



Legislation Text

File #: 2018-0385, **Version:** 1

DATE: November 6, 2018

SUBJECT:

RESOLUTION SELECTING AND AUTHORIZING AN AGREEMENT WITH NATURESCAPE SERVICES, INC. FOR BROADWAY LANDING AND PASEO MAINTENANCE SERVICES FROM JULY 1, 2019 THROUGH JUNE 30, 2024, FOR AN AMOUNT NOT TO EXCEED \$1,524,000. 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 contracts for maintenance services at Broadway Landing and Paseo. Services include routine and scheduled landscaping, graffiti removal, trash and litter pickup and removal, hardscape cleaning, window cleaning, roof debris and gutter cleaning, and light fixture cleaning. Services also include maintenance of signs, pavilion structures, kiosk buildings, comfort stations, tables, chairs, benches, umbrellas, walkways, pavers, paving, irrigation and drainage systems, and wharf railings.

Pursuant to Board of Port Commissioners Policy No. 110, Section II.C, Request for Proposal (RFP) No. 18-28SN was solicited on July 11, 2018, the District received a total of five (5) proposals of which one (1) was deemed non-responsive and four (4) were deemed responsive proposals. A District selection panel selected two (2) proposers to interview in order to determine the best value to the District. A decision analysis was conducted by staff which rated service providers according to the standard weighted criteria as listed in the RFP. NatureScape Services, Inc. (NatureScape) received the highest total score and was deemed the best value to provide maintenance services in these areas. Staff recommends the Board select and authorize an agreement with NatureScape for Broadway Landing and Paseo Maintenance Services from July 1, 2019, through June 30, 2024, for an amount not to exceed \$1,524,000.

RECOMMENDATION:

Adopt a Resolution selecting and authorizing an agreement with NatureScape Services, Inc. for Broadway Landing and Paseo Maintenance Services from July 1, 2019, through June 30, 2024, for an amount not to exceed \$1,524,000.

FISCAL IMPACT:

Anticipated funds for FY 2020 will be included in the requested General Services' Facilities Maintenance-Outside Services budget, subject to Board approval. Staff estimates an annual cash requirement of approximately \$295,000, escalating over time to a fifth-year total of \$311,000 resulting

in a 5-year total cash requirement of \$1,524,000.

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 providing daily maintenance of this high use area.

- 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 contracts for maintenance services at Broadway Landing and Paseo. Services include routine and scheduled landscaping, graffiti removal, trash and litter pickup and removal, hardscape cleaning, window cleaning, roof debris and gutter cleaning and light fixture cleaning. Services also include maintenance of signs, pavilion structures, kiosk buildings, comfort stations, tables, chairs, benches, umbrellas, walkways, pavers, paving, irrigation and drainage systems, and wharf railings.

Pursuant to Board of Port Commissioners Policy No. 110, Section II.C, Request for Proposal (RFP) No. 18-28SN was solicited through Planet Bids on July 11, 2018.

On August 14, 2018, the District received five (5) proposals. One proposal from Total Quality Corporation was deemed non-responsive for failure to submit a proposal package and copies of current licenses. Of the four (4) proposals deemed responsive, interviews were offered to two (2) prospective service providers.

An interview was not offered to Aztec Landscaping, Inc. due to an undeveloped approach to the project and District staff's inability to fully evaluate relevant experience based on vague staffing assignments.

An interview was not offered to Magnus Landscaping Corporation, dba La Bahn's Landscaping due to their lack of relevant experience with projects of similar size and scope, and an undetailed work plan that did not demonstrate an understanding of all requirements of the project.

Staff convened a panel to evaluate the following two (2) proposals based upon standard criteria listed in the RFP. The proposals are described below, in order of final rankings.

NatureScape Services, Inc.

NatureScape is located in San Diego. NatureScape's experience includes providing services for the County of San Diego, Petco Park, Caltrans, and is the current service provider for this project. NatureScape's team has over 45 years of cumulative experience and has been in business in San Diego for 45 years. NatureScape provided a detailed organization chart showing how staff would be assigned to the project and included detailed information on each of their proposed staff's

background and experience with similar scopes of services, including janitorial and landscape staff that are currently working on this project. NatureScape owns a forklift, which ensures prompt equipment availability for short-notice requests. Their proposal demonstrated a strong understanding of environmental best management practices and the maintenance needs of the water conveyance system at Broadway Landing. NatureScape outlined their commitment to ongoing safety and environmental training, and their President has TWIC and TWIC escort credentials. Their proposed quality control program includes daily checks by supervisors and weekly site inspections by the project coordinator and company owner. Their irrigation technician will also be onsite weekly to perform detailed checks of the irrigation system. NatureScape provided a very detailed and thorough work plan that allowed for flexibility to accommodate events, increased visitorship, and changes in weather. Their schedule also included information on how they would accomplish non-routine and periodic tasks without pulling resources from the regularly scheduled work. NatureScape proposed use of innovative techniques such as a bacteria-detecting flashlight for use after each restroom cleaning; an in-house designed machine for cleaning pavers and hardscape that combines a pressure washer, scrubber, and water vacuum; an in-house designed cage for fall protection while using a scissor lift; use of a stainless steel buffing machine; and deep cleaning of the water quality band, performed by removing all rocks in the band by hand. NatureScape also presented an approach to building positive relationships with the unsheltered population in the area in order to mitigate Hepatitis A exposure, as well as concerns with safety and vandalism. NatureScape's proposal showed that they have a strong understanding of the area and the requirements of the scope of services and are capable of meeting all of the District's needs at a fair and reasonable cost.

Nissho of California, Inc.

Nissho of California, Inc. (Nissho) is located in Vista, CA. Nissho's experience includes previous performance of this project during its developmental phase, including maintenance of Lane Field Park, as well as providing similar services for the District at Ruocco Park. Nissho has been in business for 34 years, and their management team has experience managing similar scopes of services for the District and various municipalities, but they did not provide information on staff that would be assigned to the daily janitorial and landscaping tasks. Each of their employees are certified in stormwater protection and they participate in a weekly training that focuses on safety and environmental best practices. Nissho presented a detailed approach to routine tasks but did not include a schedule or plan to address periodic tasks in a manner that reflected understanding of the equipment or staffing needed to accomplish them. Nissho proposed quarterly irrigation inspections by their irrigation technician, with janitorial staff checking the irrigation weekly. They proposed the use of daily checklists for onsite staff with periodic quality control inspections by the janitorial supervisor, which would include the use of an electronic reporting system with real-time updates and photos. Nissho's proposal did not mention any maintenance of the water quality band or the corrugated storm drains essential to the water conveyance system in place at Broadway Landing. Nissho's proposed costs for scheduled services were 6% higher than those of NatureScape, and their proposed as-needed cost for configuring Broadway Pier for cruise ships was significantly higher.

The selection panel found that NatureScape offered the best value to the District, based upon their approach to the project, capability to perform, fair and reasonable costs, experience of proposed staff and the relevant experience of the firm. Staff recommends the Board select and authorize an agreement with NatureScape Services, Inc. for Broadway Landing and Paseo Maintenance Services from July 1, 2019, through June 30, 2024, for an amount not to exceed \$1,524,000.

General Counsel's Comments:

The Office of the General Counsel has reviewed the agreement with NatureScape and approves as to form and legality.

Environmental Review:

The proposed Board action would authorize an agreement with NatureScape Services for Maintenance services at Broadway Landing and Paseo. The District originally approved development of the Broadway Landing and Broadway Paseo as components of the North Embarcadero Visionary Plan (NEVP) Phase 1 project. The potential environmental impacts were analyzed in the Master Environmental Impact Report (MEIR) for the North Embarcadero Alliance Visionary Plan (NEAVP), which was certified by the District on April 25, 2000 (Resolution 2000-82). Pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15179, the Board adopted Resolution 2006-131 on August 8, 2006, which found that: (1) no substantial changes have occurred with respect to the circumstances under which the NEAVP MEIR was certified; (2) the MEIR is adequate for use in the review of subsequent projects; and, (3) the mitigation measures contained in the NEAVP MEIR and Mitigation Monitoring and Reporting Program adopted by the Board under Resolution 2000-82 remain in effect and are applicable for subsequent projects described in the MEIR. The District subsequently prepared an Addendum to the MEIR as the environmental review for a Coastal Development Permit (CDP) for the NEVP Phase 1 Project in order to clarify minor refinements to the NEVP Phase 1 Project Description. The proposed Board action is not a separate “project” for CEQA purposes but is a subsequent discretionary approval related to a previously approved project. (CEQA Guidelines § 15378(c); Van de Kamps Coalition v. Board of Trustees of Los Angeles Comm. College Dist. (2012) 206 Cal.App.4th 1036.) Accordingly, the proposed Board action is merely a step in furtherance of the original project for which environmental review was performed and no further environmental review is required.

In addition, the proposed Board action complies with Section 87 of the Port Act, which allows for the construction, reconstruction, repair, maintenance, and operation of public buildings public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including, but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses. 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.

Furthermore, on April 13, 2011, the CCC approved the CDP for the NEVP Phase 1 project (A-6-PSD-11-006). The Agreement with NatureScape Services for Maintenance Services at Broadway Landing and Paseo would allow furtherance of the project authorized under the NEVP Phase 1 project CDP. No additional action under the California Coastal Act is required.

Equal Opportunity Program:

Due to limited known sub opportunities, no SBE goal was established for this agreement.

PREPARED BY:

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Attachment(s):

Attachment A: 205-2018SN with NatureScape Services, Inc.