



## Legislation Details (With Text)

**File #:** 23-069      **Version:** 1      **Name:**  
**Type:** Contract      **Status:** Approved  
**File created:** 2/28/2023      **In control:** City Council  
**On agenda:** 3/14/2023      **Final action:** 3/14/2023

**Title:** Communication from the City Manager and Director of Public Works with a Request to APPROVE and AWARD CONTRACTS for the 2023 City of Peoria and Peoria County Trustee VACANT LOT MOWING PROGRAM (Bid #15-23), in an Amount Not to Exceed \$572,854.00. (All Council Districts)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 23-069 common grounds, 2. 23-069 hears landscaping, 3. 23-069 heartland lawn & handy services, 4. 23-069 lawn order academy, 5. 23-069 melvins landscaping, 6. 23-069 walton service, 7. 23-069 Hulse Lawn Care

Date	Ver.	Action By	Action	Result
3/14/2023	1	City Council	approved	Pass

**ACTION REQUESTED:**

Communication from the City Manager and Director of Public Works with a Request to APPROVE and AWARD CONTRACTS for the 2023 City of Peoria and Peoria County Trustee VACANT LOT MOWING PROGRAM (Bid #15-23), in an Amount Not to Exceed \$572,854.00. (All Council Districts)

**BACKGROUND:** The City-maintained vacant lots are owned by either the City of Peoria or the Peoria County Trustee. The Peoria County Trustee acquires properties through the tax deed process and holds these properties on behalf of all taxing bodies until they are sold at auction. If the properties are not sold, they remain in the Trustee's possession; however, the Trustee does not currently maintain these properties. The responsibility to maintain properties within the corporate limits of Peoria falls to City staff.

A Request for Proposals (RFP) was created on February 16, 2023, by Purchasing and Public Works staff for the mowing of these vacant lots. An RFP format was used so the City could get the best combination of price and businesses qualified to complete the work per City specifications. From past practice, City staff determined most of these mowing operations are too small to complete the City's entire mowing contract while still servicing their regular customers; therefore, to allow smaller contractors to bid, and to get the best prices, this mowing contract was divided into fifteen (15) routes.

Eight (8) contractors were selected to mow the 15 routes based on the following five (5) criteria: Project Cost, Project Approach, Experience, Non-Profit Organization, and WBE/MBE qualifications as noted below. Three (3) contractors are non-profit, seven (7) are WBE/MBE qualified and six (6) have had previous experience working on the City of Peoria's mowing contracts.

CONTRACTOR	STATUS	ROUTE #	BID AMOUNT
Heartland Lawn & Handy Services, LLC	W/MBE	4A	\$11,385
Law'n Order Academy Inc.	Non-Profit, W/MBE	7, 8, 9, 10, 11	\$127,116
Hulse Lawn Care	W/MBE	5, 6	\$34,749

Walton Services		1, 2A	\$76,666
Melvin's Landscaping	Non-Profit, W/MBE	2B	\$57,024
Hearn's Landscaping	W/MBE	12, 13	\$24,750
Common Grounds Industries	Non-Profit, W/MBE	3	\$146,124
Carmody Lawn Services, Inc.	W/MBE	4	\$95,040

It is estimated each route will be mowed a maximum of eighteen (18) times this season. In the event of a wet-weather season, assigned locations may need to be mowed additional times. A 10% contingency has been included in this wet-weather protocol is implemented.

**FINANCIAL IMPACT:** Account #8013023-503604

**NEIGHBORHOOD CONCERNS:** Keeping public property mowed improves the quality of life for the entire city. Tall grass and weeds are a blighting influence on neighborhoods and can cause health concerns.

**IMPACT IF APPROVED:** Relationships with not-for-profits will be built through this Program. Blight from tall grass and weeds on City-owned vacant lots would be avoided.

**IMPACT IF DENIED:** Vacant lots would be cut far less frequently, through a work order system, requiring more Public Works staff time. The City's appearance would suffer, and neighborhood blight would increase.

**ALTERNATIVES:** Cut vacant lots less frequently.

**EEO CERTIFICATION NUMBER:** Carmody Lawn Services 03588-220331; Common Ground 03590-220331; Hearn's Landscaping 02108-220331; Hulse lawn Care 01799-210930; Law'n Order 03466-220331; Walton Services 03281-210930; Heartland Lawn & Handy Services LLC - Pending; Melvin's Landscaping - Pending.

**WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?**

1. Financially Sound City
2. Grow Peoria
3. Beautiful Peoria

**WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?**

1. Grow employers and jobs.
2. Support sustainability.
3. Reinvest in neighborhoods.

**DEPARTMENT:** Public Works