



AGENDA MEMORANDUM

Action Item for the City Council Meeting January 26, 2021

DATE: January 26, 2021

TO: Peter Zaroni, City Manager

FROM: Tracey Cantu, Interim Director of Parks and Recreation Department
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Mowing and Grounds Maintenance for Downtown Group 2

CAPTION:

Resolution authorizing a two-year service agreement in an amount not to exceed \$134,400.00 with Manning Lawn Care and Landscaping, LLC of Corpus Christi, Texas, for Mowing and Grounds Maintenance for Downtown Group 2, with FY 2021 funding in an amount of \$44,800.00 funded in the Visitor Facility Fund.

SUMMARY:

This resolution authorizes a two-year service agreement for with Manning Lawn Care and Landscaping, LLC for Mowing and Grounds Maintenance for Downtown Group 2. These services are necessary to maintain presentable grounds.

BACKGROUND AND FINDINGS:

The mowing and grounds maintenance for City parks assist in ensuring that the grounds of each site are safe, secure, and presentable at all times. Downtown Group 2 consists of City parks, parkways, rights-of-way, triangles, and medians. The mowing and grounds maintenance agreements for the downtown area enhance the image of the downtown area by maintaining a high standard of care for all parks, rights-of-way, and medians. This helps to provide a safe and attractive downtown environment for the community. The following areas are included in the Downtown Group 2 maintenance agreement.

Item	Maintenance Area	Location	Acres
1	Chaparral Circle	Mesquite & Chaparral	0.07
2	Chaparral St. Tree Wells	I37 to Brewster	0.02
3	Harbor Playhouse Grounds	1 Bayfront Park, Chaparral St.	1.54
4	Heritage Park	1500 Blk. Chaparral, Hughes to Fitzgerald	4.78
5	Lot 12, Vacant Lots	Mesquite St., Resaca to Hughes	1.37
6	Mesquite Medians	Brewster to Hirsch, (water tower)	0.45
7	Mesquite Medians	Hirsch to Harbor	0.44
8	Mesquite Medians	Mesquite @ Museum of Sci & Hist	0.26
9	Museum of Sci & Hist, Lot 26	1900 N. Chaparral	5.30
10	Old Bayview Cemetery	Ramirez & Waco	3.14
11	Oveal Williams Sr. Center	1414 MLK Dr.	1.37
12	Seaman's Center Lot	1501 Mesquite	1.06
13	American Bank Center Lot 10	Hughes & Chaparral	2.45
15	American Bank Center Lot 21 & Triangle & AMC Triangle	Convention Center Entrance @ Hughes	1.10
16	American Bank Center Lot 24	Brewster & Chaparral	1.02
17	American Bank Center Lot 25	Hirsch & Chaparral	0.76
18	American Bank Center Lot 5	Fitzgerald to Resaca	2.22
19	TD Maintenance Yard	1709 N. Mesquite	1.38
20	Water Garden Grounds	Arts & Sci Park, Chaparral & Hirsch & Corp. Eng.	4.43
21	Bayfront Fountain Park	1800 Blk. N. Shoreline @ Resaca	3.30
22	Park & Rec Office Building	Buffalo & Sam Rankin St.	0.85
		TOTAL	37.31

Prior to the proposed agreement with MLC Landscaping, LLC, Parks and Recreation utilized the services of Dorame General Repair & Lawn, LLC via a 36-month service agreement commencing on December 2017 for a total amount not to exceed \$193,410.00, or \$1,535.00 per cycle, with 42 cycles annually. Each cycle consisted of servicing 36.44 acres at a rate of \$42.12 per acre per cycle. The recommended contractor, MLC Landscaping, LLC, will service 37.31 acres per cycle at a rate of \$42.88 per acre, or \$1,600 per cycle, which is an increase of \$.76 per acre from the last award 3 years ago. The proposed agreement has been reduced from three years to two years because the Downtown Group 2 locations cover the tourist areas along Shoreline, Museums and City Hall, which are high profile areas, and the shorter term allows the City to assess the contractor and increase/decrease the contract value more responsively in accordance with demand.

The Contracts and Procurement Division conducted a competitive Request for Bids process to obtain bids for new long-term contracts. The City received 11 bids and is recommending the award to Manning Lawn Care Landscaping, LLC, as the lowest responsive, responsible bidder.

ALTERNATIVES:

An alternative would be to hire City staff and purchase additional equipment to do the work in-house. The cost for the Parks and Recreation Department to execute the same

or similar work with in-house crews for Downtown Group 2 would be an estimated total of \$170,361, with the cost of labor being an estimated total of \$125,361 and the purchase of three appropriately sized zero-turn mowers being an estimated total of \$45,000. The Downtown Group 2 areas are too small to accommodate the large equipment that Park Operations currently possesses. Historically, contractors have used smaller zero turn mowers ranging from 42"-52" decks, while Park Operations owns significantly larger zero turn mowers with either 72" decks or 16' decks. Additionally, this does not account for the potential cost of injury to City employees or any potential damages to customer properties which have been accounted for with the service agreements used for contractors.

FISCAL IMPACT:

The fiscal impact for Parks and Recreation in FY 2021 is an estimated amount of \$44,800.00 for this two-year service agreement. The remaining cost will be budgeted in future years through the annual budget process under the Visitor Facility Fund 4710 for Mowing and Grounds Maintenance Services.

FUNDING DETAIL:

Fund:	4710	Visitor Facility
Organization/Activity:	12930	Bayfront Arts and Sciences
Mission Element:	141	Manage and Maintain Parks and Recreation Facilities
Project # (CIP Only):	N/A	
Account:	530225	Mowing and Grounds Maintenance

RECOMMENDATION:

Staff recommends approval of this resolution authorizing a two-year service agreement with Manning Lawn Care and Landscaping, LLC as presented.

LIST OF SUPPORTING DOCUMENTS:

Resolution
Bid Tabulation
Service Agreement