
CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**Council Meeting Date: 01/14/2016**
Agenda Item: 5B9

ACTION: Approve one-year contract renewals with Artistic Land Management and Somerset Landscape Maintenance for residential landscape services to be overseen by the Community Development Department.

FISCAL IMPACT: There is no fiscal impact to the City for these contracts. Costs for landscape services will be paid by the Tempe resident who agrees to utilize the service.

RECOMMENDATION: Approve the contract renewals.

BACKGROUND INFORMATION: (15-064-01 and 03) City Council approved the award of contracts on January 29, 2015 for an initial one-year period with four one-year renewal options. This renewal request is the first of four available renewal options that will extend the contracts through January 28, 2017. The purpose of this contracting program is to provide a short list of qualified companies to provide residential landscape services that are made available to any Tempe resident for assistance in maintaining a home's front and rear landscaping areas.

Although primarily targeted to those residences that are in danger of a yard-related Nuisance Code violation, the contracts may be utilized by any Tempe resident. Any use of these contracts and selection of companies is at the sole discretion of the resident. The selected landscape company invoices the resident directly for any and all applicable charges. The City is nearing completion of the initial one-year Pilot Program which established the following goals:

- Establishment of a competitive pricing schedule for residents
- Establishment of a qualified and skilled group of landscape suppliers
- Improvement of property and neighborhood appearance
- Reduction of code enforcement complaints and citations
- Provide a reasonable alternative for those residents who are not able to self-perform landscape work
- Provide landscape services that are provided on a planned maintenance schedule that allows for on-going and continuous upkeep

Staff believes the initial Pilot Program has been successful in meeting the above goals and as a result is recommending that a one-year extension be approved. One of the companies approved by Council last year, J.A. Desert Greens Custom Lawn Care, has declined to renew. The remaining two firms, Artistic Land Management and Somerset Landscape Maintenance, have agreed to accept renewal options. Staff is confident that these companies can easily handle the current and expected increase in account growth.

Program Work Scope

Landscape services under this program are limited to basic upkeep to include mowing/edging of turf, removal or spraying of weeds, and raking/blowing and removal of landscape debris/leaves/trash from the property. Residents can elect to utilize service for either the front and/or backyard. It is important to note that one of the key goals of this pilot program is to establish a reoccurring and consistent landscape service that occurs over a scheduled period of time. As a result, the resident shall agree to a series of visits by the landscaper over a one-year period as shown below:

- Mow and trim turf, once monthly for the months of November, December, January and February
- Mow and trim turf twice monthly for the months of March, April, May, June, July, August, September, and October
- Rake, blow, and/or vacuum to remove all plant debris and trash at each visit
- Pull and/or spray weeds in desert/natural landscaped areas once per month

Additional landscape treatments such as tree and shrub trimming, tree removal, irrigation service, fertilization, etc., are excluded from the core services described above but may be included separately as negotiated between the contractor and resident.

Program Pricing

The table below displays the current pricing for the various landscape service options. If the renewal is approved, the City will adjust pricing for the second year in accordance with the Consumer Price Index (CPI) using the All Urban Consumer Index- West Region (once December is finalized). Based on current information, staff estimates a 1.9% increase to the rates shown below. The pricing shown below is common to both companies and once adjusted will be held firm through the renewal term.

Table 1 – Current Pricing for Residential Landscape Services – Monthly Fees

Service Coverage	Monthly Flat Rate Up to 10,000 SF lot		Monthly Flat Rate 10,001 to 15,000 SF lot		Monthly Flat Rate 15,001 to 22,000 SF lot		Hourly Crew Rate
Desert Front	\$35		\$45		\$50		\$22 per man hour
Turf Front	Nov/Dec/Jan/Feb	Mar/Apr/May/June Jul/Aug/Sept/Oct	Nov/Dec/Jan/Feb	Mar/Apr/May/June Jul/Aug/Sept/Oct	Nov/Dec/Jan/Feb	Mar/Apr/May/June Jul/Aug/Sept/Oct	\$22 per man hour
	\$35	\$70	\$45	\$90	\$50	\$100	
Desert/Turf Front Combination	Nov/Dec/Jan/Feb	Mar/Apr/May/June Jul/Aug/Sept/Oct	Nov/Dec/Jan/Feb	Mar/Apr/May/June Jul/Aug/Sept/Oct	Nov/Dec/Jan/Feb	Mar/Apr/May/June Jul/Aug/Sept/Oct	\$22 per man hour
	\$35	\$70	\$45	\$90	\$50	\$100	

- All of the prices shown above are monthly flat rates with the exception of the Hourly Crew Rate;
- The Hourly Crew Rate is utilized as a one-time “catch-up” provision for yards in significant neglect that require additional resources to bring the yard up to a maintainable standard;
- Desert landscape services are performed one time per month;
- Turf landscape services are performed one time a month during November, December, January and February and twice a month for March through October;
- If the resident elects to have both the front and rear maintained then the above monthly rates would double;

Current Program Status

City staff met with representatives from each of the originally awarded firms to get their input on how the program was working. J.A. Desert Greens Custom Lawn Care had the most challenges during the first year and cited difficulty in hiring and retaining qualified employees. This firm’s residential account balance swung dramatically over the year hitting a high of 60 before settling at a current level of 15. As mentioned earlier, this company has declined to renew for the second year. Artistic Land Management has had the most success in the program, currently maintaining 38 accounts. This firm had a high of 45 accounts earlier in the year and noted their desire to gain at least 60 homes in order to consider the program economically viable. Somerset Landscape currently serves 18 accounts and had a high of 25 accounts earlier in the year. This company feels the program is working and is interested in continuing the contract with the hope of increasing the total number of accounts. Between the three firms a total of 71 residences are currently being served under this program.

All of the firms noted the positive effects of the public relations outreach conducted by the City in generating calls and interest in the program (especially the water bill statement) and encourage those efforts to continue in the second year. Jeff Tamulevich, Code Enforcement Manager, has evaluated the program and although he acknowledges there is room for improvement, he believes the initial year was an overall net plus in helping to improve property appearances within the City.

Based on the above, staff recommends that the contracts with Artistic Land Management and Somerset Landscape be renewed for one additional year.

ATTACHMENTS: None

STAFF CONTACT(S): Jeff Tamulevich, Code Enforcement Manager, (480) 350-8441

Department Director: Renie Broderick, Internal Services Director
 Legal review by: David Park, Assistant City Attorney
 Prepared by: Michael Greene, C.P.M. Procurement Administrator