



**OPERATIONS COMMITTEE  
FEBRUARY 16, 2000**

**SUBJECT: LANDSCAPE AND IRRIGATION MAINTENANCE**

Metropolitan  
Transportation  
Authority

**ACTION: AWARD A CONTRACT TO ACCENT LANDSCAPING, INC.,  
OF GARDENA TO PROVIDE LANDSCAPING AND  
IRRIGATION SERVICES FOR ALL MTA OPERATIONAL  
AND NON-OPERATIONAL PROPERTIES IN THE AMOUNT  
OF \$ 3,073,158**

One Gateway Plaza  
Los Angeles, CA  
90012-2952

**RECOMMENDATION**

Award a unit rate contract to Accent Landscaping, Inc., of Gardena, California, the lowest responsive, responsible bidder to provide landscaping and irrigation maintenance services for MTA operational and non-operational properties for a five year period, for a not-to-exceed contract value of \$3,073,158, inclusive of a 10% contingency for as-needed services.

**RATIONALE**

This contract will provide basic landscaping and irrigation services for all MTA operational and non-operational properties. There are locations throughout the MTA Bus, Blue Line, Green Line and Red Line transit facilities, and the Burbank Branch Chandler Corridor property that have some form of landscaping and irrigation. This action will provide scheduled and as-needed maintenance services for the ground cover, plants, trees and irrigation systems at these locations. As-needed services include, for example, repairing vandalized or damaged irrigation system components, remove and replace damaged or lost plant material. Included in the scope of work are the services for 43 operating properties, 43 Green Line, 35 Blue Line and 12 Red Line rail facilities and locations, and the Burbank Branch Chandler Corridor.

The scope of this service includes Red Line Segment 2B stations. However, Red Line Segment 3 is not included because the landscaping details are not available. Segment 3 landscape maintenance will be added as a modification to the contract when the level of effort is definable. In addition, the Green Line 105-Freeway stations and the Harbor Transitway stations have been added to the contract as a potential new maintenance requirement. Currently, the landscaping at Green Line 105-Freeway and the Harbor Transitway locations are maintained and paid by Caltrans. Because of Caltrans inability to adequately maintain these properties, negotiations are underway to transfer this maintenance responsibility to the MTA. The potential new requirement is included in the bid price in the event this responsibility is assumed by the MTA. The goal of the negotiations with Caltrans is to obtain reimbursement for those additional costs prior to assuming this work.

## FINANCIAL IMPACT

Funding of \$574,650 for this procurement is included in the FY00 Budget in Cost Center 3344, Contracts and Administration, under Projects 300011, Bus Operations, 300022, MBL Rail Operations, 300033, MGL Rail Operations and 300044, MRL Rail Operations. Since this is a multi-year contract, the cost center manager and Executive Officer will be accountable for budgeting the cost in future years. In FY 99, \$ 484,676 was expended on this item.

## ALTERNATIVES CONSIDERED

One alternative considered is to provide the service in-house. This would require the hiring of additional personnel and the purchase of additional equipment and materials. Staff's analysis indicates that this is not a cost effective option for the MTA.

## BACKGROUND

The Authority requires regular and scheduled landscape maintenance at all MTA-owned properties including rail and bus division locations and stations, and Chandler Boulevard corridor property to maintain ground coverings and plants. In addition to the regular maintenance, additional, as-needed services will be necessary during the contract term of performance for activities such as tree-trimming and replacement of landscape and irrigation components that are damaged by construction, weather, vandalism, etc.

## PROCUREMENT SUMMARY

On December 5, 1999 Invitation For Bid Number OP33445326 for Landscape and Irrigation Maintenance Services was formally advertised. A pre-bid conference was held on December 15, 1999 where 7 firms attended. On December 21, 1999 two bids were received for this procurement. A third bid missed the due date and could not be evaluated. The lowest bid price was \$2,793,780. MTA staff performed a technical evaluation and has found Accent Landscaping, Inc., capable of meeting the requirements of the specifications.

## COST/PRICE ANALYSIS

	<b>BID PRICE</b>	<b>HISTORICAL PRICE</b>	<b>PRICE VARIANCE</b>
<b>Basic Services (prior)</b>	<b>\$2,388,960</b>	<b>\$2,117,760</b>	<b>\$271,200</b>
<b>New Services</b>	<b>404,820</b>	<b>None</b>	<b>None</b>
<b>As-Needed (Contingency)</b>	<b>279,378</b>	<b>\$ 305,620</b>	<b>(\$ 26,252)</b>
<b>Total</b>	<b>\$3,073,158</b>		

(FY 99 expenditures were used to project extended historical cost for five years. Basic services for FY99 = \$423,552. As-Needed-Services for FY99 = \$61,124). New services consist of I-105 Fwy, and Harbor Transitway Stations.

The recommended price of \$3,073,158 has been determined to be fair and reasonable based upon price analysis selection of the lowest responsive and responsible bid in the amount of \$2,793,780. The recommended price also includes a 10 percent contingency of \$279,378 to cover as-needed-services, for a total recommended price of \$3,073,158. The bid price for basic services resulted in a 12.7 percent increase over 5 years when compared to the projected historical costs. The contingency of 10 percent included to cover as-needed-services resulted in a 9 percent decrease over 5 years when compared to the projected historical cost. In addition, the recommended price is 4 percent lower than MTA's independent cost estimate of \$3,194,160 which is considered reasonable.


**SMALL BUSINESS PARTICIPATION**

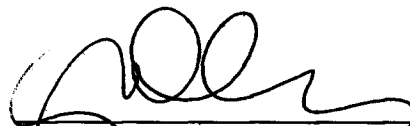
The Contract Compliance Unit waived the DBE goal for this procurement based on the lack of subcontracting opportunities. Based on industry practices, it is expected that the Prime will provide all services without subcontracting. However, pursuant to the DBE Program, if the awardee proposes to use the services of subcontractors, the awardee is expected to afford maximum opportunities to DBEs in all subcontractor and supply service areas. Upon the MTA's request, awardee is required to submit documentation to satisfy MTA that good faith efforts were made to utilize DBEs throughout the life of the contract.


Prepared by:                Jim Yang, Facilities Maintenance Supervisor  
                                     Michael Loller, Contract Administrator

**ATTACHMENTS**

- 1. Procurement Summary
- 2. Unit Price Analysis

  
\_\_\_\_\_  
**THOMAS K. CONNER**  
Executive Officer  
Transit Operations

  
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**GWENDOLYN WILLIAMS**  
Interim Executive Officer  
Procurement

  
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**ALLAN LIPSKY**  
Office of the Chief Executive Officer

**Procurement: Landscape and Irrigation Maintenance Services**

**Board Date: February 24, 2000**

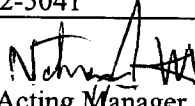
**BOARD REPORT ATTACHMENT "A"**

**PROCUREMENT SUMMARY**

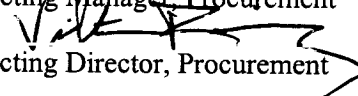
**SEALED BID**

1.	Independent Estimate: \$3,194,160.00
2.	Recommended Vendor:
	Name: Accent Landscape Inc.
	City: P.O. Box 3550, Gardena, Ca. 90247-7250
	Total Dollar Amount: \$3,073,158, including 10% contingency
3.	Description of Equipment or Material: Provide landscape and irrigation maintenance services for MTA properties.
4.	Issued and Advertised: 12/5/99
5.	DBE Participation Goal? 0% DBE Responsive? yes
6.	No. of Bid notifications sent (postcards): 311
7.	No. of Bids Picked up by Vendors: 7
8.	Pre-Bid Conference: 12/15/99
9.	Date bids opened: 12/21/99
10.	No. of bids received: 2
11.	Staff analysis:
	1. List Bidders and Bid Prices
	Accent Landscaping, Inc. \$2,793,780.00
	The Resource Collection \$5,625,480.00
	2. Tech Analysis-Responsiveness Recommended contractor has the requisite licenses.
12.	Protest Received: No
	Disposition of Protest/Appeal: N/A
13.	Award to Other than Low Bid? Why? No
14.	Conflict of Interest form submitted to Ethics? 1/6/2000
15.	EO Evaluation Completed: 10/12/99
16.	Pre-Qualification Completed? 1/19/2000
17.	Audit Report Status: N/A
18.	Contract Administrator Michael Loller
	Tel: (213) 922-7257
18.	Project Manager: Jim Yang
	Tel: (213) 922-5041

Concur:

  
Acting Manager, Procurement

Concur:

  
Acting Director, Procurement

Concur:

\_\_\_\_\_  
Interim Executive Officer, Procurement

**Attachment 2**  
**Contract Price Analysis**

	<b><u>Historical</u></b>		<b><u>Recommended</u></b>	
<b><u>Landscape Sites</u></b>	<b><u>Per Unit Monthly Cost</u></b>	<b><u>Five Year Cost</u></b>	<b><u>Per Unit Monthly Cost</u></b>	<b><u>Five Year Cost</u></b>
Bus Line Locations	\$16,700	\$1,002,000	\$18,482	\$1,108,920
Blue Line Locations	\$8,700	\$522,000	\$9,451	\$567,060
Blue Line Sub Stations	\$650	\$39,000	\$949	\$56,940
Red Line Locations	\$5,100	\$306,000	\$5,037	\$302,220
Green Line Stations	\$1,620	\$97,200	\$2,145	\$128,700
Green Line Sub Stations	\$726	\$43,560	\$1,614	\$96,840
Green Line Control & Comm.	\$400	\$24,000	\$538	\$32,280
Non-Operational Properties	\$1,400	\$84,000	\$1,600	\$96,000
	<b>Total 5 Year Costs:</b>	<b>\$2,117,760</b>	<b>Total 5 Year Costs:</b>	<b>\$2,388,960</b>
 <b><u>Potential New Landscape Sites</u></b>				
Green Line I-105 Stations			\$4,459	\$267,540
Harbor Transitway Stations			\$2,288	\$137,280
			<b>Total 5 Year Costs:</b>	<b>\$404,820</b>
			<b>Total Bid Amount:</b>	<b>\$2,793,780</b>

Note: This analysis does not include As-Needed costs. As-Needed costs are based on actual task prices, not normal maintenance unit rates.