

BOCC APPROVAL AUGUST 3, 2022
BOARD OF BIDS AND CONTRACTS JULY 28, 2022

2. GROUNDSKEEPING / LANDSCAPING -- FACILITIES MAINTENANCE

FUNDING -- FACILITIES MAINTENANCE

(Request sent to 73 vendors)

RFB #22-0050 Contract

	Commercial Lawn Management	Maverick Health LLC dba Maverick Solutions	Robin Hoods Industries, LLC
Location	Annual Cost	Annual Cost	Annual Cost
1. Main Courthouse - 525 N. Main	\$32,575.47	\$4,458.00	\$4,500.00
2. Historic Courthouse - 510 N. Main	\$33,574.17	\$4,458.00	\$4,375.00
3. Munger - 538 N. Main	\$13,288.86	\$4,458.00	\$1,900.00
4. Public Safety - 714 N. Main	\$22,314.81	\$4,458.00	\$2,900.00
5. Parking Garage - 603 N. Main / 121 W. Pine	\$11,967.50	\$4,458.00	\$1,700.00
6. Adult Detention - 141 W. Elm	\$57,303.44	\$4,458.00	\$4,200.00
7. West Tag Office - 2525 W. Douglas	\$23,955.30	\$4,458.00	\$1,500.00
8. Jail Annex - 701 W. Harry	\$51,613.53	\$4,458.00	\$3,200.00
9. Ronald Reagan - 271 W. 3rd	\$13,003.60	\$4,458.00	\$3,700.00
10. Coleman Parking lot - 250 N. St. Francis	\$10,557.50	\$4,458.00	\$1,600.00
11. Office of Medical Director - 200 W. Murdock	\$8,999.96	\$4,458.00	\$3,175.00
12. Kansas African American Museum - 601 N. Water	\$9,251.16	\$4,458.00	\$1,575.00
13. Health Department - 1900 E 9th St.	\$46,251.74	\$4,458.00	\$3,100.00
14. Main Courthouse - 525 N. Main (DUPLICATE)	\$0.00	\$0.00	\$0.00
15. Adult Residential Services, Corrections Dept. - 622 E. Central	\$18,386.86	\$4,458.00	\$1,500.00
16. Adult Intensive Supervision Program, Corrections Dept. - 905 N. Main	\$18,135.70	\$4,458.00	\$1,500.00
17. Addiction Treatment Services, COMCARE - 940 N. Waco	\$8,389.13	\$4,458.00	\$2,260.00
18. EMS Post 8, Public Safety - 501 E. 53rd Street N.	\$44,614.28	\$4,458.00	\$2,220.00
19. EMS Post 15 - South 219.65' of lot 35, Comotara Industrial Park, between 34th and 35th streets north on Webb Road	\$25,950.93	\$4,458.00	\$1,488.00
20. Primary Care Clinic, Health Department - 2716 W. Central	\$23,409.12	\$4,458.00	\$2,700.00
21. Forensic Science Center - 1109 N. Minneapolis	\$20,821.84	\$4,458.00	\$4,700.00
22. Fleet Management, Main Shop - 1021 Stillwell	\$13,840.23	\$4,458.00	\$2,000.00
23. Fleet Management, East Shop - 1015 Stillwell	\$7,982.33	\$4,458.00	\$2,000.00
24. Juvenile Detention Facility, Corrections Dept. - 700 S. Hydraulic	\$19,664.04	\$4,458.00	\$5,000.00
25. Juvenile Residential Facility, Corrections Dept. - 881 S. Minnesota	\$19,664.04	\$4,458.00	\$5,000.00
26. Juvenile Court, Corrections Department - 1015 S. Minnesota	\$19,664.04	\$4,458.00	\$5,000.00
27. Juvenile DA, District Attorney - 1015 S. Minnesota	\$19,664.04	\$4,458.00	\$4,700.00
28. Sheriff's Squad Room - 830 Stillwell	\$15,949.16	\$4,458.00	\$3,000.00
TOTAL ANNUAL COST	\$610,792.78	\$120,366.00	\$80,493.00
Acknowledge Addendum	Yes	Yes	Yes
No Bid	Arbor Masters Tree Service	Customwise Turf & Tree	Cutting Edge Lawn & Landscape
	K and K Enterprises	Prairie Landworks, Inc.	Suburban Landscape Management

On the recommendation of Tammy Culley, on behalf of Facilities Maintenance, Brandi Baily moved to **accept the overall low bid from Robin Hoods Industries, LLC and establish contract pricing for three (3) years with two (2) one (1) year options to renew at the rates listed above.** Jared Schechter seconded the motion. The motion passed unanimously.

This service will provide groundskeeping services at several county buildings including those in the downtown complex. New locations were added to this Request for Bid (RFB) to backfill the 100% vacancy rate in Facilities Groundskeeping positions.

Notes:

The previous spend from July 1, 2021 - June 30, 2022 was \$57,653.18 with Commercial Lawn Management.

Robin Hoods Industries, LLC is a new vendor.

Questions and Answers

Brandi Baily: It looks like last year's total spend was \$57,653.18 with Commercial Lawn Management. Their total annual cost this time was \$610,792.78. I know you said we added some new locations but why such a drastic increase?

Joe Thomas: When we saw this, we said what in the world is going on. What Commercial Lawn Management told us that over the previous contract period they felt they were called many more times than they should have on some of the lawn services. They felt the lawn services were complete and Facilities would call them out and tell them we need you to do this or a little more frequency. Just a lot of things they didn't agree with. We believe they did it this way just to send a message that they did not want this contract this year. They felt they got called a number of times when it was not necessary and based on that this is what they believe the contract should be charged at.

Brandi Baily: How many new locations were added to this from what we had previously?

Tammy Culley: I believe there were 14 that were added.

Brandi Baily: Do you know if there is a timeline of filling that vacant Facilities position because I'm assuming that position would cost less than what we're paying in contract pricing?

Joe Thomas: When we visited with Kendal and David (Facilities), they have the same problem as everywhere. They cannot get people to make applications and come in and commit so they have been trying again and again and again. Recently, he's had two (2) good applicants and one (1) of those is kind of iffy. So their objective is, yes, to eventually hire more personnel so this can be done in-house. The language in the RFB stated we do have that option as time goes on to bring some of the services in-house at certain locations. As of right now, they don't have anyone internally.

Anna Meyerhoff-Cole: I can speak to that. This was a recommendation since they are having issues with staffing. They would get a groundskeeper and they wouldn't stay then the Facilities Maintenance staff was having to do the groundskeeping instead. They needed to concentrate on other needs and not worry about groundskeeping right now.

Brandi Baily: I appreciate you bringing up there is language in the contract if we do find a groundskeeper that could do the job, we could pull some of these back so we're not committed.

Joe Thomas: We also brought in the vendor to make sure that was clearly stated and he agreed. Tammy (buyer) sent an e-mail outlining our conversation and he confirmed he agrees with our option to do that.

Russell Leeds: Are they doing comprehensive lawn care, mowing, edging?

Tammy Culley: Yes. There's trimming, some flower beds, mowing, leaves, bushes, and trees.

Russell Leeds: We have some facilities that have some significant needs. They look pretty trashy.

Tammy Culley: Yes. That's why we're trying to get this pushed through and possibly get the vendor to come out and do it as a separate PO to help get caught up.