to the property **as soon as conditions allow** to complete the service.

**Fall Clean Up:** Fall cleanup will be the last visit of the season which is usually late October early November weather permitting. During this visit all flowerbeds, baseball field fences, roadways walkways etc. Will be blown out of any leaves and debris from the season. Leaves will be removed with our leaf trailer or can be mulched into the turf if requested. The last two mows of the season usually are in October, one before the final leaf clean up and one after the final clean up to make sure the properties are clean of any last leaves that have fallen after the fall cleanup is done. That is where we will blow off any of the remaining leaves.

**Billing:** Billing of fixed contract can be arranged in 6 equal installments of **\$5,833.33** on the first of each month starting May 1st- October 31<sup>st</sup>,2026 To said address of Town of Richmond, P.O. Box 285, Richmond, VT 05477 or placed in the Town Center Drop Box at 203 Bridge St., Richmond, VT 05477

**Additional Service:** Mow N Maintain offers many additional services. We would be happy to provide you with an estimate of those services if needed. Mow N Maintain Hourly rates are \$50 Per man on job site. If special equipment is required for said job, additional charges will be applied as well.

### **Terms & Conditions**

In this event the new owner assumes all our obligations under this agreement.

**Insurance:** Mow N Maintain Property Maintenance will maintain the following types of insurance: workers compensation, complete auto coverage and lastly general liability. Mow N Maintain will provide proof of insurance before commencing services (said 10days Before).

**Termination:** This contract can be cancelled by written notice by either party with a ten-day grace period. In the event of termination any outstanding invoice will be rendered and payable upon such cancellation.

**Payment Terms:** The Town of Richmond agrees to promptly pay invoices within 30 days of receipt. Invoices that are past due will receive late fees (\$15). Any invoice that is past 45 days overdue. Past due services will result in being stopped until the account is brought up to date.

**Authorization:** Any Individual who signs this agreement on behalf of Mow N Maintain Property Maintenance LLC or the Town of Richmond represents, guarantees that he or she is fully authorized agent to execute this agreement on behalf of his or her employment or company.

**Shortages:** Customer acknowledges that product and materials shortages or other circumstances are beyond the contractor's control and may require substitutions or modifications to material.

**Communication:**

Email: [Mownmaintainllc@gmail.com](mailto:Mownmaintainllc@gmail.com) or by Phone Nick George 1(802)- 391-7773

**Lump Sum: \$35,000 This Price Included all the cemeteries as well.**

**Mow N Maintain agrees to the work in the above contract along with the detailed list below.**

Authorized by: \_\_\_\_\_  
The Client  
Richmond Town

Signature Date: \_\_\_\_\_

Mow N Maintain Signature: \_\_\_\_\_  
(service Providers)

Signature Date:



# TOWN OF RICHMOND

203 Bridge Street, P.O. Box 285  
Richmond, Vermont 05477

## Request for Proposals

### Town Property Mowing and Trimming



The Town of Richmond is seeking a qualified mowing contractor to mow and trim all Town properties weekly (26 weeks) for the Spring-Summer-Fall 2026 season.

#### Description of Project

Spring preparation and fall leaf mulching as well as weekly trimming and mowing at 3" for the following properties unless otherwise specified.

#### WEEKLY

\_\_ Volunteers Green - Mowing & turf maintenance, 3 baseball fields infield/outfield mowed to 2" which includes inside two batting cages beside Concession Stand

\_\_ Town Center - Mowing & turf maintenance

\_\_ Library - Mowing & turf maintenance

\_\_ Round Church, south park - Mowing & turf maintenance

\_\_ Round Church, north park - Mowing & turf maintenance

\_\_ Brown's Court - Mowing & turf maintenance, the baseball field infield/outfield mowed to 2"

\_\_ Fire Dept. (357 E Main St) - Mowing & turf maintenance

\_\_ Highway Garage (276 Thompson Rd) - Mowing & turf maintenance

\_\_ Water and Wastewater Department (281 Esplanade) – Mowing & turf maintenance

\_\_ Bridge St Pump Station (431 Bridge St)- Mowing & turf maintenance

\_\_ Bridge St Waterhouse (441 Bridge St) - Mowing & turf maintenance

\_\_ Depot St. Parking Lot - Mowing & turf maintenance

\_\_ Andrews Community Forest - Mowing around parking area

\_\_ 2614 Cochran Rd. Lot - Mowing & turf maintenance

\_\_ Bridge St. Cemetery (151 Bridge St)– Mowing & trimming around head stones and cleaning grass clippings off of head stones

\_\_ Riverview Cemetery (600 W. Main St) – Mowing & trimming within fence around head stones, cleaning grass clippings off of head stones, and outside perimeter of chain link fence along Rt 2

\_\_ Jericho Rd. Greenbelt - between sidewalk and curb/road

\_\_ Bridge St. Greenbelts - between sidewalk and curb/road

#### EVERY TWO WEEKS

\_\_ Volunteers Green - Trimming vegetation beside stairs that lead to the river

\_\_ Volunteers Green - Trimming vegetation along the guardrail leading up to the Bridge from VG

\_\_ Town Center - Trimming vegetation along Post Office PO Box Island and entrance island

\_\_ Town Center - Trimming vegetation along east/back and south/fence end of parking lot

\_\_ Welcome to Richmond Sign - Trimming vegetation around signs

\_\_ 1301 Cochran Rd. Lot - Trimming vegetation around Overocker Parking area

\_\_ Cochran Rd. Edmunds Bridge - Trimming vegetation around Edmunds Bridge Parking area

#### TWICE A YEAR

\_\_ Hill Cemetery (279 Cemetery Rd) – End of June and August. Mowing will include the entrance (including roadside and steep entryway about 40-ft long), walkway, the actual cemetery (40 feet x 80 feet), and trim around stones (end of June and end of August). This cemetery is accessed via a 10-ft wide trail that is about 100 yards long and now has better access due to the placement of a culvert.

**Site visits can be arranged by calling Duncan Wardwell at (802) 336-2092**

#### **MOWING MAPS at**

<https://www.richmondvt.gov/fileadmin/files/General/departments/bids-requests-for-proposals-notices/2026/MowingMaps.jpg>

**RICHMOND TOWN PROPERTY MOWING AND TRIMMING  
BID FORM**

**Submit this page along with supporting documents as your complete bid proposal**

The undersigned, having become familiar with the scope of work as outlined in the description of project, hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services required to perform the proposed air conditioning replacement project as outlined, all for the lump sum price for work in place.

RICHMOND TOWN PROPERTY PREPARATION, MOWING, TRIMMING AND MULCHING LUMP SUM BID

Lump Sum \$: 35,000

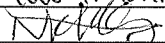
**The Town of Richmond reserves the right to accept or reject any or all bids, or parts thereof, or to select the bid to be in the best interest of the Town.**

**Identification of sub-contractors**

The following sub-contractors will be utilized in the completion of this contract:

Sub-contractor	Specialty
_____	_____
_____	_____

**Bid submitted by:**

Contractor: Mow N Maintain  
Address: 5052 Rt 116 Shelburne  
Phone: 802-391-7773 E-mail: MowNMaintain LLC@gmail.com  
Contractor Authorized Agent Signature:   
Printed Name and Title: Nick George Owner  
Date bid Signed: March 10<sup>th</sup> 2016