

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 02/25/25 M&C FILE NUMBER: M&C 25-0153

LOG NAME: 13P RFP 25-0005 GROUNDS MAINTENANCE KQ PARD

SUBJECT

(ALL) Authorize Execution of Non-Exclusive Agreements with Identified Vendors for Grounds Maintenance Services in an Annual Amount Up to \$6,570,000.00 for the Initial Term and Authorize Five One-Year Renewal Options for Up to \$6,898,500.00 for Renewal 1, \$7,243,425.00 for Renewal 2, \$7,605,596.25 for Renewal 3, \$7,985,876.06 for Renewal 4, and \$8,385,169.86 for Renewal 5 for the Park & Recreation, Police, and Property Management Departments

RECOMMENDATION:

It is recommended that the City Council authorize non-exclusive agreements with BrightView Landscape Services, Inc., Incircle Management, Inc., Lawn Patrol Service, Inc., SRH Landscapes, LLC, Civilian Division, LLC dba GI Mow, Scott Landscape Maintenance, Inc., Perfect Finish Landscaping, LLC, Reeder Industries, Inc. dba Reeder Landscape, Presbyterian Night Shelter of Tarrant County, Inc. for grounds maintenance services in an annual amount up to \$6,570,000.00 for the initial term and authorize five one-year renewal options for up to \$6,898,500.00 for renewal 1, \$7,243,425.00 for renewal 2, \$7,605,596.25 for renewal 3, and \$7,985,876.06 for renewal 4, and \$8,385,169.86 for renewal 5 for the Park & Recreation, Police and Property Management Departments.

DISCUSSION:

The Park & Recreation Department approached the Purchasing Division to establish an annual agreement for grounds maintenance services including but not limited to mowing, trimming, and litter pick up for City-owned lots, parks, facilities, rights of way, and traffic dividers for the Park & Recreation, Police, and Property Management Departments. Purchasing Staff issued Request for Proposal (RFP) No. 25-0005. The RFP consisted of detailed specifications listing the locations, frequency, and quality of the grounds maintenance services to be performed.

The RFP was advertised in the *Fort Worth Star-Telegram* on October 23, 2024, October 30, 2024, November 6, 2024, November 13, 2024, and November 20, 2024. The City received 17 bids.

Abescape Group, LLC, Lawn Escapades and General Contracting, Leon's Landscape Services, LLC and Prestige Worldwide Services, LLC were deemed non-responsive by the Diversity and Inclusion Department/Business Equity Division for failure to comply with the established Business Equity Goal.

The remaining 13 responses were evaluated by an evaluation panel consisting of representatives from the Park & Recreation, Diversity and Inclusion, and Code Compliance Departments reviewed and scored the submissions using Best Value criteria.

After evaluation, Bea-Son Tractor Mowing dba BST Mowing was deemed non-responsive and eliminated from the evaluation process as the firm did not meet 50% of the technical points necessary to move forward to cost evaluation. Once the technical evaluation was completed, Purchasing staff allocated points associated with pricing to each vendor. The individual scores were averaged for each of the criteria and the final scores are listed in the table below:

Proposer	a	b	c	d	Total Score
BrightView Landscape Services Inc.	26.40	17.60	13.50	20.29	77.79
Incircle Management, Inc.	22.80	15.20	11.40	25.23	74.63
Lawn Patrol Service, Inc.	25.80	17.20	13.50	16.49	72.99

SRH Landscapes, LLC	24.60	17.20	12.30	15.46	69.56
Civilian Division, LLC dba GI Mow	24.60	16.00	11.70	10.17	62.47
Scott Landscape Maintenance, Inc.	24.00	16.80	11.10	7.19	59.09
Perfect Finish Landscaping, LLC	20.40	11.60	8.10	17.46	57.56
Reeder Industries, Inc. dba Reeder Landscape	15.00	13.20	9.90	14.96	53.06
Presbyterian Night Shelter of Tarrant County, Inc.	21.00	14.40	10.50	7.04	52.94
L. A. T. E. LLC	18.00	12.80	9.30	9.87	49.97
Royce Lawn & Landscaping, LLC	14.40	10.00	9.30	10.30	44.00
WCD Enterprises LLC	18.00	11.60	7.20	2.70	39.50

Best Value Criteria:

- a) Ability to Meet the City's Needs
- b) Qualifications and Experience
- c) Approach to Perform Services
- d) Cost

After evaluation, the panel concluded that BrightView Landscape Services, Inc., Incircle Management, Inc., Lawn Patrol Service, Inc., SRH Landscapes, LLC, Civilian Division, LLC dba GI Mow, Scott Landscape Maintenance, Inc., Perfect Finish Landscaping, LLC, Reeder Industries, Inc. dba Reeder Landscape, and Presbyterian Night Shelter of Tarrant County, Inc. presented the best value for the City. Therefore, the panel recommends that Council authorize non-exclusive agreements to these identified vendors. No guarantee was made that a specific amount of services would be purchased. Staff certifies that the recommended vendor responses met bid specifications.

A 1295 form is not required for that BrightView Landscape Service, Inc. as they are a publicly traded company.

Funding is budgeted in the General Operating & Maintenance category in the General Fund for the Park & Recreation, Police and Property

Management Departments. The maximum amount allowed under these agreements will be \$6,570,000.00 with a 5% increase for each renewal period to allow for price increases on labor and materials, and inventory change on City owned properties; however, the actual amount used will be based on the need of the department and available budget.

**BUSINESS EQUITY:** The Business Equity Division placed a 5.2% business equity goal on this solicitation/contract.

- Brightview Landscapes LLC., will be exceeding the goal at 6%, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.
- GIMOW, submitted a Prime Waiver Form, which is in accordance with the City's Business Equity Ordinance. Prime Company, Inc., will be self-performing the entire scope of the contract.
- Incircle Management Inc., will be exceeding the goal at 10%, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.
- Lawn Patrol Service Inc., will be exceeding the goal at 100% as a Business Equity Prime and self- performing the scope of the services, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.
- NTSM dba Perfect Finish Landscaping, submitted a Prime Waiver Form, which is in accordance with the City's Business Equity Ordinance. Prime Company, Inc., will be self-performing the entire scope of the contract.
- Presbyterian Night Shelter, submitted a Prime Waiver Form, which is in accordance with the City's Business Equity Ordinance. Prime Company, Inc., will be self-performing the entire scope of the contract.
- Reeder Industries Inc., submitted a Prime Waiver Form, which is in accordance with the City's Business Equity Ordinance. Prime Company, Inc., will be self-performing the entire scope of the contract.
- Scott Landscape Maintenance Inc., has greed/committed to utilize 5.2% business equity subcontractor participation for the scope of work, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.
- SRH Landscapes LLC., will be exceeding the goal at 25%, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

**AGREEMENT TERMS:** Upon City Council approval, these non-exclusive agreements shall begin upon execution and expire one year from that date.

**RENEWAL OPTIONS:** The non-exclusive contracts may be renewed for up to five (5) one-year terms at the City's option for up to \$6,898,500.00 for renewal 1, \$7,243,425.00 for renewal 2, \$7,605,596.25 for renewal 3, \$7,985,876.06 for renewal 4, and \$8,385,169.86 for renewal 5. This action does not require specific City Council approval provided that City Council has appropriated sufficient funds to satisfy the City's obligations during the renewal term, nor does this action guarantee a cost increase to contractors.

**ADMINISTRATIVE CHANGE ORDER:** An administrative change order or increase may be made by the City Manager up to the amount allowed by relevant law and the Fort Worth City Code and does not require specific City Council approval as long as sufficient funds have been appropriated.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current operating budget, as previously appropriated, in the General Fund to support the approval of the above recommendation and award of the contracts. Prior to any expenditure being incurred, the Property Management, Police and Park and Recreation Departments have the responsibility to validate the availability of funds.

<b><u>Submitted for City Manager's Office by:</u></b>	Reginald Zeno	8517
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