



Text File

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Title

Consider and take action on a resolution authorizing a three-year agreement with Texas Ranch Maintenance, LLC for manicured mowing and landscaping services for Public Works Utility Facilities, ROW's, and roadway medians in an amount not to exceed \$722,397.60; and with NeoGlobal Enterprises, LLC (Horticare Landscape Management) for manicured mowing and landscaping services for Parks, Public Safety, and City Building Facilities in an amount not to exceed \$794,820.00 (Director of Public Works and Director of Parks & Cultural Services)

..Background

Approval of this resolution will authorize an agreement with Texas Ranch Maintenance, LLC for manicured mowing and landscaping services for Public Works Utility Facilities, ROW's, and roadway medians from April 1, 2022 through March 31, 2025 in an amount not to exceed \$722,397.60 with the option to renew for two (2) additional one-year periods; and with NeoGlobal Enterprises, LLC (Horticare Landscape Management) for manicured mowing and landscaping services for Parks, Public Safety, and City Building Facilities in an amount not to exceed \$794,820.00 with the option to renew for two (2) additional one-year periods.

In an effort to maintain the service level required to meet the City's current expectations for the upcoming 2022 growing season, staff felt it was necessary to rebid these services based on the following:

- Why are we bidding before the end of the current contract (September 2022)?
The current manicured mowing contractor approached the City mid-summer 2021 to discuss possible termination of their contract because they were purchased by an investment group and felt that they could not continue services under existing contract pricing. Staff evaluated options and found no mechanism to adjust pricing to an acceptable level and ultimately concluded that bidding such services would be most advantageous during the first quarter of the calendar year, prior to the beginning of the 2022 growing season.
- Why was the mowing contract broken to two separate bid packages?
Historically, the last two mowing contracts awarded have struggled to maintain the terms of their contracts. A separate scope of work for Public Works' mowing responsibilities and Parks & Facilities' mowing responsibilities will allow smaller contractors to better serve these unique niches of scope and scheduling. Bidding two separate contracts resulted in a more competitive bid process.
- Did the scope of work change with the bid proposals?
 - o Parks' proposal added mowing cost for two trails and community center building. Landscaping formerly under separate contract was added to bid and includes SH3 median, SH3 entrance sign, Walker Street median, along with additional detailed service and frequency for eleven public safety facilities
Trail-Trees- Trimming and pruning of trees along trail system- 41.5 acres, 9 linear miles
- Public Works' proposal added 11 various right-of-way locations
- Why has the contract cost significantly increased?

The increase is due to additional scope of work to meet current demand and service market volatility. All potential contractors stated that higher fuel cost, delays in equipment availability, and the current labor market, contributed to their proposed cost. Additionally, the current contract pricing was under bid in 2019. The results of the two current bids appear to be an accurate reflection of the current market.

What would it cost to perform in-house?

Staff evaluated this option utilizing each contractor’s respective methodology and found this option to be cost prohibitive.

- o Parks in-house proposal:
 - o City staff- (1) crew leader, (2) senior park maintenance workers, (6) park maintenance workers-\$504,354 annually
 - o Capital equipment- trucks, trailers, mowers, trimmers, edgers, blowers -\$290,818, first year
- o Public Works in-house proposal:
 - o City staff - (1) heavy equipment operator crew leader, (4) public service technicians, (4) Equipment operator/maintenance workers - \$505,380 annually
 - o Capital equipment - trucks, trailers, mowers, trimmers, edgers, hedgers, chainsaws, blowers - \$836,574, first year

On January 4, 2022, League City issued the following two Requests for Proposals (RFP):

Results for RFP# 22-011 Scope of work provides manicured mowing and incidental landscaping services for 15 water production sites, 48 wastewater sites, and 64 roadside/median locations.

New mowing additions include 11 roadside/median locations (4.4 acres); annual cost impact \$5,140

Annual Costs for Mowing Services:

Texas Ranch Maintenance, LLC	\$225,799.20
NeoGlobal Enterprises, LLC (Horticare)	\$234,645.00
Yellowstone Landscaping	\$321,654.00
Texscape Services, LLC	\$456,465.00
Ambassador Services, LLC	\$585,569.36
Infinity Blue Outdoors, LLC	\$857,928.00

Texas Ranch Maintenance LLC’s Three-Year Not to Exceed Contract Cost

· Exhibits B.1 - B.3	\$677,397.60
· Exhibit B.4 Unit Pricing-Landscaping	\$24,000.00 (\$8,000 Annual Estimate)
· Exhibit B.4 Unit Pricing - Unforeseen Additions	<u>\$21,000.00</u> (\$7,000 Annual Estimate)
Total	\$722,397.60 (\$240,799 Annually)

Estimated FY22 Budget Impact - \$26,000 over current budgeted amount

Results for RFP# 22-012 Scope of work provides manicured mowing and landscaping services for 11 parks facilities, 12 hike & bike trails, 5 city building facilities, and 11 public safety facilities.

New mowing additions include Facilities - New Community Center (totaling 1.3 acres); 2 Hike & Bike Trails (15.23 acres); annual cost impact \$24,348

Annual Costs for Mowing & Landscape:	<u>Mowing Cost</u>	<u>Landscaping</u>	<u>Tree Work</u>	<u>Total Cost</u>
NeoGlobal Enterprises, LLC (Horticulture)	\$189,720.00	\$55,220.00	\$15,000.00	\$259,940.00
Yellowstone Landscaping	\$233,172.00	\$119,175.18	\$6,480.00	\$358,827.18
The Lawn Guy	\$354,240.00	\$ 51,240.00	\$20,000.00	\$425,480.00
Special Touch Landscaping	\$348,737.40	\$ 98,707.60	\$24,000.00	\$471,445.00
Texscape Services, LLC	\$464,022.00	\$108,023.08	\$10,500.00	\$582,545.08
Infinity Blue Outdoors, LLC	\$675,885.60	\$169,986.40	\$14,932.80	\$860,804.80

NeoGlobal Enterprises LLC's (Horticulture) Three-Year Not to Exceed Contract Cost

· Exhibits A.1 - A.5	\$779,820.00
· Unforeseen Additions	<u>\$15,000.00</u> (\$5,000 Annual Estimate)
Total	\$794,820.00 (\$264,940 Annually)

Estimated FY22 Budget Impact - \$76,881 over current budgeted amount

The qualified bidders were scored by a five-member evaluation team comprised of City Staff (Director of Public Works, Director of Parks & Cultural Services, Public Works Manager, Parks Operations Manager, and Public Works Supervisor) results are as follows:

RFP# 22-011 Public Works Utility Facilities, ROW's, and roadway medians:

Texas Ranch Maintenance, LLC received the highest overall score of 461.5. See Attachment 9 for further detail on scoring and evaluation criteria. References were found to be acceptable.

RFP# 22-012 Parks, Public Safety, and City Facilities:

NeoGlobal Enterprises, LLC (Horticulture) received the highest overall score of 442. See Attachment 10 for further detail on scoring and evaluation criteria. References were found to be acceptable.

The staff's recommendation is to award:

RFP# 22-011 manicured mowing and landscaping services for Public Works Utility Facilities, ROW's, and roadway medians to Texas Ranch Maintenance, LLC based on the aforementioned scoring and pricing.

RFP# 22-012 manicured mowing and landscape, trails tree work services for Parks, Public Safety, and City Building Facilities to NeoGlobal Enterprises, LLC (Horticulture) based on the aforementioned scoring and pricing.

Attachments:

1. Data Sheet
2. Proposed Resolution
3. Exhibit A1 - Agreement with Texas Ranch Maintenance LLC - PW RFP 22-011
4. Exhibit A2 - Agreement with NeoGlobal Enterprises LLC (Horticulture) - Parks RFP 22-012
5. Recommendation Memorandum - Texas Ranch Maintenance LLC

6. Recommendation Memorandum - NeoGlobal Enterprises LLC (Horticare)
7. Evaluation Scoring Cost Analysis - PW RFP 22-011
8. Evaluation Scoring Cost Analysis - Parks RFP 22-012
9. Evaluation Scoring Summary - PW RFP 22-011
10. Evaluation Scoring Summary - Parks RFP 22-012

FUNDING

{X} Funds in the total amount of \$722,398 will be split between the following departments Account #52150 Building & Ground Maintenance for fiscal years 2022-2025: The split will consist of \$13,579 from Water Production Account #10207300-52150; \$26,317 from Wastewater Account #10207500-52150; \$80,504 from Streets Account #3300000-52150 for FY2022. The remaining funding will be budgeted in future years.

{X} Funds in the total amount of \$794,820 will be split between the following departments Account #52150 Building & Ground Maintenance for fiscal years 2022-2025: The split will consist of \$1,520 from EMS Account #2950000-52150; \$17,223 from Fire Account #2850000-52150; \$6,745 from Animal Control Account #2750000-52150; \$79,376 from Parks Operations Account #4400000-52150; \$27,606 from Parks 4B Account #2310440-52150 for FY2022. The remaining funding will be budgeted in future years.

STRATEGIC PLANNING

{X} Addresses Strategic Planning Critical Factor #1 - Develop and Maintain Infrastructure