Atascadero City Council
Staff Report – Public Works Department

Las Lomas Landscape and Lighting District
Landscape Maintenance Services Award

RECOMMENDATION:

Council authorize the City Manager to execute an agreement with Madrone Landscapes, Inc., in the amount of $47,292.00 for annual landscape maintenance services in the Las Lomas Landscape and Lighting Assessment District.

DISCUSSION:

Background: On January 13, 2009, the City Council approved a resolution accepting the public improvements for the Woodridge project, located south of Halcon Road, north of Santa Barbara Road and east of Viejo Camino Road. The project was conditioned to construct trails through an oak woodland and to provide common-space landscaping, tree planting and a tot lot.

The project’s conditions of approval also required the residents of this development to maintain these public improvements in perpetuity. The Woodridge (Las Lomas) Landscaping and Lighting Assessment District No. 02 (District) was established to cover the cost for the maintenance and upkeep of the landscaping and public trail improvements. The City agreed to contribute 25% of the annual costs for maintaining the open space and trails (in exchange for public access) and to manage the maintenance of these facilities.

As a part of the City's maintenance obligations, formal bidding documents were prepared and distributed for landscape maintenance services. On October 27, 2009, the City Council awarded the contract for maintenance services to Armet’s Landscapes Inc. This agreement with Armet’s Landscapes was terminated by mutual agreement, effective December 11, 2010.

Analysis: Six (6) bids were originally received for landscape maintenance services, with Armet’s submitting the low bid. The next lowest bidder, Madrone Landscape, Inc., is willing to honor their previously submitted bid of $3,941.00 per month.
Conclusion: Madrone Landscape, Inc. is the next low qualified bidder and is qualified and prepared to maintain the landscaping in the Las Lomas Landscape and Lighting Assessment District. Staff recommends that the City Council authorize the City Manager to execute an agreement with Madrone Landscape, Inc. for the maintenance of the landscaping in the Las Lomas Landscape and Lighting Assessment District.

FISCAL IMPACT:

Maintenance responsibilities for the public landscaping improvements and open space are primarily the responsibility of the Las Lomas Landscape and Lighting Assessment district. The majority of these maintenance costs will be paid by assessments on property in the district; however, the City of Atascadero (General Fund) is responsible for 25% of the cost for maintaining just the open space portion of the site. The City’s share for Open Space Maintenance is currently estimated at $1,800.00 per year.

Approval of the agreement with Madrone Landscape, Inc. will result in the annual expenditure of $47,292.00 in funds from the Las Lomas Landscape and Lighting Assessment District.

ATTACHMENT: Bid Summary
## BID SUMMARY

TO: Public Works Department  
FROM: Marcia Torgerson, City Clerk  
BID NO.: 2009-015  
OPENED: Thursday, October 1, 2009 @ 3:00 p.m.  
PROJECT: Las Lomas Landscape Award

Bids were received and opened today, as follows:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Total Bid: Total Monthly Cost all Items</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Armet’s Landscape</td>
<td>$ 3,636.60</td>
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<tr>
<td>2. Madrone Landscapes</td>
<td>$ 3,941.00</td>
</tr>
<tr>
<td>3. Martinelli Landscape Const</td>
<td>$ 7,779.60</td>
</tr>
<tr>
<td>4. Estate Landscape</td>
<td>$ 8,701.58</td>
</tr>
<tr>
<td>5. B&amp;B Yard &amp; Lawn Maintenance</td>
<td>$ 14,877.50</td>
</tr>
<tr>
<td>6. Gilbert’s Landscapes</td>
<td>$ 2,573.00 (BID REJECTED AS NON- RESPONSIVE)</td>
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