

REQUEST FOR PROPOSAL
Mowing - Vacant Lots
#12-22



CITY OF
PEORIA

ISSUED BY
DIVISION OF PURCHASING
CITY OF
PEORIA, ILLINOIS

Pre-Bid Meeting
Tuesday March 8, 2022
10:00 AM
Peoria City Hall Rm 400
419 Fulton St
Peoria, IL 61602

**Sealed Requests for Bids will be received at the office of
The Deputy Director of Operations
City of Peoria Public Works,
3505 Dries Lane, Peoria, Illinois until 10:00 A.M.**

Wednesday, March 16, 2022
**for furnishing the materials, or services
described herein.**

**PLEASE RETURN ENTIRE
DOCUMENT AS YOUR RESPONSE.**

SUBMITTED BY: *Carmody Lawn
Services, Inc.*



Date: 3/15/22

CITY OF PEORIA PROPOSAL

Pricing Sheet (40 Points)

Submission Requirements

On separate sheet(s) of paper (maximum of 10 pages) provide the following:

- A. Cover letter
- B. Approach to the project (20 Points)
- C. Previous experience (20 Points)
- D. Nonprofit description (15 Points)
- E. Minority/Women Business Enterprise participation (5 Points)

Execution of this form certifies understanding and compliance with the total bid/proposal package.

RATE FOR THE DURATION OF THE CONTRACT

Route 1	\$ <u>N/A</u> per vacant lot mowed and trimmed
Route 2A	\$ <u>N/A</u> per vacant lot mowed and trimmed
Route 2B	\$ <u>N/A</u> per vacant lot mowed and trimmed
Route 3	\$ <u>N/A</u> per vacant lot mowed and trimmed
Route 4	\$ <u>16.00</u> per vacant lot mowed and trimmed
Route 5	\$ <u>N/A</u> per vacant lot mowed and trimmed
Route 6	\$ <u>N/A</u> per vacant lot mowed and trimmed
Route 7	\$ <u>N/A</u> per vacant lot mowed and trimmed
Route 8	\$ <u>N/A</u> per vacant lot mowed and trimmed
Route 9	\$ <u>N/A</u> per vacant lot mowed and trimmed

Route 10 \$ N/A per vacant lot mowed and trimmed
Route 11 \$ N/A per vacant lot mowed and trimmed
Route 12 \$ N/A per vacant lot mowed and trimmed
Route 13 \$ N/A per vacant lot mowed and trimmed

Please complete all routes on this form. Complete with "not applicable" (N/A) or "no response" for any routes for which you do not want to be considered.

CITY OF PEORIA
PROPOSAL

Execution of this form certifies understanding and compliance with the total proposal package.

PROPOSAL SUBMITTED BY:

Carmody Lawn Services, Inc. # 03588 - 220331
Company Peoria EEO Certificate of Compliance Number

211 S. 4th St.
Address

Dunlap IL 61525
City State Zip

309-740-5700 Zach. Carmodyservices@gmail.com
Daytime Telephone # Email address

309-621-1906 Zach Reeder
After-hours Telephone # Contact Person (Please print or type)

Megan Reeder manager-office
Name of Authorized Agent or Officer Title

Megan Reeder
Signature of Authorized Agent or Officer

PLEASE MARK ENVELOPE as per Paragraph 1.3:
RFP #12-22 Mowing – Vacant Lots

Carmody Lawn Services

211 S. Fourth St. Dunlap, IL 61525 | 309-621-1906 | zach.carmodyservices@gmail.com

3/15/22

City Of Peoria

Proposal

Attn: Deputy Director of Operations

3505 North Dries Lane

Peoria, IL 61604-1210

City Of Peoria:

I'm Zach Reeder, owner, of Carmody Lawn Services, Inc. Carmody Services has been in business since 1999. I acquired the business in 2019, changing the name to Carmody Lawn Services, Inc. Within the first 2 years of owning, I also acquired Wineinger & Sons, Inc., Clippin A Lawn, and Pullen Services. We have expanded to provide a range of services varying from snow removal, yard clean up and maintenance, mowing, general construction and commercial janitorial services.

We currently have 24 hardworking, diverse employees who were all hired locally. We take pride in the fact that our employees are respectful, skilled in their trade and present themselves well. Our employees work extremely well together as a team but are also confident if they are needed to work alone. We have 5 mowing foremen; Matt, Andrew, Houston, Hunter & Myself and we each oversee a team to ensure we are producing the highest quality of work.

Our office is based out of Dunlap, IL. We have upgraded and now have 4 buildings on our property, 2 that house all of our equipment and vehicles, one as our construction shop and one as an office building that houses our administrative staff. We would greatly look forward to working with The City of Peoria again this year.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zach Reeder', written in a cursive style.

Zach Reeder, Owner

Project Approach

Carmody Lawn Services, Inc. is fully prepared to mow and manage 275+ vacant lots for the City of Peoria. We understand this needs to be completed in a timely manner and we are capable of getting these done in under a weeks' time, weather permitting. If there is a day or two that we are unable to mow because of a weather-related issue, we will place these lots on the top of our priority list as soon as the weather clears.

Carmody Lawn Services, Inc. understands that all lots will be mowed at regular intervals and that the vegetation is not to exceed 8 inches tall. We can ensure that all vegetation will be cut to a height of less than 6 inches and will be neat in appearance. All grass clippings will be blown into the yard and **not** into the street or sidewalks. All debris and tree limbs will be removed before mowing and disposed of properly. Trimming will be completed around all utility poles, hydrants, fence lines, trees, sidewalks, signs, structures and other obstacles with hand-held equipment. All lots will be cleared appropriately and will have a neat appearance before our crew leaves the lot. We will immediately notify the City's Contract Supervisor if we see any illegal dumping, observe any damage, hazards or unsafe conditions or if any of the lots have limbs larger than 3" in diameter or any animal carcasses weighing more than 50lbs. We understand the City will not be responsible for any damage or repairs to equipment. Carmody Lawn Services will not cause any damage to the property and will report it to the City's Contract Supervisors immediately if anything does happen.

Carmody Lawn Services, Inc. has teams in place and adequate equipment to handle a mass number of lots and acreage. A short list of equipment includes: 15 zero turn mowers, 24 trimmers, 16 backpack blowers and multiple chainsaws, bush trimmers and rakes. We also possess 19 trucks, 12 trailers, 2 skid steers and 1 tractor. (An itemized list is included.) All employees are trained operators.

We currently have 24 employees who would be available to mow these lots. Since we have already mowed Route 4 for the City Of Peoria for the last two years, we are already very confident in the area and specific properties. At the start of each day, a list is provided to each employee on their route for the day. They are required to keep manager updated throughout the day on their progress of completing their route list. Routes are organized by the manager so that each account or lot is in the same proximity as other lots on their list. This eliminates drive time and ensures that we are utilizing great time management skills. The manager will occasionally drive to ensure lots are being completed at our high standard.

Carmody Lawn Services, Inc. prides itself in getting our jobs completed in a timely manner the first time and expects all employees to provide an exceptional customer service.



List of Equipment

2021 Red Equipped Ex Mark 60" Zero Turn
2020 Red Equipped Ex Mark 96" Zero Turn
(2)- 2020 Red Equipped Ex Mark 72" Zero Turn
2020 Ex-mark 36" Stariss
(3)- 2019 Toro 36" Grandstand
(2) -2019 Red equipped Ex-mark 60" Zero Turn
(2) - 2019 Red equipped Ex-mark 72" Zero Turn
2018 Red equipped Ex-mark 72" Zero Turn
2018 Lazer ultra cut 60"
2015 Lazer Ultra cut 60" Zero Turn
2020 Kubota Tractor L4701 W/ Attachments
2020 SVL 95- 2s Kubota Track loader 72" Forestry mower
2019 SSV 65 Kubota Wheel Loader 72" Forestry Mower

32" Walk Behind Ex-Mark Push Mower
(4)- 21" Toro Walk behind Push Mowers
(6) – Recycler 21" push mowers
(2) – 140cc 21" Craftsman Push mower
(14) - FS 56 Rc STIHL Trimmers
(5)- FS 76 STIHL Trimmers
(2)- Echo PB770-t
(4)– BR 700 STIHL Backpack Blowers
(4) - BR 660 Stihl Backpack Blowers
(5)- BR 600 STIHL Backpack Blowers
(2) – BR 480 STIHL Backpack Blowers
(2)- Echo Curve Shaft Edgers
(2)- Km130R STIHL
HS-56 STIHL Bush Trimmers
HS-81t STIHL Bush Trimmers
(3) – NC- 125 Echo Bush Trimmers

Chain Saws - CS-355t, CS-303t, MS311, 2-MS660, MS170, MS361, MS291 and HT131
1993 GMC 3500 HD 30' Lift Truck
2019 Kubota M6-141 Front Wheel assist Tractor
2020 SVL 95-2S Kubota Skidsteer
2020 R165 Gehl Skidsteer
2019 SVL 75-2 Kubota Skidsteer
2019 SSV 65 Kubota Skidsteer
2019 Toro Dingo TX-1000
2017 Toro Dingo TX-1000
1986 1 ton 6.2L GMC Dump Truck
1998 Chevy Truck ¾ Ton (Green)
1998 GMC Truck ¾ Ton (Red)
1999 GMC ¾ Ton (Green)
1999 GMC Truck ¾ Ton (Blue)
1999 Chevy 1 ton Dump Truck
2000 Chevy 1500 Sliverado

2000 Chevy 2500 Sliverado
2001 International 4700 Dump Truck
2002 Dodge Ram 2500
2005 Chevy 2500 Sliverado HD
2008 Toyota Tundra
2008 Chevy 1500 Sliverado
2008 Chevy 2500 Sliverado HD
2011 Chevy 2500 Sliverado HD
2012 Dodge Ram Heavy Duty Cummins 5500
2016 Dodge Ram 2500
2018 Dodge Ram 2500
(2) - 2022 Dodge Ram 2500

Previous Experience

I, Zach Reeder, am the owner of Carmody Lawn Services, Inc. Since I have acquired the business in 2019, I have incorporated 3 other businesses into Carmody Lawn Services Inc. and have been able to successfully take on all the work of all companies while continuing to grow and provide the same great customer service. We provide a range of services varying from snow removal, yard clean up and maintenance, mowing, general construction and janitorial services. If we are awarded the contract for the City of Peoria – Route 4, this would be our 3rd year taking care of the vacant lots - so we are already very comfortable with the properties.

We currently have 24 hardworking, diverse employees who all live locally. We take pride in the fact that our employees are respectful, skilled in their trade and present themselves well. Our employees work extremely well together as a team but are also confident if they are needed to work alone. Our office is based out of Dunlap, IL. We have 4 buildings on our property that house all of our equipment, vehicles and administrative staff.

Listed below are 3 references. For these 3 companies, we conduct all of their property management, carpentry work, landscaping projects, mowing, snow removal and much more. We have also worked with The City of Peoria as mentioned above.

Company: Morton Community Banks

Contact: Tommy Duncan – 309-360-9221

Company: NHS Property Management

Contact: Jon Symmonds – 309-303-3726

Company: Better Banks

Contact: Adam Angst – 309-678-6864

MBE/WBE Participation

We work hard to promote a diverse workforce. We seek to find new employees on indeed.com, through facebook.com and through high-school Co-Op programs. These platforms provide us with the ability to find qualified candidates regardless of race, gender, or ethnicity. All of our employees are local to the Peoria area and all live within 20 minutes from our main office in Dunlap, IL.