



CITY COUNCIL AGENDA STATEMENT



September 25, 2018

File ID: 18-0283

TITLE

CONSIDERATION OF ACCEPTING BIDS AND AWARDING LANDSCAPE MAINTENANCE CONTRACTS FOR CERTAIN OPEN SPACE DISTRICTS TO AZTEC LANDSCAPING, INC. AND TERRACARE ASSOCIATES, LLC

- A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDING A LANDSCAPE MAINTENANCE CONTRACT BETWEEN THE CITY AND AZTEC LANDSCAPING, INC. FOR LANDSCAPE MAINTENANCE SERVICES IN BID GROUP 1 OPEN SPACE DISTRICT 20 ZONES 4, 5, AND 6 IN THE AMOUNT OF \$433,882, AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT, AND APPROPRIATING FUNDS ACCORDINGLY (4/5^{THS} VOTE REQUIRED)
- B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDING A LANDSCAPE MAINTENANCE CONTRACT BETWEEN THE CITY AND AZTEC LANDSCAPING, INC. FOR LANDSCAPE MAINTENANCE SERVICES IN BID GROUP 2 OPEN SPACE DISTRICTS 14, 15, AND 24 IN THE AMOUNT OF \$132,571
- C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDING A LANDSCAPE MAINTENANCE CONTRACT BETWEEN THE CITY AND TERRACARE ASSOCIATES, LLC FOR LANDSCAPE MAINTENANCE SERVICES IN BID GROUP 3 OPEN SPACE FOR COMMUNITY FACILITIES DISTRICT 13-M OTAY RANCH VILLAGE 2 (NEW DEVELOPMENT) IN THE AMOUNT OF \$120,671, AND APPROPRIATING FUNDS ACCORDINGLY (4/5^{THS} VOTE REQUIRED)
- D. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDING A LANDSCAPE MAINTENANCE CONTRACT BETWEEN THE CITY AND TERRACARE ASSOCIATES, LLC FOR LANDSCAPE MAINTENANCE SERVICES IN BID GROUP 4 COMMUNITY FACILITIES DISTRICT 8M OTAY RANCH VILLAGE 6 MCMILLIN (VILLAGE 6 MC) AND COMMUNITY FACILITIES DISTRICT 8M OTAY RANCH VILLAGE 6 OTAY RANCH (VILLAGE 6 OR) IN THE AMOUNT OF \$418,975, AND APPROPRIATING FUNDS ACCORDINGLY (4/5^{THS} VOTE REQUIRED)

RECOMMENDED ACTION

Council adopt the resolutions.

SUMMARY

On August 15, 2018, the City received two responsive bids for landscape maintenance services in nine Open Space Districts (OSDs), the I-805 Direct Access Ramp on E Palomar Street (DAR West), and three Community Facilities Districts (CFDs). Funding for the OSD and CFD contracts is included within the budget for each OSD or CFD. Today's action is to accept the bids, award the contracts to Aztec Landscaping, Inc. and

Terracare Associates, LLC respectively, and authorize entering into landscape maintenance contracts with each of the contractors.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15301 Class 1 (Existing Facilities) and/or Section 15304 Class 4 (Minor Alterations to Land). Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not Applicable.

DISCUSSION

The City of Chula Vista administers and maintains 36 Open Space Districts, Maintenance Community Facilities Districts, and their associated zones (collectively the “Districts”). The City levies an annual assessment on property owners within each District to provide funding for maintenance of common area spaces. The City contracts with landscape firms to provide landscape maintenance services in the Districts.

In nine OSDs (7; 14; 15; 20 Zones 2, 3, 4, 5, and 6; 24) and two CFDs (Village 6 McMillin and Village 6 OR), the landscape maintenance contracts are set to expire on September 30, 2018. The I-805 DAR West and Otay Ranch Village 2 (New Development) are newly acquired landscape maintenance areas. The 13 Districts were divided into four (4) groups (“Bid Groups”) for the purpose of bidding, as some of the Districts are smaller than others contiguous to them. By combining the areas, economies of scale could be obtained. The four (4) Bid Groups are as follows:

- Group 1 – OSDs 20 Zones 2, 3, 4, 5, and 6;
- Group 2 – OSDs 14, 15, and 24;
- Group 3 – OSD 7, DAR West, and CFD 13-M Otay Ranch Village 2 (New Development);
- Group 4 – CFD 8M Otay Ranch Village 6 MC and Otay Ranch Village 6 OR.

Public Works staff prepared specifications and advertised the services on July 27, 2018. A pre-bid meeting was held on August 1, 2018. The purpose of the pre-bid meeting was to review and clarify the bid requirements. Staff explained that bids would be evaluated and contracts awarded by Bid Group to the lowest responsive bidder.

On August 15, 2018, the Director of Public Works received two (2) responsive bids from the following companies. The table below reflects the lowest responsive bid for each group and the final proposed contract amounts.

Bid Group #	Contractor	9-month Bid Amount	Proposed Contract
1	Aztec Landscaping, Inc.	\$512,397	\$433,882
2	Aztec Landscaping, Inc.	\$135,451	\$132,571
3	Terracare Associates, LLC	\$304,374	\$120,671
4	Terracare Associates, LLC	\$418,975	\$418,975

Notes:

1. After receipt of the bids and final review of available funding, the City will not award contracts for the following districts:
 - Group 1 – City did not award District 20 Zone 2 and 3
 - Group 3 – City did not award District 7 or DAR West
2. Group 2 reflects a reduced level of service in District 24 reducing total Group amount to \$132,571

3. Group 3 – Village 2 reflects the acres that the City has accepted and the acres it anticipates to accept in January 2019.
4. The City will evaluate available funds for the districts not awarded in this bid and will contract maintenance services for the remainder of the year through a different process. All maintenance contracts are set to expire at the end of June 30, 2019 and will be competitively bid in early 2019.

Staff recommends accepting the contractors’ bids and awarding the landscape maintenance contracts to Aztec Landscaping, Inc. and Terracare Associates, LLC respectively as noted above. Key provisions of the contracts include the following:

- (1) The contracts are for the nine-month period of October 1, 2018 to June 30, 2019.
- (2) The contractors who bid on this project are required to pay prevailing wages to persons employed by them for the work performed under this project.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council and has found that Council Member Patricia Aguilar has real property holdings within 500 feet of the boundaries of District 20 Zone 6 which is the subject of this action; District 20 Zone 6 is included in Resolution A. Consequently, pursuant to California Code of Regulations Title 2, sections 18700 and 18702.2(a)(11), this item presents a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov’t Code § 87100, et seq.) for the above-identified member.

Staff is not independently aware, and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

LINK TO STRATEGIC GOALS

The City’s Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong & Secure Neighborhoods, and a Connected Community. This action supports the goal of a Healthy Community, which includes maintaining community open space for public enjoyment.

CURRENT-YEAR FISCAL IMPACT

All Open Space landscape maintenance costs will be borne by the respective property owners in each Open Space District or Community Facilities District; for most districts the maintenance budget included in the fiscal year 2019 budget is sufficient to cover the cost of the proposed contracts. Appropriations are needed for the following Districts and there is sufficient available fund balance in each respective funds to make these appropriations. Approval of the resolutions will authorize the following budget amendments:

Fund	Amount	Expense Category
Open Space District 20 (Zone 4)	\$ 27,200	Supplies and Services
CFD 13 OR V2	\$125,000	Supplies and Services
CFD 08 V6 M OR	\$102,000	Supplies and Services

ONGOING FISCAL IMPACT

There is no ongoing fiscal impact because of this action. The contracts will expire at the end of the current fiscal year. The Open Space Landscape Maintenance contracts will be bid out in calendar year 2019 to begin new contracts on July 1, 2019. The ongoing fiscal impact will be determined at that time.

ATTACHMENTS

1. Landscape Maintenance Standards
2. Open Space Bid Package Group 1 - OSD 20 Zn 2-6. Maps
3. Open Space Bid Package Group 2 - OSD 14, 15, & 24 Maps
4. Open Space Bid Package Group 3 - D7, DAR West, & Village 2 Maps
5. Open Space Bid Package Group 4 - CFD Village 6Mc & 6OR Maps
6. Agreement with Aztec – Group 1
7. Agreement with Aztec – Group 2
8. Agreement with Terracare – Group 3
9. Agreement with Terracare – Group 4

*Staff Contacts: Angelica Aguilar, Assistant Director of Public Works
Sam Oludunfe, Open Space Manager*