



## Legislation Details (With Text)

**File #:** 2023-0090    **Version:** 1    **Name:**  
**Type:** Action Item    **Status:** Passed  
**File created:** 3/20/2023    **In control:** Board of Port Commissioners  
**On agenda:** 5/9/2023    **Final action:** 5/9/2023  
**Title:** RESOLUTION AUTHORIZING AN AGREEMENT WITH NATURESCAPE SERVICES, INC. FOR LANDSCAPE MAINTENANCE SERVICES FROM JULY 1, 2023, THROUGH JUNE 30, 2028, FOR AN AMOUNT NOT TO EXCEED \$1,250,000 ALL FUNDS REQUIRED FOR FUTURE FISCAL YEARS WILL BE BUDGETED IN THE APPROPRIATE FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON ADOPTION OF EACH FISCAL YEAR'S BUDGET

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 7. 2023-0090 Attachment A - Agreement Between SDUPD and Naturescape Services, 2. 7. 2023-0090 Draft Resolution

Date	Ver.	Action By	Action	Result
5/9/2023	1	Board of Port Commissioners	adopted	

**DATE:** May 9, 2023

**SUBJECT:**

**RESOLUTION AUTHORIZING AN AGREEMENT WITH NATURESCAPE SERVICES, INC. FOR LANDSCAPE MAINTENANCE SERVICES FROM JULY 1, 2023, THROUGH JUNE 30, 2028, FOR AN AMOUNT NOT TO EXCEED \$1,250,000 ALL FUNDS REQUIRED FOR FUTURE FISCAL YEARS WILL BE BUDGETED IN THE APPROPRIATE FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON ADOPTION OF EACH FISCAL YEAR'S BUDGET**

**EXECUTIVE SUMMARY:**

The District is seeking a service provider to provide landscape maintenance services along Harbor Drive from the Harbor Drive pedestrian bridge extending on Harbor Island Drive to the intersection of North Harbor Drive and Scott Street at Americas Cup Harbor in addition to other landscaped areas, as required. Services include lawn and landscape maintenance; pest control; irrigation; litter pickup; and trash removal and weed control in landscape, hardscape, and shoreline rock revetment areas.

**RECOMMENDATION:**

Adopt a resolution selecting and authorizing an agreement with Naturescape Services, Inc. for Landscape Maintenance Services from July 1, 2023, through June 30, 2028, for an amount not to exceed \$1,250,000. All funds required for future fiscal years will be budgeted in the appropriate fiscal year, subject to board approval upon adoption of each fiscal year's budget.

**FISCAL IMPACT:**

Funds for the first year of this expenditure of \$250,000 are included in the upcoming FY 2024 budget within the Guest Experiences expense budget. Staff estimates annual cash requirement of approximately \$250,000 resulting in a 5-year total cash requirement of \$1,250,000

Funds required for future fiscal years will be budgeted for in the appropriate year subject to Board approval upon adoption of each fiscal year's budget.

### **COMPASS STRATEGIC GOALS:**

This agenda item supports the following Strategic Goals by keeping highly utilized landscaped areas well maintained.

- A vibrant waterfront destination where residents and visitors converge.
- A Port with a healthy and sustainable bay and its environment.
- A Port that is a safe place to visit, work and play.

### **DISCUSSION:**

The District is seeking a service provider to provide landscape maintenance services along Harbor Drive, including Linear Park and Harbor Island Drive (maps of specific areas covered are included within the contract on Attachment A), in addition to other landscaped areas, as required. Services include lawn and landscape maintenance; pest control; irrigation; litter pickup; and trash removal and weed control in landscape, hardscape, and shoreline rock revetment areas.

As required by BPC Policy 110, Request for Proposal No. 22-32RH was solicited through Planet Bids on November 3<sup>rd</sup>, 2022. Electronic solicitation notifications were sent to three hundred twenty-six (326) potential service providers; sixteen (16) service providers downloaded the bid package.

On December 6<sup>th</sup> 2022, the District received three (3) proposals; all deemed responsive. Staff convened a panel to evaluate the three (3) proposals based upon standard criteria listed in the RFP. The process used to select the qualified bidders was determined to be 'Best Value'. Two internal departments and one external panelist reviewed the three qualified bids. The departments represented in the process are Maritime & Guest Experiences and externally a licensed Landscape Architect. Additionally, the RFP was reviewed by associates in our Diversity, Equity and Inclusion department. The proposals are described below, in order of final rankings.

### **Naturescape Services, Inc.**

NatureScape Services, Inc. (NatureScape) is located in San Diego, CA. NatureScape has extensive experience performing similar scopes of services for municipalities, including landscape maintenance at Broadway Landing. Their proposed staff has ten (10) years of experience working on similar types of work; their management team brings over fifty (50) years of combined experience in commercial landscaping. Their proposal reflected a strong focus on customer service and flexibility to address District needs in a timely manner. Their approach to the project incorporated an awareness of environmental concerns and demonstrated a thorough safety program. NatureScape's relatively small workforce was discussed. During the interview process the NaturScape leadership reiterated numerous times that increasing staff to meet the needs of the project would not be an issue. NatureScape proposed the use of one (1) subcontractor for any as-needed tree maintenance

services, and one (1) subcontractor for pest control. NatureScape's proposed costs were the lowest costs submitted and were determined to be fair and reasonable.

### **Aztec Landscaping, Inc.**

Aztec Landscaping, Inc., is located in Lemon Grove, CA. Aztec's experience includes previous performance of this project, as well as extensive experience with similar scopes of services for other municipalities, including current landscape maintenance at the San Diego International Airport. Aztec's proposed staff includes certified irrigation technicians, knowledgeable landscapers, a robust quality control program, and over forty (40) years of combined managerial experience with similar scopes of work. Aztec provided a detailed calendar of scheduled services for this project with an emphasis on clear communication with the District's project manager on the schedule and status of tasks. Their proposal outlined a focus on sustainability in line with the District's practices and their staff has training in stormwater protection plans. Their approach to the project incorporated the use of smartphones and electronic mapping of irrigation to improve irrigation maintenance efficiency. Aztec's safety program meets the District's safety standards and shows a commitment to ongoing safety training. Aztec demonstrated a strong capability to perform this scope of work in their staffing plans, equipment and fleet inventory, proximity of other active projects to this area, and in their strong subject matter knowledge. Aztec proposed the use of one (1) subcontractor for litter and trash removal. Aztec's proposed costs were within the costs projected and were determined to be fair and reasonable.

### **Makelele Sytsems Landscape Maintenance**

Makelele Sytsems is located in San Marcos, Ca. Makelele indicated that their team of professionals has an average range of experience from between 10-15 years. The firm has been in business since 2014, currently has two small public agency contracts and has focused on providing quality service to multiple homeowners associates in the region. The leadership of Makelele has past experiences with the Port of San Diego, in a limited capacity while employed by a previous tree service provider. The Makelele Services acknowledged the areas outlined in the RFP as the front door to the city, county, and community of San Diego. The Makelele Systems presentation included an understanding of the means and methods of the District's contracting, procurement, performance and correction notice formats. Makelele Systems costs were neither the lowest nor the highest reviewed but were significantly higher than NatureScape.

The selection panel found that NatureScape, was the highest qualified service provider based upon the experience of their proposed staff, their approach to the project and capability to perform, fair and reasonable costs and the relevant experience of the firm. Staff recommends the Board select and authorize an agreement with NatureScape Inc. for Landscape Maintenance Services from July 1, 2023, through June 30, 2028, for an amount not to exceed \$1,250,000

### **Procurement Details:**

Listed below is the score card from the evaluation process.

EVALUATION MATRIX FOR: 22-32RH;  
PROJECT TITLE : North Harbor Drive Landscape Maintenance Services  
PROJECT MANAGER: Kurt Brickley

EVALUATION CRITERIA	WEIGHT	Aztec Landscaping, Inc.		Makelele Systems Landscape and Maintenance		NatureScape Services Inc.	
		Score	Total	Score	Total	Score	Total
EXPERIENCE OF PROPOSED STAFF	9	10	90	7	63	10	90
APPROACH TO THE PROJECT	8	10	80	8	64	10	80
CAPABILITY TO PERFORM	10	10	100	7	70	9	90
COST/PRICING	6	3	18	5	30	10	60
FIRM'S RELEVANT EXPERIENCE	7	10	70	7	49	10	70
TOTALS			358		276		390
DVBE/DISABLED STAFF			0		0		0
VETERANS STATUS			0		0		5
GRAND TOTALS			358		276		395

### General Counsel's Comments:

The Office of the General Counsel has reviewed this agenda as presented to it and approves the same as to form and legality.

### Environmental Review:

The proposed Board action, including without limitation, authorizing an agreement with Naturescape Services, Inc. for Landscape Maintenance Services from July 1, 2023, through June 30, 2028, for an amount not to exceed \$1,250,000, does not constitute a project under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Sections 15352 and 15378 because no direct or indirect changes to the physical environment would occur. CEQA requires that the District adequately assess the environmental impacts of projects and reasonably foreseeable activities that may result from projects prior to the approval of the same. Any project developed as a result of the proposed Board action requiring the District or the Board's discretionary approval resulting in a physical change to the environment would be analyzed in accordance with CEQA prior to such approval. CEQA review may result in the District, in its sole and absolute discretion, requiring implementation of mitigation measures, adopting an alternative, including without limitation, a "no project alternative" or adopting a Statement of Overriding Consideration, if required. The exercise of this discretion is in no way limited by this proposed Board action. Therefore, no further CEQA review is required.

The proposed Board action complies with Sections 21 and 35 of the Port Act, which allow the Board to pass resolutions; and to do all acts necessary and convenient for the exercise of its powers. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed Board action is consistent with the Public Trust Doctrine.

The proposed Board action does not allow for development, as defined in Section 30106 of the California Coastal Act, or new development, pursuant to Section 1.a. of the District's Coastal Development Permit (CDP) Regulations because there will not be, without limitation, a physical change, change in use or increase the intensity of uses. Therefore, issuance of a Coastal Development Permit or exclusion is not required. However, development within the District requires processing under the District's CDP Regulations. Future development would remain subject to its own independent review pursuant to the District's certified CDP Regulations, Port Master Plan (PMP), and Chapters 3 and 8 of the Coastal Act. The exercise of the District's discretion under the District's CDP Regulations is in no way limited by the proposed Board action.

### **Diversity, Equity, and Inclusion Program:**

A 10% SBE goal was established for this opportunity. NatureScape Services, Inc. is an SBE.

Respondent	SBE Cert	Subs	Subs Cert	DEI Bonus Category		DEI Policy	Total Workforce			Executives		
				DVBE or Disabled Staff	Veteran Status or Staff		Total	Women	Diversity	Total	Women	Diversity
NatureScape Services, Inc.	Yes	None	N/A	No	Yes	Yes	31	4	27	6	3	3
Makelele Systems Landscape and Maintenance	Yes	None	N/A	No	No	Yes	42	2	41	4	2	2
Aztec Landscaping, Inc.	No	Western Mower & Engine	Yes	No	No	Yes	310	18	310	5	2	5

### **PREPARED BY:**

Kurt Brickley  
Project Manager, Guest Experiences

Attachment:

Attachment A: Agreement No. 16-2023RH with NatureScape, Inc.