

**SUBJECT: APPROVE MAINTENANCE AGREEMENT TO PROVIDE
LANDSCAPING SERVICES FOR PARKS AND OPEN SPACE**

DATE: OCTOBER 1, 2024

**PRESENTED BY: ADAM BLACKMORE, PARKS, RECREATION & OPEN SPACE
DIRECTOR
ABBY MCNEAL, PARKS SUPERINTENDENT**

OVERVIEW:

This agreement is for mowing, trimming, and weed management on designated Parks, Open Space, and Right-of-Way locations throughout the City. The contractor will annually field review all locations with Parks and Open Space staff to comply with mowing, trimming, and weed management expectations. The contractor will be required to use battery operated 10 horsepower (and under) equipment to comply with Colorado Regulation 29 during the designated months as determined by the State of Colorado Department of Environment Health. The designated areas can be found in Exhibit B. The contractor will be available to start designated operations as early as February 15 of each year of the contract.

The Request for Bid was posted on Rocky Mountain Bid and for two consecutive weeks in the *Daily Camera*, starting on July 22, 2024. The City received and accepted formal bids from four (4) contractors with varying alternative options for consideration. One submission was disqualified for not adhering to the deadlines of the submittal process, and inaccurate and incomplete information was contained in their bid.

FISCAL IMPACT:

This agreement is for a period of three years, at an initial 2025 rate of \$220,586.00, with a 4% increase in 2026, and no rate increase in 2027 for 3-year total of \$679,404.98. These amounts are subject to annual appropriations and approvals. For 2025-2026 this bid is within the funding amounts included in the proposed 2025-2026 budget and will not require additional appropriations.

STRATEGIC PLAN IMPACT:

Mowing, trimming, and landscaping the City's parks and open space areas is an important part of providing quality amenities for City residents and visitors and helps with wildfire prevention and mitigation.

RECOMMENDATION:

Staff is recommending the City enter into a contract with Keesen Landscape Management, for Parks and Open Space Landscape Maintenance services.

ATTACHMENT(S):

1. Service Agreement Contract
2. Keesen Landscape Management Bid
3. Bid Tabulation spreadsheet

☒	 Financial Stewardship & Asset Management	☐	 Reliable Core Services
☒	 Vibrant Economic Climate	☒	 Quality Programs & Amenities
☐	 Engaged Community	☐	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner

**INDEPENDENT CONTRACTOR AGREEMENT
BY AND BETWEEN THE CITY OF LOUISVILLE
AND KEESEN LANDSCAPE MANAGEMENT, INC.
FOR PARKS AND OPENSOURCE MOWING, TRIMMING AND LANDSCAPE SERVICES**

1.0 PARTIES

This INDEPENDENT CONTRACTOR AGREEMENT (this "Agreement") is made and entered into this ____ day of ____, 20__ (the "Effective Date"), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the "City", and **KEESEN LANDSCAPE MANAGEMENT, INC.**, a Colorado corporation, hereinafter referred to as the "Contractor".

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Contractor for the purpose of providing PARKS AND OPEN SPACE MOWING, TRIMMING, AND LANDSCAPE services as further set forth in the Contractor's Scope of Services (which services are hereinafter referred to as the "Services").
- 2.2 The Contractor represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Contractor agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. Contractor shall furnish all tools, labor and supplies in such quantities and of the proper quality as are necessary to professionally and timely perform the Services. Contractor acknowledges that this Agreement does not grant any exclusive privilege or right to supply Services to the City.

4.0 COMPENSATION

- 4.1 The City shall pay the Contractor for Services under this Agreement a total not to exceed the amounts set forth in Exhibit "A" attached hereto and incorporated herein by this reference. For Services compensated at hourly or per unit rates, or on a per-task basis, such rates or costs per task shall not exceed the amounts set forth in Exhibit A. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services ("Pre-Approved Expenses"). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Contractor's efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside Contractor fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any Services which exceeds the amount payable under the terms of this Agreement.

- 4.2 The Contractor shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. All invoices provided to the City are to clearly identify the Division to which the services were rendered to be Parks or Open Space specified services. This is to include any mowing, string trimming, and/or additional/alternative services. The Contractor shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates Parks Superintendent as the responsible City staff to provide direction to the Contractor during the conduct of the Services. The Contractor shall comply with the directions given by Parks Superintendent and such person's designees.
- 5.2 The Contractor designates **Kathy Vicino** as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, particularly **Kathy Vicino**, and such replacement require the City or the Contractor to undertake additional reevaluations, coordination, orientations, etc., the Contractor shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date to December 31, 2027, unless sooner terminated pursuant to Section 13, below. The Contractor's Services under this Agreement shall commence on February 1, 2025, and Contractor shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The Contractor agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations,

or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of Services hereunder. The required coverages are:

- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
 - 7.1.2 General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
 - 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than \$400,000 per person in any one occurrence and \$1,000,000 for two or more persons in any one occurrence, and auto property damage insurance of at least \$50,000 per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Services. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.
- 7.2 The Contractor's general liability insurance and automobile liability and physical damage insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Contractor. Such policies shall contain a severability of interests provision. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Contractor as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against any monies due to Contractor from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the Services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Contractor shall further bear all other costs and expenses incurred by the City or Contractor and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Contractor. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Contractor's Services shall be performed in accordance with the highest professional workmanship and service standards in the field to the satisfaction of the City.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Contractor is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. **CONTRACTOR SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSED RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO STATE, FEDERAL OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE CITY.**
- 10.2. **CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS EXCEPT AS MAY BE PROVIDED BY THE INDEPENDENT CONTRACTOR NOR TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY THE INDEPENDENT CONTRACTOR OR SOME ENTITY OTHER THAN THE CITY.**
- 10.3. Contractor does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.

- 10.4. Contractor has and retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed by Contractor for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Contractor or any of its employees regarding the performance of the Services hereunder.
- 10.6. Neither the Contractor nor any of its officers or employees will receive benefits of any type from the City.
- 10.7. Contractor represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.
- 10.8. All Services are to be performed solely at the risk of Contractor and Contractor shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Contractor will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Contractor shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

- 13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

- 13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Contractor will be paid for the reasonable value of the Services rendered to the date of termination, not to exceed a pro-rated daily rate, for the Services rendered to the date of termination, and upon such payment, all obligations of the City to the Contractor under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the courts of Boulder County or the federal district court for the District of Colorado, and in no other court. [If out of state contractor: Contractor hereby waives its right to challenge the personal jurisdiction of the courts of Boulder County and the federal district court for the District of Colorado over it.] Colorado law shall apply to the construction and enforcement of this Agreement.

17.0 COMPLIANCE WITH LAWS

Contractor shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by email transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: Parks Superintendent
749 Main Street
Louisville, CO 80027
e-mail: amcneal@louisvilleco.gov

If to the Contractor:

Keesen Landscape Management, Inc.
3355 S. Umatilla St.
Englewood, CO 80110
DFinn@keesenlandscape.com

Except for notices by email transmission, any notice required or permitted under this Agreement shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail. Notices by email transmission shall be effective on transmission, so long as no message of error or non-receipt is received by the party giving notice. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- a) Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to any status set forth in the preceding sentence. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- b) Contractor shall be in compliance with the applicable provisions of the American with Disabilities Act as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Contractor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Contractor receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Contractor may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Contractor will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year first above written.

CITY OF LOUISVILLE

By: _____
Christopher M. Leh, Mayor

Attest: _____
Genny Kline, Interim City Clerk

CONTRACTOR:
KEESEN LANDSCAPE MANAGEMENT, INC.

By: Kathy Vicino
Title: Branch Manager

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Exhibit A – Scope of Services

The Scope of Work shall include but is not limited to the following:

- Approximately 25 acres bluegrass mowing and trimming, 70 acres of Park designated unirrigated natural area, and estimated 104 acres, of perimeter Open Space acres.
- Areas for mowing, trimming, and weed management vary in size and are identified in the table below and Exhibit B.
- The contractor is required to necessary mowing, trimming, and weed management equipment to support maintenance at designated locations adhering to the Technical Specification that can be found in Exhibit C.
- The selected contractor will be responsible for adhering to Colorado State Regulation 29 that all 10 horsepower (and under) equipment be electric during the designated months by Colorado Department of Environmental Health.
- Mowing, trimming, and weed management operations to be performed minimizing impact to traffic, residents and commercial properties.
- The contractor is responsible for any Right of Way permit needed, posting and updating closure/ safety signage throughout the designated mowing, trimming, and weed management operations, communicating updates to designated city staff.
- Contractor selected must have necessary equipment to maintain the mowing locations and designated heights of cut, in Exhibit B. Contractor should be prepared to supply necessary items to support the designated areas as defined in Exhibit B.
- The contractor will be responsible for all clean-up during mowing, trimming, and weed management operations. Care shall be taken to prevent discharge of grass clippings into storm drains or on any paved surfaces such as streets, sidewalk/ trails, driveways, or adjacent properties.
- Complete the 12' perimeter mowing (identified as the red line work) on Open Space map found in Exhibit B
- 30' perimeter mowing and/or from bordering fence line to trail edge (identified as purple line work) on the Open Space map found in Exhibit C.
- Contractors must indicate if weed whips are needed to complete the requested services for Open Space areas prior to weed whipping.
- All Open Space work is to be complete by the dates as follows: round 1 by 6/25/2025, round 2 by 8/13/2025, and round 3 by 10/15/2025. City may adjust timeline or remove individual service cycle based on weather. For subsequent contract years, the City will designate these dates in writing by no later than March 1 of the applicable year.
- All mowers and crews are to have fire extinguishers with all equipment and vehicles to prevent any possible hazards in the field.

PROJECT: PARKS AND OPEN SPACE LANDSCAPE MAINTENANCE SERVICES- MOWING, TRIMMING, AND LANDSCAPE BED MAINTENANCE - VARIOUS LOCATIONS
OWNER: CITY OF LOUISVILLE, COLORADO

2025 Pricing is reflected below
4% pricing increase for 2026
0% pricing increase for 2027

PARK DESIGNATED AREAS
(Per map definition)

Unit/ Description	Unit	Quantity	Unit Price	Quantity Cost	Extension	Total Cost
Bluegrass Areas (weekly maintenance including weed management)	SF	622,998*	0.0039647	\$2470.00	28 Times/ Cycle	\$69,160.00
Cemetery Bluegrass Mowing (weekly maintenance includes trimming and weed control)	SF	362,539*	0.00292823	\$1,060.00	28 Times/ Cycle	\$ 29,680.00
Weed Control (weekly maintenance)	SF	383,254*	0.00183951	\$705.00	28 Times/ Cycle	\$ 19,740.00
Parks Unirrigated Natural Area Perimeter Mowing (Bi-Monthly maintenance including weed control)	LF	57,768*	0.01713751	\$990.00	14 Times / Cycle	\$13,860.00
Parks Unirrigated Natural Area Mowing	SF	2,881,002*	0.003181185	\$9,165.00	8 Times/ Cycle	\$73,320.00
(Bi-monthly maintenance includes weed control)						
3 X Perimeter Mowing (Right of Way) (Dillon Rd HWY 36, 96 St. mow to fence or ditch line)	LF	37,659*	0.018720625	\$ 705.00	3 Times/ Cycle	\$2,115.00
					TOTAL COST	\$207,875.00

* Contractor is responsible for field verification of estimated square and linear footage.

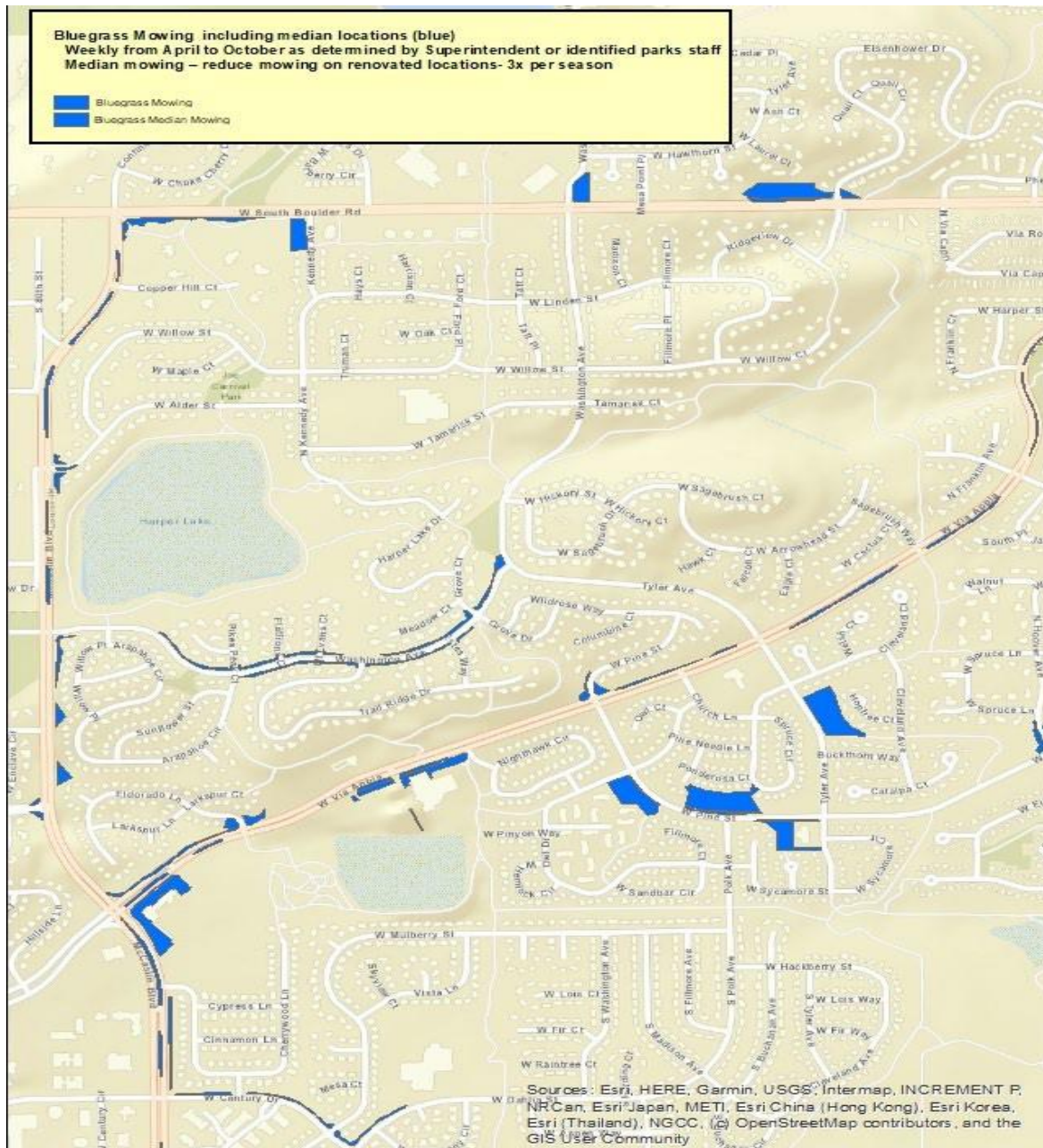
OPEN SPACE LOCATIONS

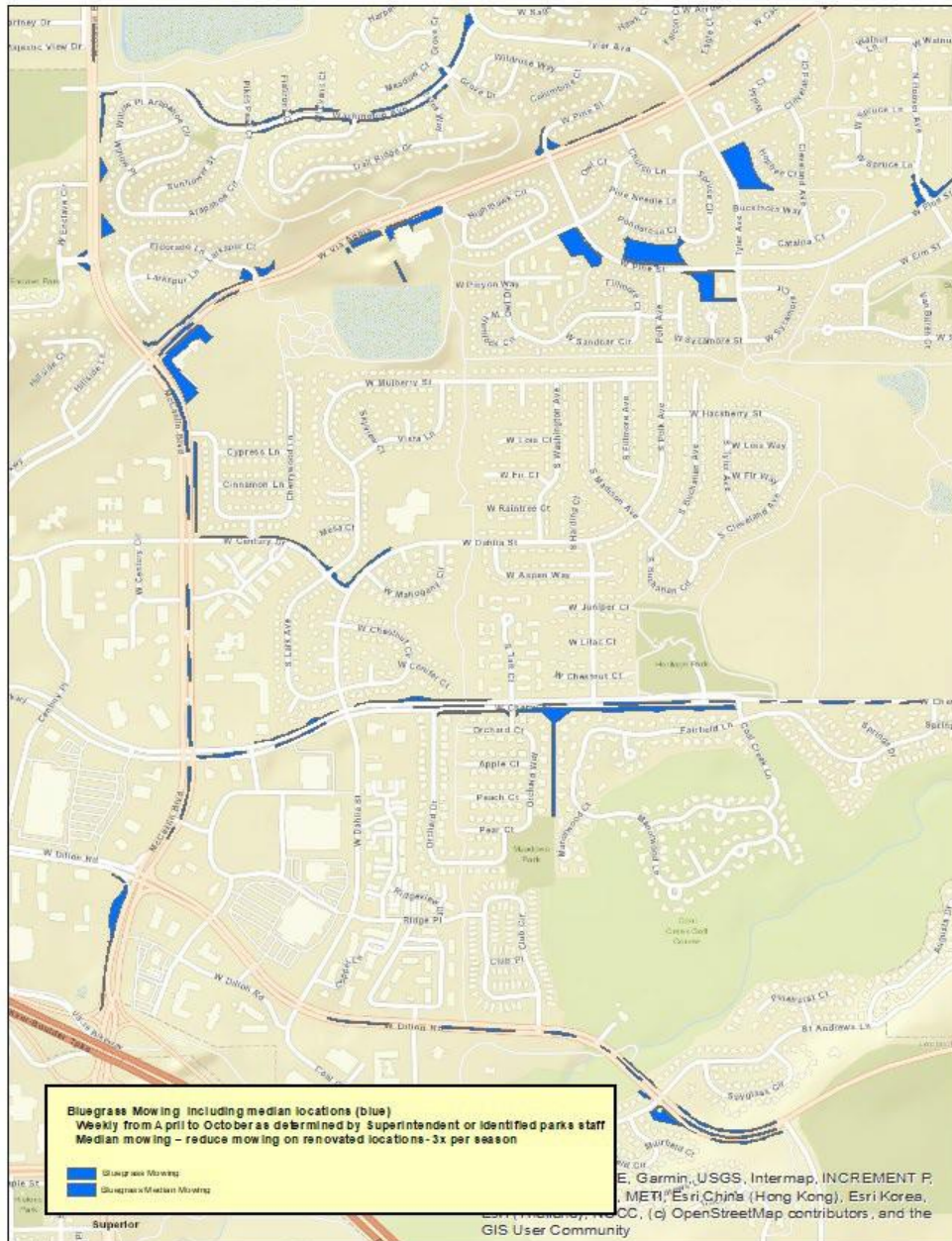
Unit/ Description	UNIT	QUANTITY (1 Time/Cycle)	UNIT COST	QUANTITY COST	EXTENSION	TOTAL COST
Mow the entirety of the 12' perimeter mowing identified by red lines on Open Space map in Exhibit B	SF	925,704*	0.0029	\$2,682.00	3 Times/ Cycle	\$8,046.00
Mow the area at a width of 30' or to trail edge from fence line. Area is identified by the purple on Open Space map in Exhibit B . Contractor is responsible for final measurements.	SF	590,503*	0.0026	\$1,555.00	3 Times/ Cycle	\$ 4,665.00
String Trimming in areas with terrain inaccessible by mowers	SF		INCLDUE	INCLUDED	3 Times/ Cycles	\$0.00
Additional/Alternative Services: A tentative additional round of all identified services at the Open Space department's request.	SF	1,516,207+	0.0026	\$3,800.00	Tentative 1 Time/ Cycle	\$3,800.00
					TOTAL COST	\$16,591.00

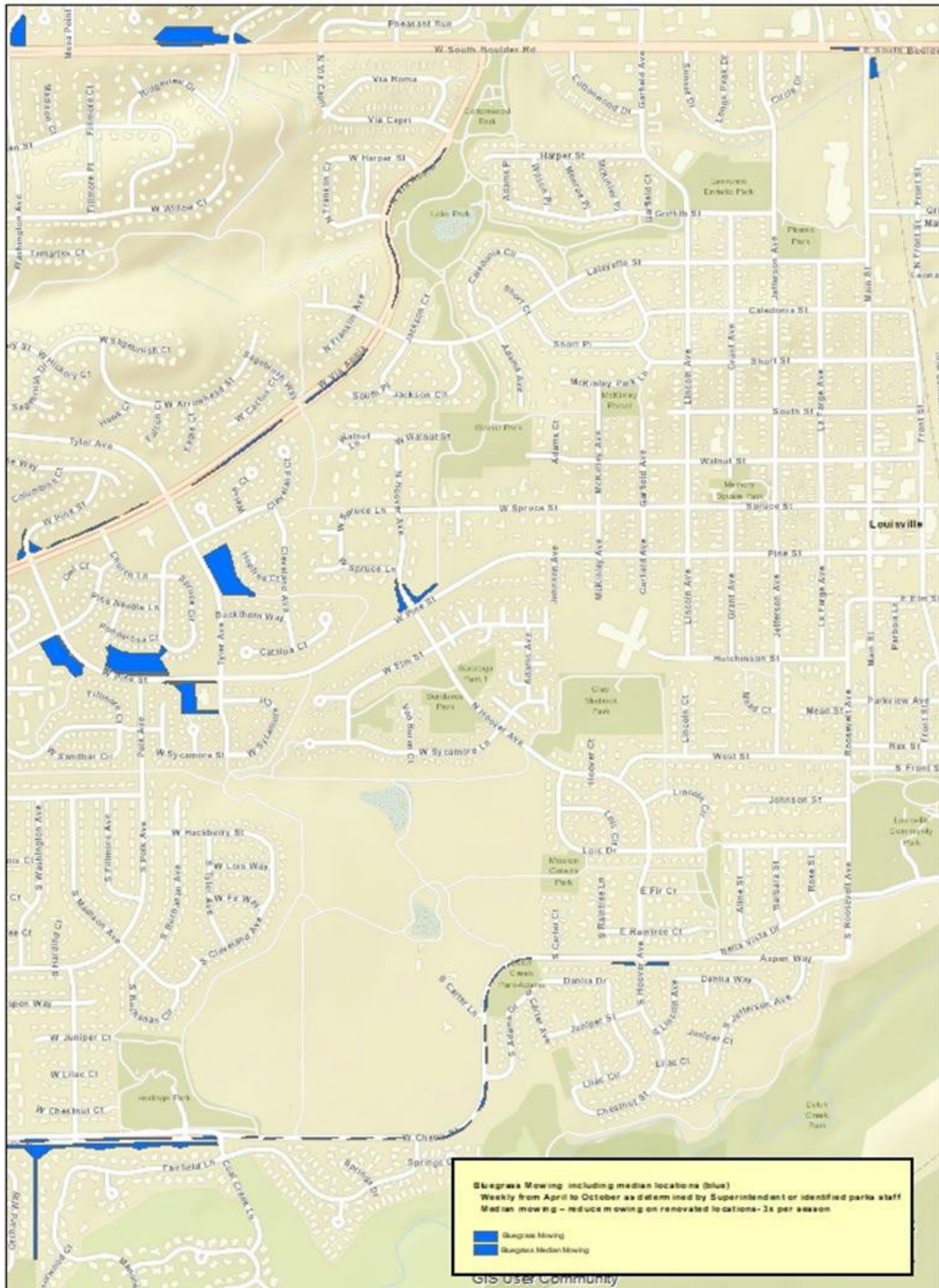
*Contractor responsible for field verifying estimated square footage

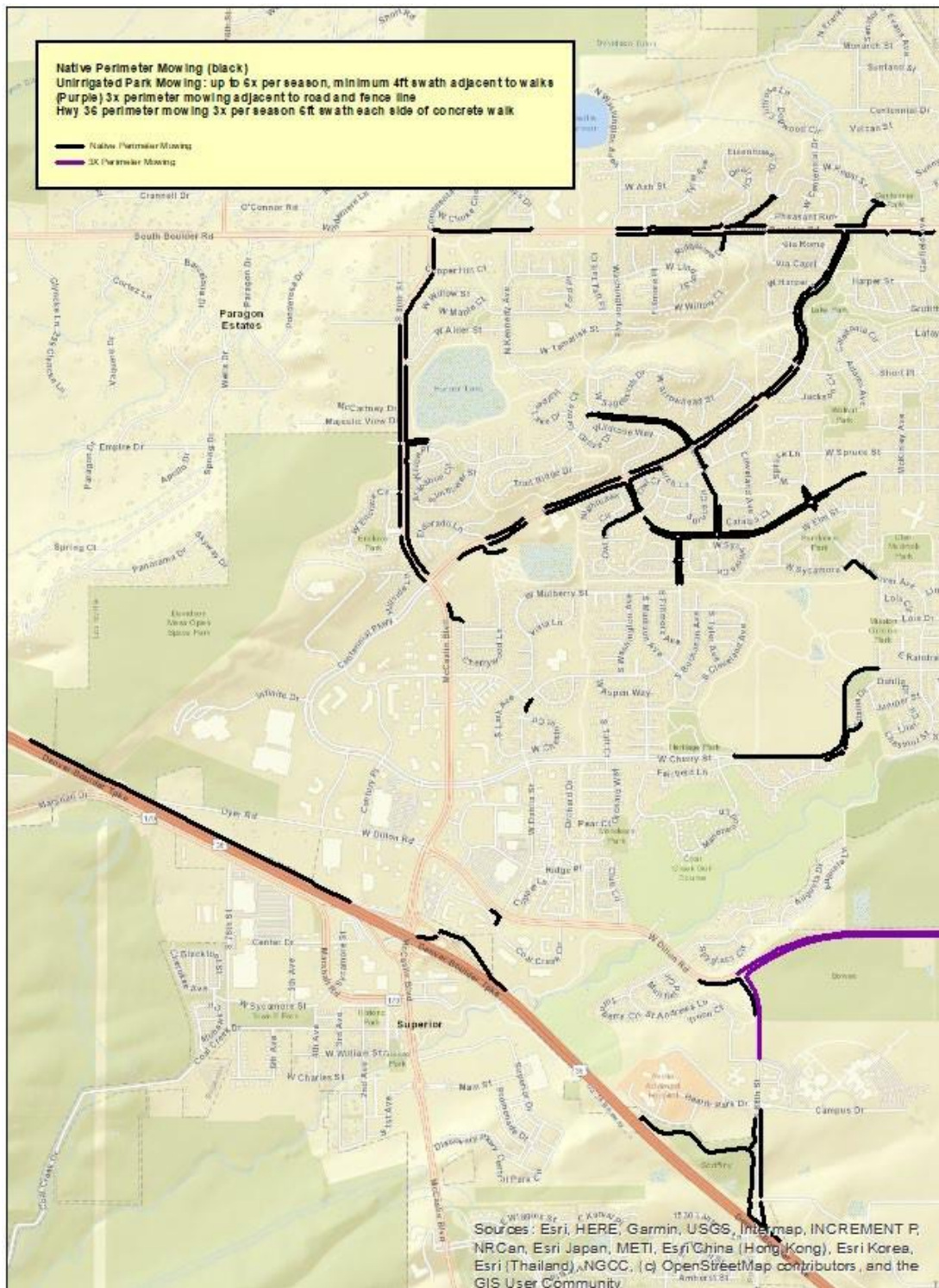
All work is to be complete by the dates as follows: round 1 by 6/25/2025, round 2 by 8/13/2025, and round 3 by 10/15/2025. City may adjust timeline based on weather.

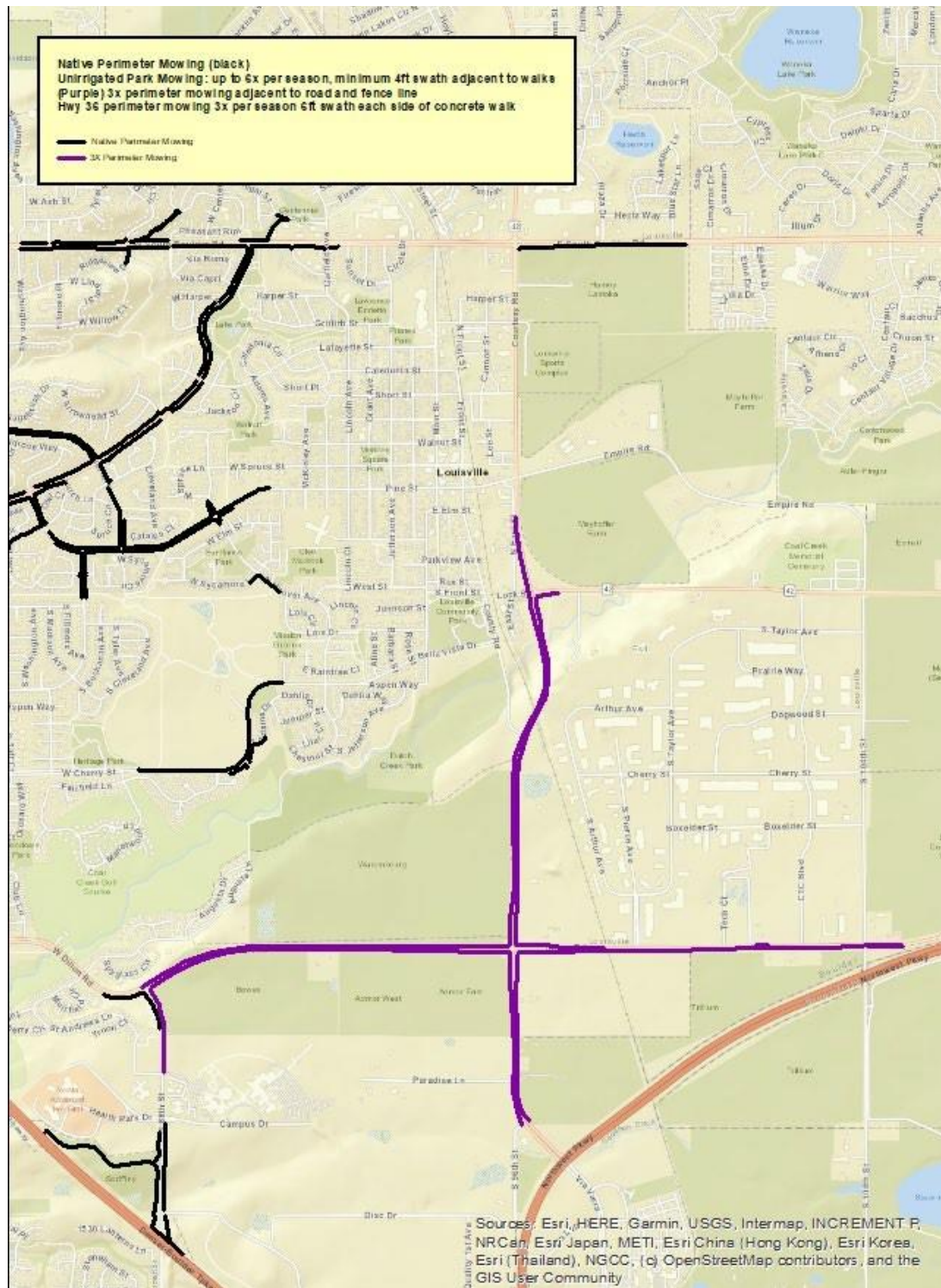
Parks Maps

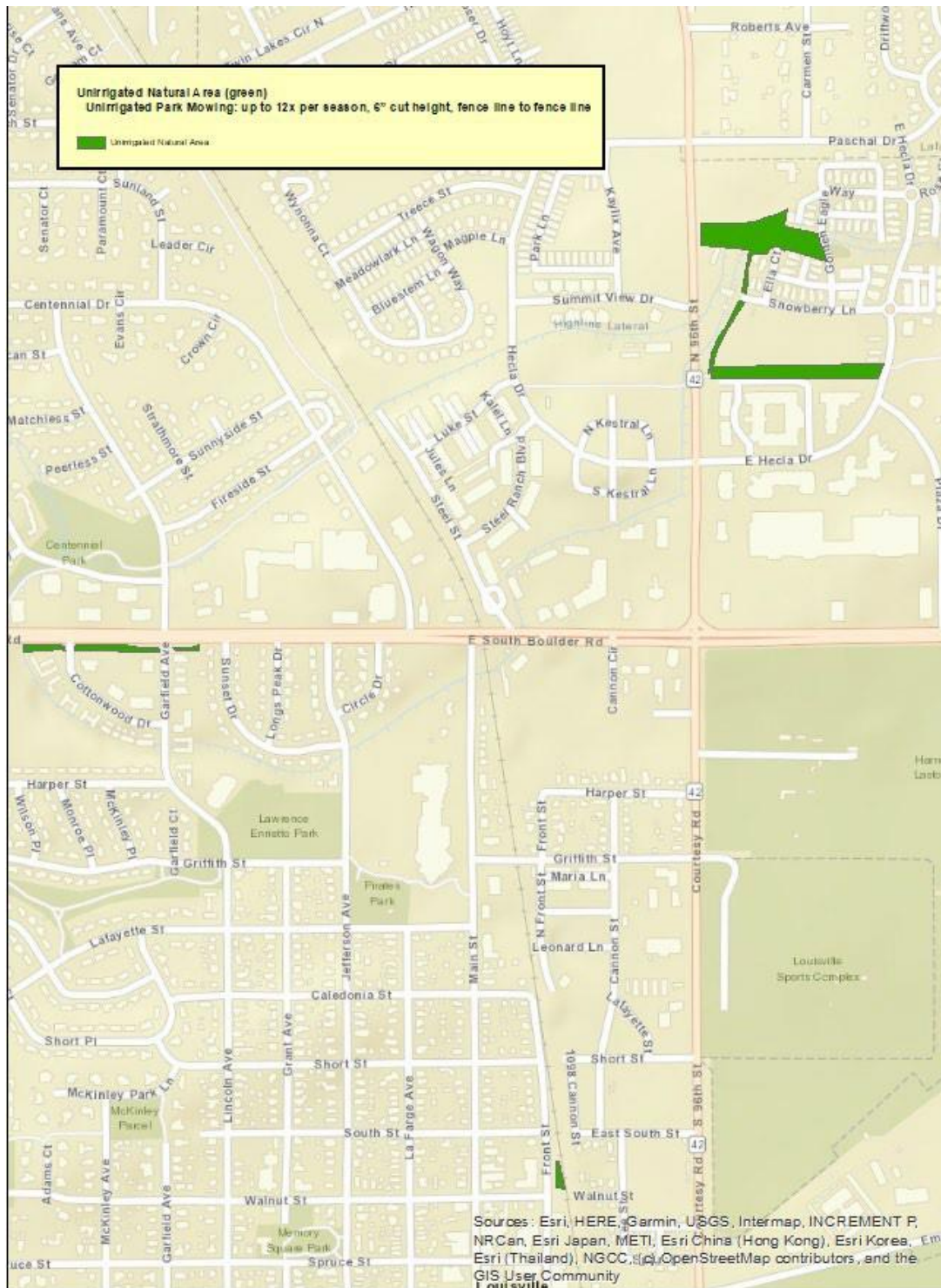


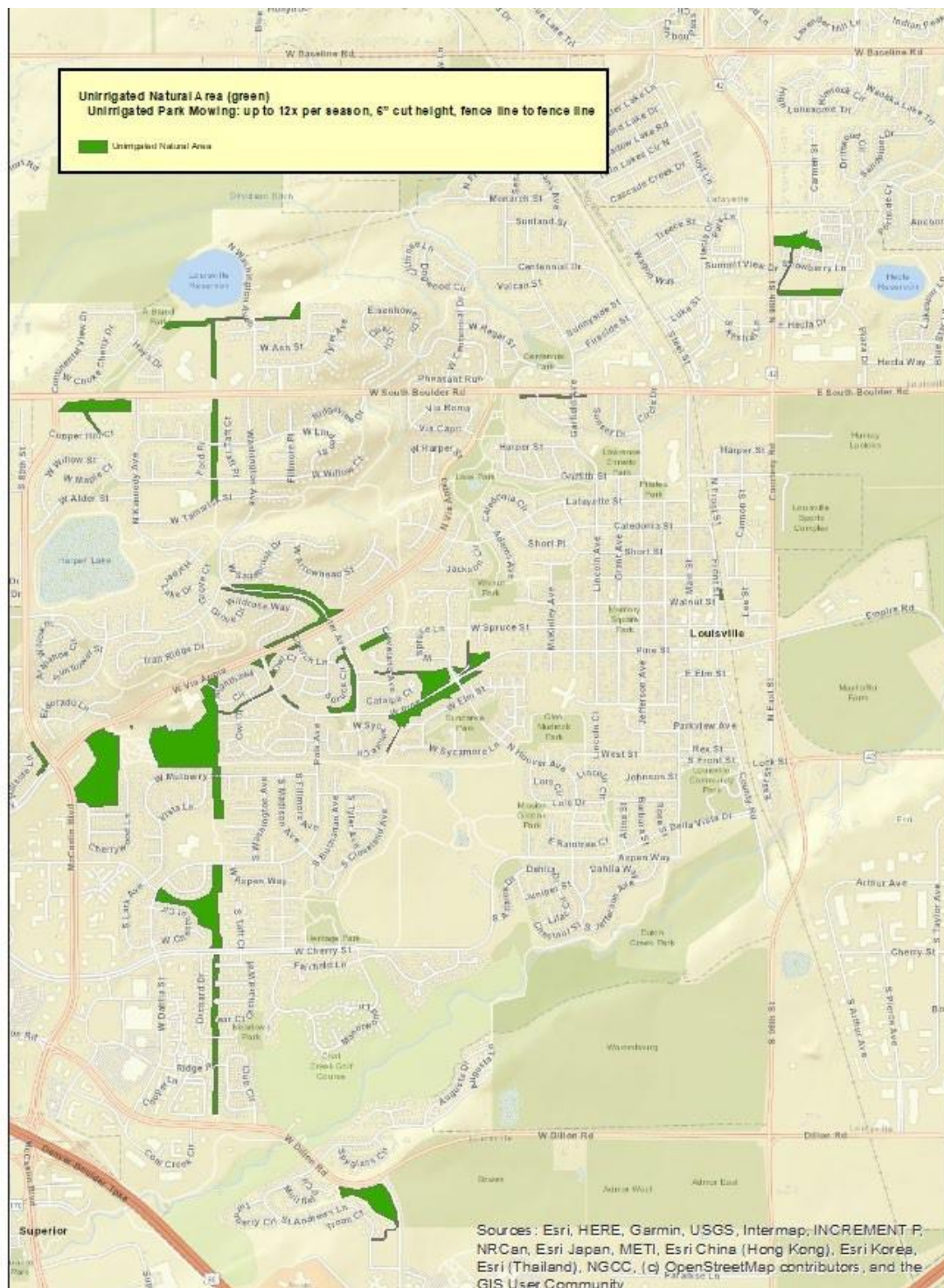












2024 Contracted Landscape Maintenance
Weed Control Only (red)
Weed management monthly address anything in identified areas

 Weed Control Only

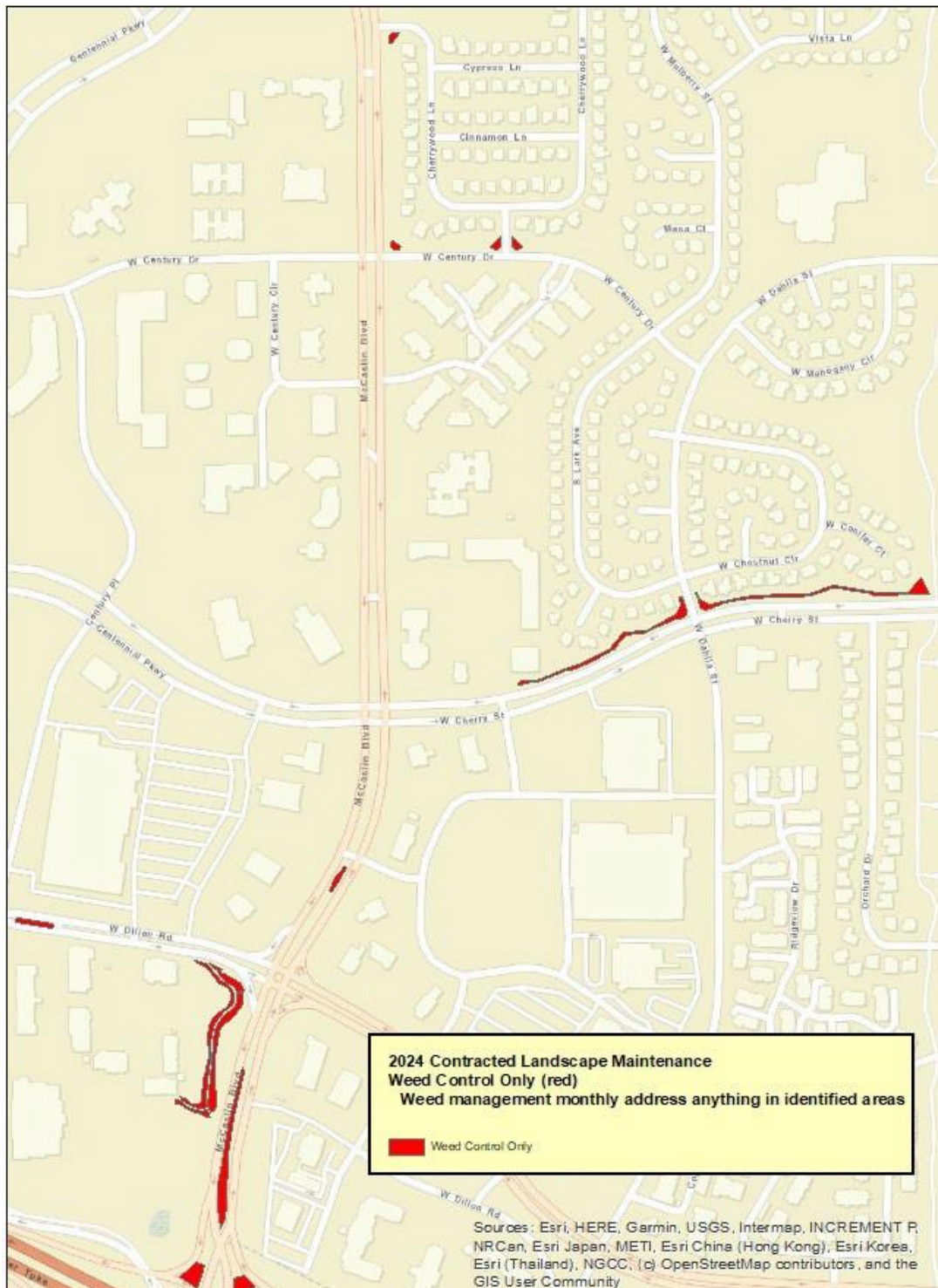


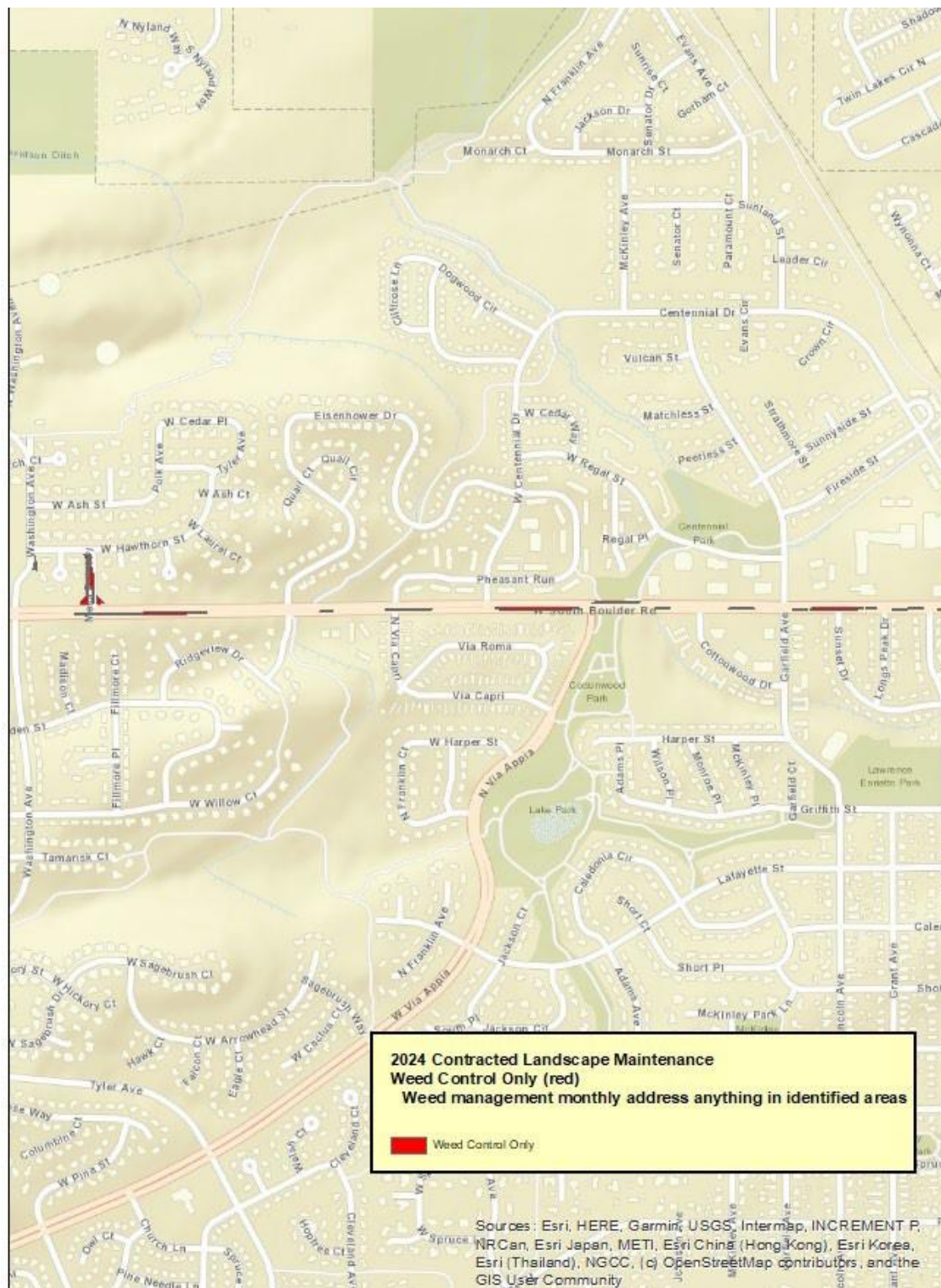
2024 Contracted Landscape Maintenance
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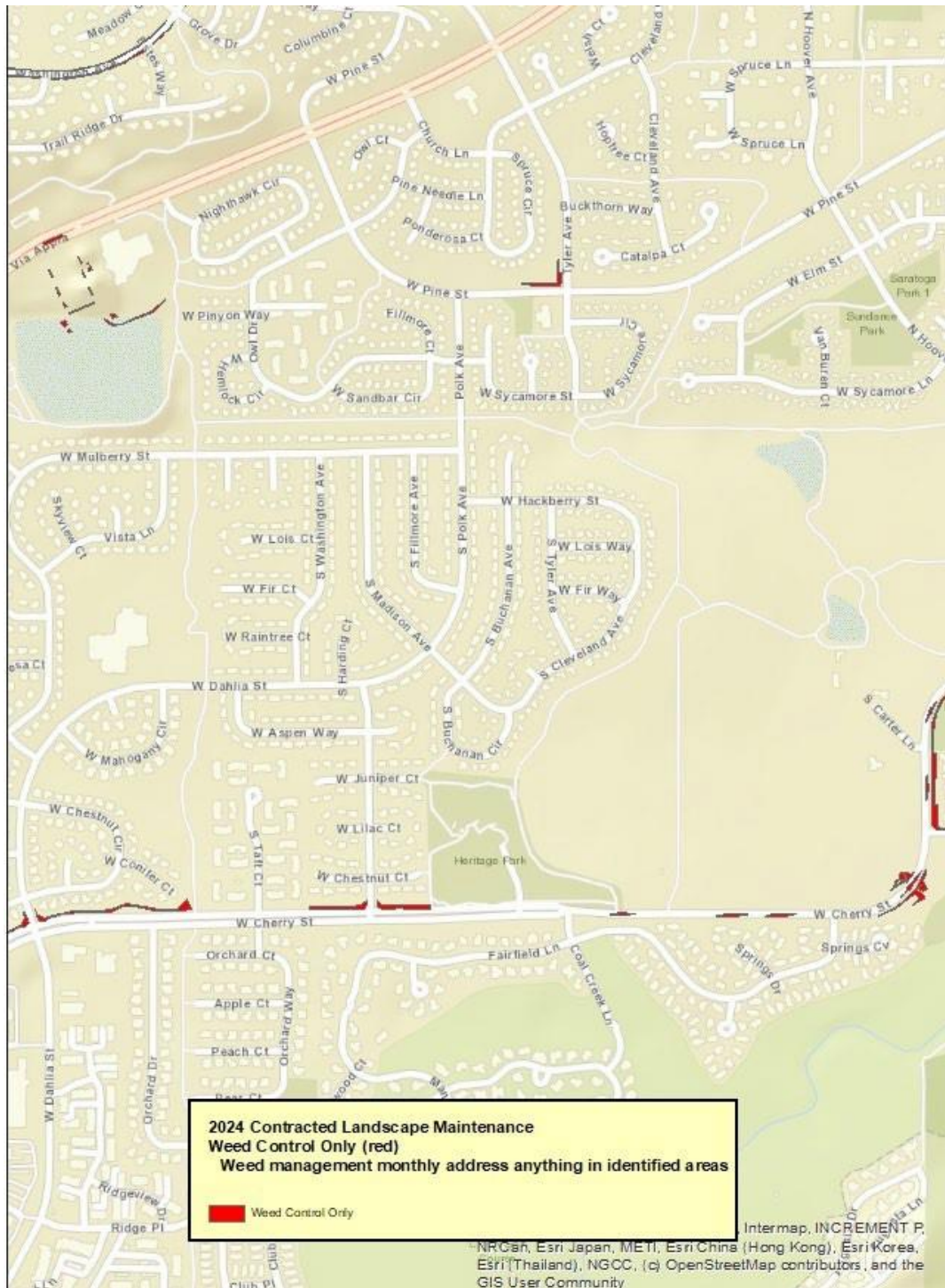
 Weed Control Only

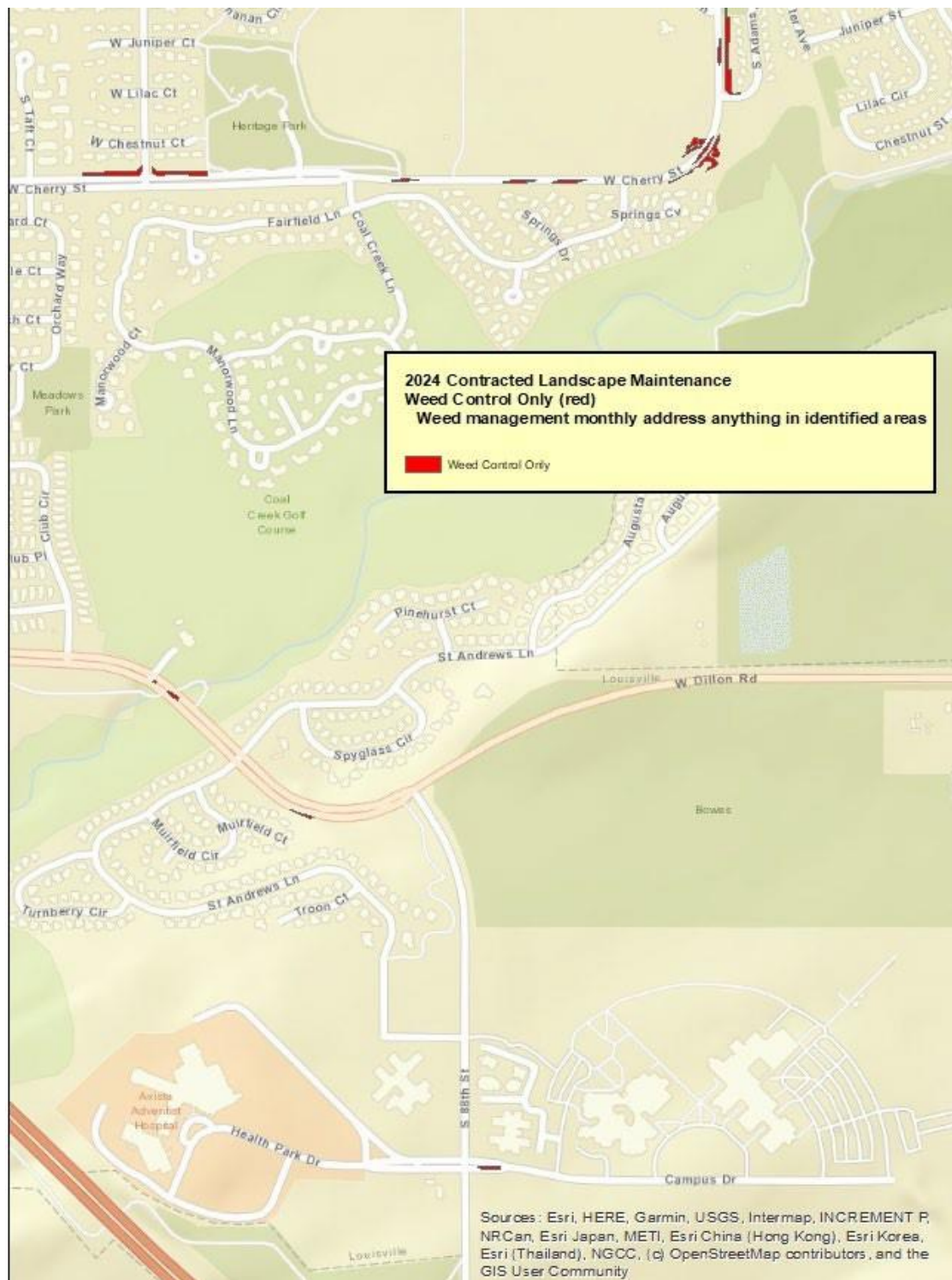


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



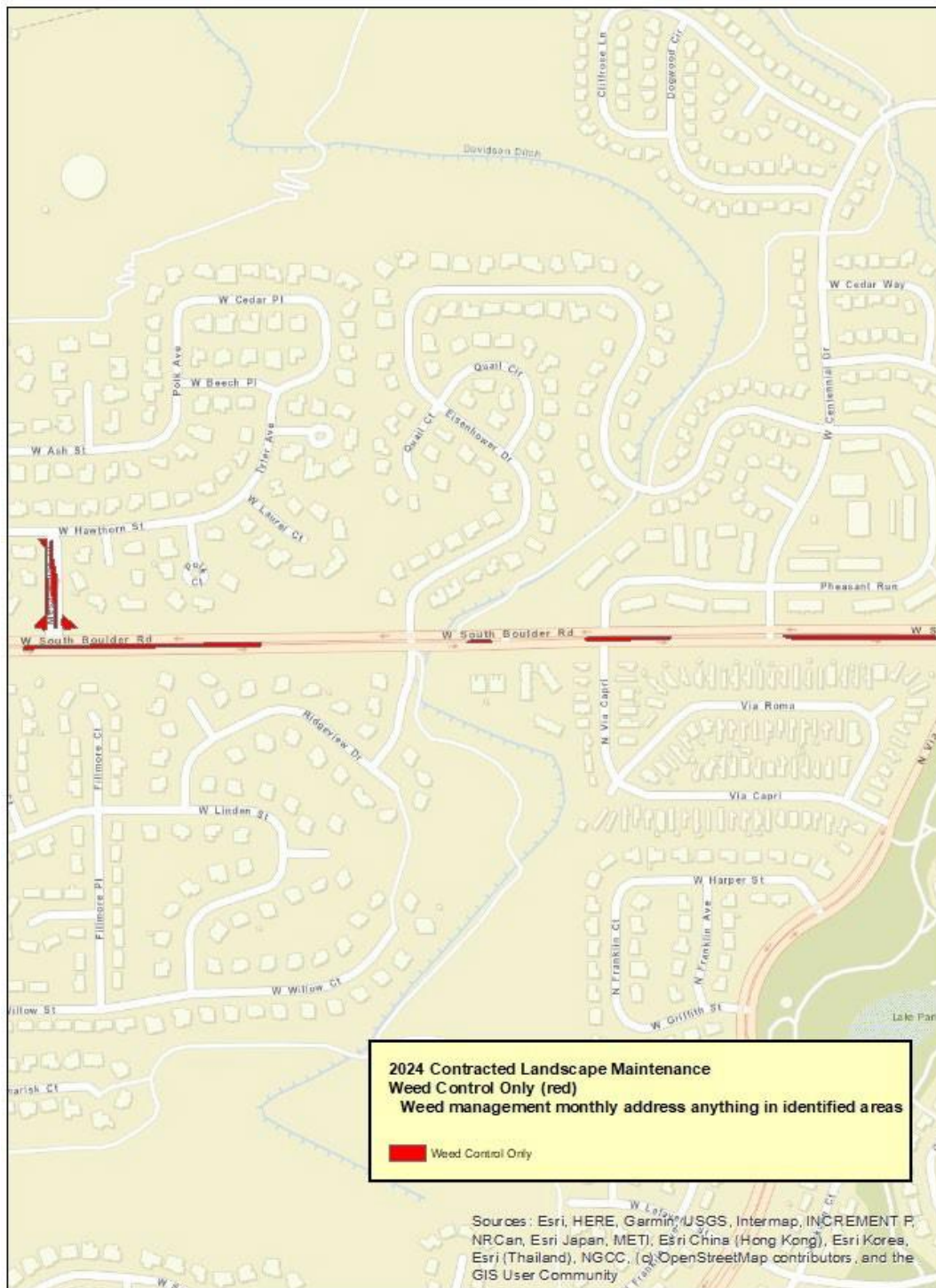


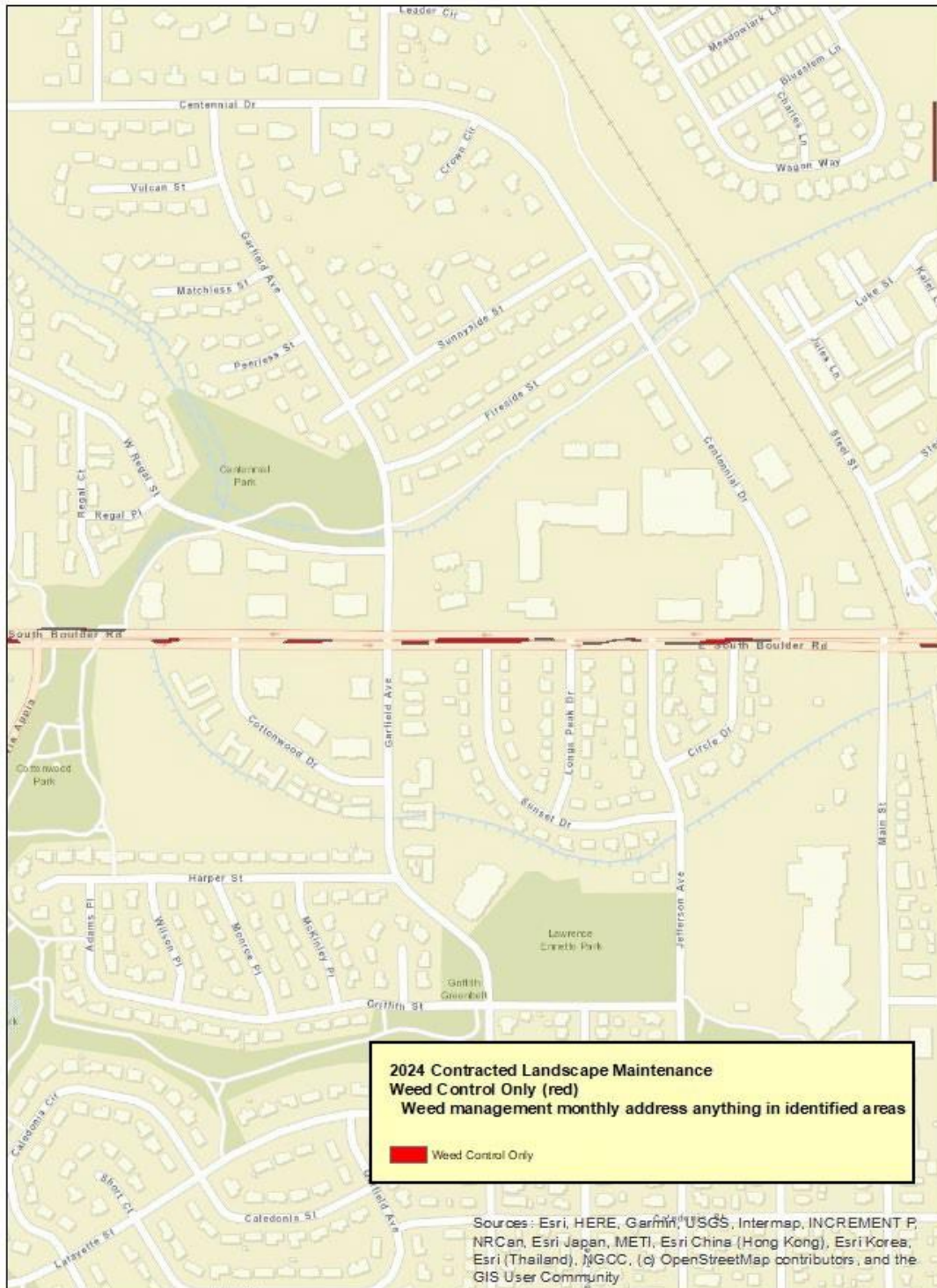














Open Space Maps

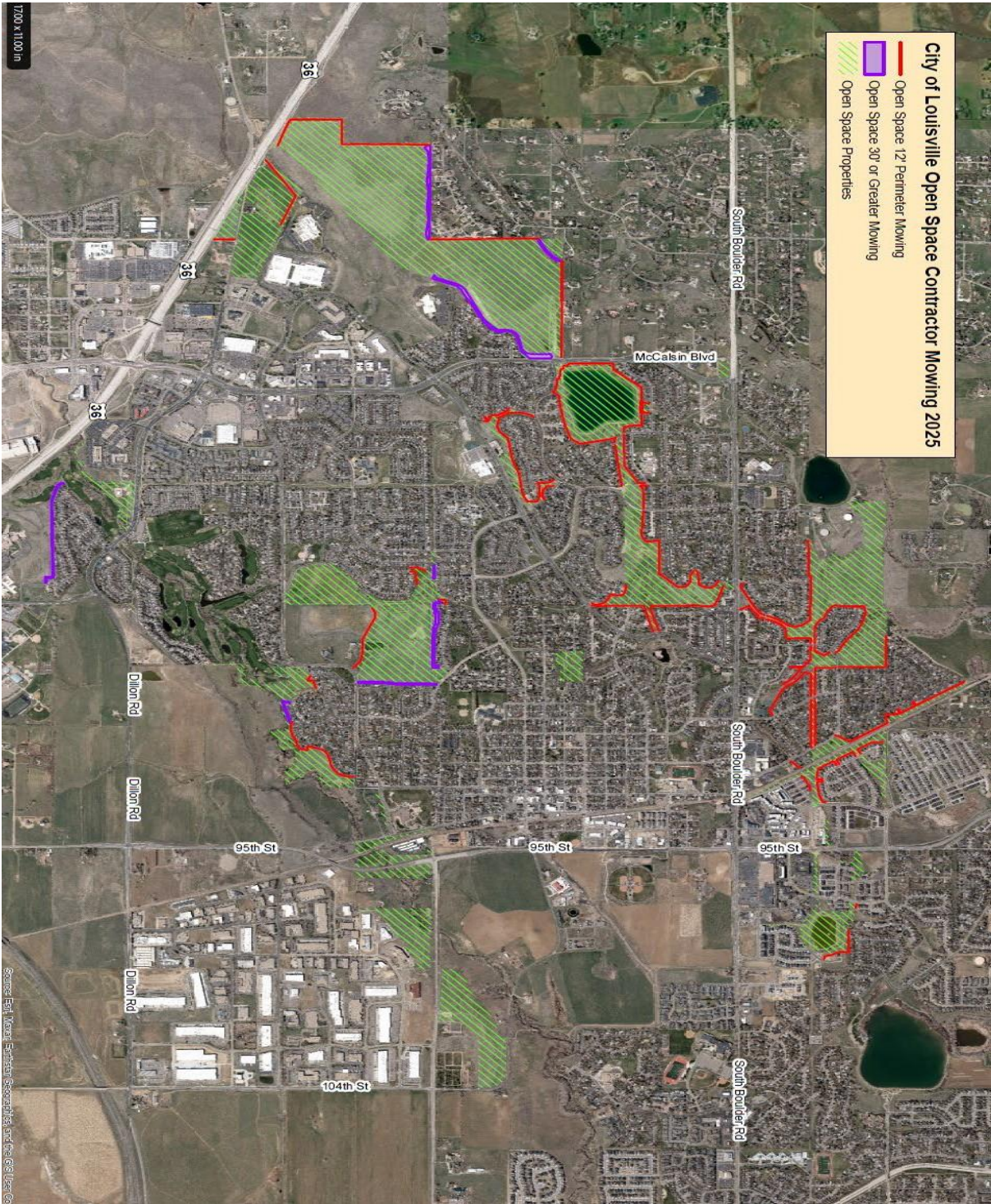


EXHIBIT C

Specifications

SECTION 1 - General

The Contractor shall provide regular landscape maintenance services for the locations described and awarded in the bid schedule and locations maps as set forth in these technical specifications based on unit pricing as set forth in the Bidder's Bid Proposal.

SECTION 2 – Bluegrass Areas (Irrigated Turf, Which Includes: Medians, Parks, Cemetery, Trails, etc.)

1.0 Mowing and Trimming

1.1 Turf areas will be mowed and trimmed weekly. Turf areas will be mowed and trimmed between April and October. All mowing is to be completed Monday through Friday.

1.2 All mowing will be done to a height of three (3") inches during each week of the contract period. The City of Louisville reserves the right to change the mowing height as deemed necessary due to drought or other present conditions. Turf shall be cut and trimmed at least once every seven (7) days, or as required to maintain an even, well-groomed appearance. A mowing schedule must be submitted prior to the start of the mowing season. Variations to the specific mowing schedule must be approved by the City of Louisville's Parks Superintendent. If the mowing schedule is interrupted by adverse conditions, including but not limited to rain, the site will be mowed two times the following week to maintain a reasonable turf height.

1.3 Pattern mowing is required at all sites. Directions of patterns will be approved by the Parks Superintendent.

1.4 The Contractor is encouraged to use mulching mowers, cutting clippings into small pieces that sift down into the lawn. Excessive clippings that accumulate on the turf will be removed by the Contractor. Sweeping of all turf areas is not necessary, but piles and swaths of excessive clippings must be removed and disposed of off-site. The Parks Superintendent will determine when clippings are excessive.

1.5 All mowing equipment shall be equipped with sharp blades so as not to tear, but cleanly cut the blade of grass.

1.6 Rotary walk-behind or riding mowers are required for mowing. Mowers and trimmers must be operated in a safe and orderly manner. All mowing and trimming equipment must be in good working condition (including all safety features). All equipment shall be subject to approval by the City of Louisville's park staff.

1.7 Turf shall be cut in a professional manner so as not to scalp turf or leave uncut areas. Care shall be taken to prevent discharge of grass clippings onto any paved surfaces such as streets, sidewalks, driveways, or adjacent properties. Any material so discharged shall be removed immediately. If the Contractor fails to clean up debris, the Contractor will be charged for all cleanup costs involved.

1.8 The Contractor shall remove all trash and litter from the entire site prior to initiating any

mowing of the turf area. Trash and litter shall be hauled from site.

1.9 All trimming shall be done using a string trimmer. Trimming includes trees, plants, shrubs, utility poles, light standards, sign posts, delineators, guardrails, fences or other appurtenances which are part of the park.

1.10 All trimming must be accomplished concurrently with the mowing operation and be done at the same height as the adjacent turf (three inches).

1.11 Special care shall be taken while trimming so as not to inflict damage to the bark of the trees, fence posts or boards, signs, etc.

2.0 Edging

2.1 All sidewalks, curbs, walkways and other hard surfaces will be mechanically edged using a metal blade once every twenty-eight (28) days. In addition, curb lines shall be edged as necessary to maintain a well-groomed appearance. All materials dislodged by edging will be removed from the site.

3.0 Weed Control

3.1 For purposes of this document, a weed is defined by any unwanted plant material as determined by the Parks Superintendent.

3.2 Suckers are classified as weeds. Adventitious sucker growth from trees in tree wells shall be removed weekly – using pruning shears – pruning shears will be sterilized with isopropyl alcohol or an approved disinfectant between cuts. Chemically treating suckers is not allowed.

3.3 Currently, the use of glyphosate or 2,4-D is not permitted on Parks and Right of Way properties and will not be approved for any treatment needs. Weeds shall be removed or killed as the weeds emerge in the following areas: landscaped areas, shrub beds, mulched areas (wood and rock), medians (includes crack between median and street), and sidewalks. Weed control in irrigated and non-irrigated turf and flowerbeds is excluded from this contract. Weeds shall be removed if they are larger than two (2") inches in height or diameter and disposed of off-site.

3.4 For chemically controlling weeds, only approved herbicide shall be used. The Parks Superintendent must approve all herbicides prior to use.

3.5 The Contractor will provide to the Parks Superintendent the list of certified pesticide applicators that will be a part of this contract. The Parks Superintendent will be notified prior to any and all herbicide applications.

3.6 The Contractor shall take precautions to keep persons away from herbicide- treated areas until the material is fully dry and the treated area is safe for entry, according to the label. Herbicide applications shall be made at times when citizen presence is minimal. It is the contractor's responsibility to identify and properly notify any person listed on the Registry of Pesticide Sensitive Person whose property abuts that on which the application is scheduled before any pesticide application is performed.

3.7 Pesticide flagging will be placed prior to an application which will include the company name, phone number, time and date of application, and chemical and rate applied on each flag. Flags shall be placed at all entrances and other highly visible areas throughout the site and will be removed as soon as the area is safe for entry, according to the label.

3.8 All chemicals shall be used in accordance with label directions and the manufactures recommended handling methods. All governmental and industry recommendations and regulations apply.

3.9 The cost for all herbicide applications is included in the price for weed control.

3.10 The Contractor will adhere to the BMPs set forth in Exhibit D.

4.0 Litter

4.1 All hand litter and other debris shall be picked up in accordance to the mowing frequency. Litter and debris shall be picked up prior to mowing and hauled from the site. Trash shall also be removed from shrub beds, landscaped areas, mulched areas (wood and rock), and sidewalks.

SECTION 3 – Parks Unirrigated Natural Areas (Non-Irrigated Turf and Perimeter Strips)

1.0 Mowing and Trimming

1.1 Turf areas will be mowed and trimmed every 6 weeks or as needed based on growth to retain the desired height of cut as stated below, between April and October. All mowing is to be completed Monday through Friday.

1.2 All mowing will be done to a minimum height of five (5") inches. The City of Louisville reserves the right to change the mowing height as deemed necessary due to drought or other present conditions. A mowing schedule must be submitted prior to the start of the mowing season. Variations to the specific mowing schedule must be approved by the City of Louisville's Parks Superintendent. If the mowing schedule is interrupted by adverse conditions, including but not limited to rain, the site will be mowed two times the following week to maintain a reasonable turf height.

1.3 Perimeter mowing or buffer strips will be mowed at a width not to exceed six (6') feet. Buffer strips will be mowed out along both sides of the sidewalk and in most cases completely mowed from sidewalk to street. For perimeter mowing along Dillon Road and 96 Street, mowing is required from street to fence or ditch line. For all areas, the City of Louisville reserves the right to determine and/or change the width requirement. Variations to the width requirement must be approved by the Parks Superintendent. Perimeter strips will be mowed every fourteen days unless otherwise specified on the location maps.

1.4 The Contractor is encouraged to use mulching mowers, cutting clippings into small pieces that sift down into the lawn. Excessive clippings that accumulate on the turf will be removed by the Contractor. Sweeping of all turf areas is not necessary, but piles and swaths of excessive clippings must be removed and disposed of off-site. The Parks Superintendent will determine when clippings are excessive.

1.5 Rotary walk-behind or riding mowers may be used for mowing non-irrigated turf. Mowers and trimmers must be operated in a safe and orderly manner. All mowing and trimming equipment must be in good working condition (including all safety features). All equipment shall be subject to approval by the City of Louisville's park staff.

1.6 Turf shall be cut in a professional manner so as not to scalp turf or leave uncut areas. Care shall be taken to prevent discharge of grass clippings onto any paved surfaces such as

streets, sidewalks, driveways, or adjacent properties. Any material so discharged shall be removed immediately. If the Contractor fails to clean up debris, the Contractor will be charged for all cleanup costs involved.

1.7 The Contractor shall remove all trash and litter from the entire site prior to initiating any mowing of the turf area. Trash and litter shall be hauled from site.

1.8 All trimming shall be done using a string trimmer. Trimming includes trees, plants, shrubs, utility poles, light standards, sign posts, delineators, guardrails, fences or other appurtenances which are part of the park

1.9 All trimming must be accomplished concurrently with the mowing operation and be done at the same height as the adjacent turf.

1.10 Special care shall be taken while trimming so as not to inflict damage to the bark of the trees, fence posts or boards, signs, etc.

2.0 Edging

2.1 All sidewalks, curbs, walkways and other hard surfaces will be mechanically edged using a metal blade four (4) times during the season. In addition, curb lines shall be edged as necessary to maintain a well-groomed appearance. All materials dislodged by edging will be removed from the site.

3.0 Weed Control

3.1. For purposes of this document, a weed is defined by any unwanted plant material as determined by the Parks Superintendent.

3.2. Suckers are classified as weeds. Adventitious sucker growth from trees in tree wells shall be removed weekly – using pruning shears – pruning shears will be sterilized with isopropyl alcohol or an approved disinfectant between cuts. Chemically treating suckers is not allowed.

3.3 Currently, the use of glyphosate or 2,4-D is not permitted on Parks and Right of Way properties and will not be approved for any treatment needs. Weeds shall be removed or killed as the weeds emerge in the following areas: landscaped areas, shrub beds, mulched areas (wood and rock), medians (includes crack between median and street), and sidewalks. Weed control in irrigated and non-irrigated turf and flowerbeds is excluded from this contract. Weeds shall be removed if they are larger than two (2") inches in height or diameter and disposed of off-site.

3.4 For chemically controlling weeds, only approved herbicides shall be used. The Parks Superintendent must approve all herbicides prior to use.

3.5. The Contractor will provide to the Parks Superintendent the list of certified pesticide applicators that will be a part of this contract. The Parks Superintendent will be notified prior to any and all herbicide applications.

3.6. The Contractor shall take precautions to keep persons away from herbicide- treated areas until the material is fully dry and the treated area is safe for entry, according to the label. Herbicide applications shall be made at times when citizen presence is minimal.

3.7. Pesticide flagging will be placed prior to an application which will include the company

name, phone number, time and date of application, and chemical and rate applied on each flag. Flags shall be placed at all entrances and other highly visible areas throughout the site and will be removed as soon as the area is safe for entry, according to the label.

3.8. All chemicals shall be used in accordance with label directions and the manufacturers recommended handling methods. All governmental and industry recommendations and regulations apply.

3.9. The cost for all herbicide applications is included in the price for weed control.

3.10. The Contractor will adhere to the BMPs set forth in Exhibit D.

4.0 Litter

4.1 All hand litter and other debris shall be picked up in accordance to the mowing frequency. Litter and debris shall be picked up prior to mowing and hauled from the site. Trash shall also be removed from shrub beds, landscaped areas, mulched areas (wood and rock), and sidewalks

SECTION 4 – Open Space (Perimeter and Area Mowing)

4.0 Mowing and Trimming – Open Space

4.1 All areas will be mowed and trimmed in approved areas between April and October. All mowing is to be completed Monday through Friday.

4.2 All mowing will be done to a minimum height of four (4") inches and not to exceed six (6") inches. The City of Louisville reserves the right to change the mowing height as deemed necessary due to drought or other present conditions. A mowing schedule must be submitted prior to the start of the mowing season. Variations to the specific mowing schedule must be approved by the City of Louisville's Open Space Superintendent.

4.3 The Contractor is encouraged to use mulching mowers, cutting clippings into small pieces that sift down into the lawn. Excessive clippings that accumulate on the turf will be removed by the Contractor. Sweeping of all turf areas is not necessary, but piles and swaths of excessive clippings must be removed and disposed of off-site. The Open Space Trails and Maintenance Supervisor will determine when clippings are excessive.

4.4 Rotary walk-behind or riding mowers may be used for mowing non-irrigated turf. Mowers and trimmers must be operated in a safe and orderly manner. All mowing and trimming equipment must be in good working condition (including all safety features). All equipment shall be subject to approval by the City of Louisville's Open Space Staff.

4.5 Grass shall be cut in a professional manner so as not to scalp turf or leave uncut areas. Care shall be taken to prevent discharge of grass clippings onto any paved surfaces such as streets, sidewalks, driveways, or adjacent properties. Any material so discharged shall be removed immediately. If the Contractor fails to clean up debris, the Contractor will be charged for all cleanup costs involved.

4.6 The Contractor shall remove all trash and litter from the entire site prior to initiating any mowing of the turf area. Trash and litter shall be hauled from site.

4.7 All trimming shall be done at the request of Open Space staff and using a string trimmer. Trimming includes trees, plants, shrubs, utility poles, light standards, sign posts, delineators, guardrails, fences or other appurtenances which are approved by Open Space staff.

4.8 Areas that will need to be weed whipped due to unsafe terrain and hazards. This should reflect only areas that a mower cannot access safely. These areas must be verified and agreed upon by both a designated City representative, and a designated representative of the contractors choosing in writing.

4.9 All trimming must be accomplished concurrently with the mowing operation and be done at the same height as the adjacent turf.

4.10 Special care shall be taken while trimming so as not to inflict damage to the bark of the trees, fence posts or boards, signs, etc.

4.11 Complete the 12' perimeter mowing (identified as the red line work) on Open Space map found in Exhibit C. For all areas, the City of Louisville reserves the right to determine and/or change the width requirement. Variations to the width requirement must be approved by the Open Space Trails and Maintenance Supervisor.

4.12 Complete the 30' perimeter mowing and/or from bordering fence line to trail edge (identified as purple line work) on the Open Space map found in Exhibit C. For all areas, the City of Louisville reserves the right to determine and/or change the width requirement. Variations to the width requirement must be approved by the Open Space Trails and Maintenance Supervisor.

4.14 All work is to be complete by the dates as follows: round 1 by 6/26/2024, round 2 by 8/14/2024, and round 3 by 10/9/2024. City may adjust timeline based on weather.

4.15 All mowers and crews are to have fire extinguishers with all equipment and vehicles to prevent any possible hazards in the field.

4.16 Smoking is prohibited on all Open Space properties.

SECTION 5 – Weed Control Only Areas (No Mow Areas)

5.0 Weed Control

5.1 For purposes of this document, a weed is defined by any unwanted plant material as determined by the Parks Superintendent.

5.2 Suckers are classified as weeds. Adventitious sucker growth from trees in tree wells shall be removed weekly – using pruning shears – pruning shears will be sterilized with isopropyl alcohol or an approved disinfectant between cuts. Chemically treating suckers is not allowed.

5.3 Currently, the use of glyphosate or 2,4-D is not permitted on Parks and Right Way properties and will not be approved for any treatment needs. Weeds shall be removed or killed as the weeds emerge in the following areas: landscaped areas, shrub beds, mulched areas (wood and rock), medians (includes crack between median and street), and sidewalks. Weed control in irrigated and non-irrigated turf and flowerbeds is excluded from this contract. Weeds shall be removed if they are larger than two (2") inches in height or diameter and disposed of off-site.

5.4 For chemically controlling weeds, only approved herbicide shall be used. The Parks Superintendent must approve all herbicides prior to use.

5.5 The Contractor will provide the Parks Superintendent with the list of certified pesticide applicators that will be a part of this contract. The Parks Superintendent will be notified prior to any and all herbicide applications.

5.6 The Contractor shall take precautions to keep persons away from herbicide- treated areas until the material is fully dry and the treated area is safe for entry, according to the label. Herbicide applications shall be made at times when citizen presence is minimal.

5.7 Pesticide flagging will be placed prior to an application which will include the company name, phone number, time and date of application, and chemical and rate applied on each flag. Flags shall be placed at all entrances and other highly visible areas throughout the site and will be removed as soon as the area is safe for entry, according to the label.

5.8 All chemicals shall be used in accordance with label directions and the manufacturer's recommended handling methods. All governmental and industry recommendations and regulations apply.

5.9 The cost for all herbicide applications is included in the price for weed control.

5.10 The Contractor will adhere to the BMPs set forth in Exhibit D.

EXHIBIT D

Basic Practice Guidelines for Best Management Practices within the City of Louisville for Pesticide and Fertilizer: Application, Storage, Handling and Disposal

1. Apply pesticides and herbicides according to the label – it's the law. Apply fertilizers according to the manufacturer's directions.
2. Apply pesticides and herbicides only when needed and use in a manner to minimize off-target effects.
3. Ensure chemical applicators receive thorough training and proper certification prior to chemical use. Individuals and companies hired to apply pesticides must be licensed in the appropriate categories by the Colorado Department of Agriculture.
4. Know characteristics of the application site, including soil type and depth to groundwater. Be aware of any drinking water wells down gradient of the operation.
5. Select pesticides and herbicides best suited to the characteristics of the target site and the particular pest or weed.
6. Employ application techniques that increase efficiency and allow the lowest effective application rate. Carefully calibrate application equipment and follow all label instructions.
7. All mixing and loading operations must occur on an impervious surface.
8. To prevent possible backflow and contamination of a water supply, never submerge a water supply hose in a chemical tank or container. Provide proper backflow prevention devices as required.
9. Provide proper signage (flagging) when applying.
10. Following the directions and guidelines offered by the City of Louisville's' Integrated Weed Management Plan.

<https://www.louisvilleco.gov/home/showpublisheddocument/28593/637360534869770000>

Weed Management in Parks:

<https://www.louisvilleco.gov/local-government/government/departments/parks-recreation-and-open-space/parks-division/weed-management-in-parks>

11. Consider spot treatment of pests rather than broadcast spraying when possible.
12. Time applications to minimize host plant damage and maximize pest control.
13. Do not apply pesticides during high temperatures or windy conditions or immediately prior to heavy rainfall or irrigation.
14. Maintain records of all pesticides applied, including brand name, formulation, EPA registration number, amount and date applied, exact location of application and name, address

and certification number of application. Pesticide application sheets must be given to the Parks Superintendent for every application.

15. Properly handle and dispose of containers, rinse water and waste. Store pesticides in secure and covered areas.

16. Be familiar with existing local, state, and federal regulations on pesticide application, certification and weed control.

17. Keep chemical spill cleanup equipment, personal protective equipment and emergency phone numbers available when handling chemicals and their containers.

18. Properly manage chemical spills by cleaning them up as soon as possible, controlling actively spilling or leaking materials, containing the spilled material, collecting the spilled material and properly disposing of the material. Reporting a spill to the appropriate authority is required.

19. Follow label directions for disposal. This typically involves triple-rising containers, puncturing and crushing. All visible chemicals should be cleaned from the container prior to disposal.

20. Currently, the use of glyphosate or 2,4-D is not permitted on City of Louisville Park and Right of Way properties and will not be approved for any treatment needs.



Devon Finn

Business Development Manager
Keesen Landscape Management, Inc.
3355 S. Umatilla St., Englewood, CO 80110
DFinn@keesenlandscape.com

August 22, 2024

City of Louisville Parks, Recreation & Open Space

**Re: Parks and Open Space Landscape Maintenance Services – Mowing, Trimming, And
Landscape beds maintenance Project#: 211751-540900**

Dear Selection Committee,

Keesen Landscape is very pleased to submit a response and proposal for the above-mentioned RFP. After a careful evaluation of the RFP documentation, I am confident in Keesen Landscapes' unique ability to provide the best value and quality of service, and to exceed all of the outlined requirements and expectations for this project with the City of Louisville.

Keesen Landscape follows a proven, disciplined approach to providing the best service to our clients. Our high-level of quality is achieved through proper training, supervision and following the best management practices in the industry. Our relentless focus on communication and customer care, our dedication to environmentally sound practices and equipment, as well as our commitment to providing the best possible value in the industry, will help set Keesen apart as the clear choice to partner with the City of Louisville for this project.

Following this cover letter, you will find our RFP submittal materials labeled accordingly, and in order per the RFP instructions. All pricing and services proposed in this package will remain firm for a period of 120 days from the date of this letter. We look forward to the next steps, and most importantly, we are looking forward to a long-lasting and mutually beneficial partnership for years to come.

Please feel free to reach me directly with any questions pertaining to this bid.

Sincerely,

Devon Finn

Devon Finn, Keesen Landscape Management, Inc.

ATTACHMENT A
PROPOSAL

CITY OF LOUISVILLE

Parks and Open Space Landscape Maintenance Services –
Mowing, Trimming, and Landscape beds maintenance



KEESEN LANDSCAPE MANAGEMENT, INC.

2. CAPABILITIES AND EXPERIENCE

Keesen Landscape Management, Inc., founded in 1972, has established itself as a cornerstone in the commercial landscape maintenance market of the Denver Metro area. With over 50 years of experience, Keesen has earned a stellar reputation for reliability, quality work, and exceptional customer service. In 2016, Keesen joined the Heartland company alliance, uniting with other industry leaders to enhance service delivery and build strong client relationships nationwide.

Currently employing over 230 full-time and over 250 seasonal employees, Keesen operates from five local branch offices, two strategically located in Broomfield and Commerce City. This positioning ensures comprehensive coverage of the north Denver Metro area, supporting our commitment to delivering top-tier commercial landscape services.

Keesen emphasizes proactive account management and effective communication, key pillars that enable us to exceed client expectations consistently. Our dedication to excellence is underscored by our adherence to best-practices and utilization of state-of-the-art tools, ensuring we meet the requirements outlined in project scopes and maintain our position as a leader in the industry.

With a focus on customer satisfaction and a track record of success spanning decades, Keesen Landscape Management continues to thrive, offering unparalleled expertise and service to commercial and municipal clients across the Denver Metro area. Keesen has had decades of successful partnerships with municipalities, servicing the City of Aurora, the City of Lafayette, the City of Commerce City, Denver Parks & Recreation, City of Longmont, City of Brighton, Boulder municipalities, and more.

KEESEN LANDSCAPE MANAGEMENT, INC SHOWCASE PROPERTIES



Keesen will allocate staff members for the City of Louisville project to include, but not limited to:

- Assigned Account Manager (specializing in detailed and proactive communication)
- Landscape maintenance crews
- Dedicated native mowing crew
- Production Manager
- Enhancement Manager
- Safety, Efficiency, and Quality Managers
- Local Branch Manager
- Operations Manager
- Plant Health Care Manager
- Office Administrators

Keesen has National resources and the backing of our parent company, Heartland, to include:

- Safety Resources
- Human Resources
- LEAN Management training
- Assets/Procurement Departments
- All necessary equipment and vehicles
- Full financial stability

3. REFERENCES AND PAST PERFORMANCE

Reference # 1	
Customer Name	Anthem Ranch
Industry	Association / HOA / Metro Dist.
Contact Name and Title	Megan Langerak - Common Area Maint. Mgr.
Email Address	mlangerak@ccmcnet.com
Telephone	303-489-2832
Project Description	Landscape maintenance & Snow Removal
Address	16151 Lowell Blvd. Broomfield, CO 80023
Project Accepted Year	2020

Reference # 2	
Customer Name	City of Brighton
Industry	Municipal
Contact Name and Title	Rhiannon Natali
Email Address	rnatali@brightonco.gov
Telephone	303-655-2060
Project Description	Cemetery Landscape Maintenance
Address	500 S 4 th Ave. Brighton, CO 80601
Project Accepted Year	2022

Reference # 3	
Customer Name	Adams 12 Five Star Schools
Industry	Education
Contact Name and Title	Sean Sutton – Facilities Maintenance Tech.
Email Address	Sut022759@adams12.org
Telephone	720-364-5130
Project Description	Landscape maintenance
Address	1500 E 128 th Ave. Thornton, CO 80241
Project Accepted Year	2022

ENVIRONMENTAL & SAFETY

ENVIRONMENTAL PRACTICES

- **Battery powered handheld equipment:** Replacing legacy 2-cycle gas powered trimmers, edgers, pruners, backpack blowers, battery powered handheld equipment will be utilized for all of the City of Louisville scope-of-work as outlined in the RFP.
- **Propane-Powered Equipment:** Propane mowers will be utilized for all of the City of Louisville scope-of-work as outlined in the RFP, with the exception of in native grass areas.
- Office Recycling: Waste from our offices, including paper, ink, and supplies, is professionally shredded or recycled.
- Other Recycling Efforts: Used tires, batteries, and shop waste are recycled professionally. Retired vehicles and equipment are sold for parts or metal recycling.
- Water Management: Our dedicated Irrigation Technicians adhere to local watering restrictions and manage schedules weekly. We also offer irrigation efficiency enhancements and Smart Controller technology.
- Mulching Mowers: We use mulching mowers to recycle grass clippings, reducing landfill waste and enriching soil with nutrients.
- Efficient Routing: Crews, technicians, and managers are routed efficiently to minimize travel, save fuel, reducing vehicle wear, and decreasing emissions and road congestion.
- Slow-Release and Organic Fertilizers: Our fertilizer programs predominantly use slow-release products, with fully organic options available upon request.

SAFETY & TRAINING

At Keesen Landscape Management, the safety and wellbeing of our employees, customers, and the public are paramount. Our full-time Safety Manager, supported by every member of our management staff acting as safety officers, ensures strict adherence to our safety policies and training programs. Weekly "tailgate" safety meetings are held to discuss

4. FEE PROPOSAL & SCHEDULE

Unit/ Description	Unit	Quantity	Unit Price \$/sqft	Quantity Cost	Extension	Total Cost
Bluegrass Areas	SF	622,998	0.0039647	\$ 2,470.00	28 Times/ Cycle	\$ 69,160.00
Cemetery Bluegrass	SF	362,539	0.002923823	\$ 1,060.00	28 Times/ Cycle	\$ 29,680.00
Weed Control	SF	383,254	0.001839511	\$ 705.00	28 Times/ Cycle	\$ 19,740.00
Parks Unirrigated	LF	57,768	0.017137516	\$ 990.00	14 Times / Cycle	\$ 13,860.00
Parks Unirrigated	SF	2,881,002	0.003181185	\$ 9,165.00	8 Times/ Cycle	\$ 73,320.00
3 X Perimeter Mowing	LF	37,659	0.018720625	\$ 705.00	3 Times/ Cycle	\$ 2,115.00
						\$ 207,875.00
Unit/ Description	UNIT	QUANTITY (1 Time/Cycle)	UNIT COST	QUANTITY COST	EXTENSION	TOTALCOST
Mow the entirety of the 12' perimeter mowing identified by red lines on Open Space map in Exhibit C	SF	925,704	0.0029	\$ 2,682.00	3 Times/ Cycle	\$ 8,046.00
Mow the area at a width of 30' or to trail edge from fence line. Area is identified by the purple on Open Space map in Exhibit C . Contractor is responsible for final measurements.	SF	590,503	0.0026	\$ 1,555.00	3 Times/ Cycle	\$ 4,665.00
String Trimming in areas with terrain inaccessible by mowers	SF			Included	3 Times/ Cycles	
Additional/Alternative Services: A tentative additional round of all identified services at the Open Space department's request.	SF	1,516,207	0.0026	\$ 3,880.00	Tentative 1 Time/ Cycle	\$ 3,880.00
						\$ 16,591.00
						TOTAL \$ 224,466.00

SAMPLE GANTT - CITY OF LOUISVILLE

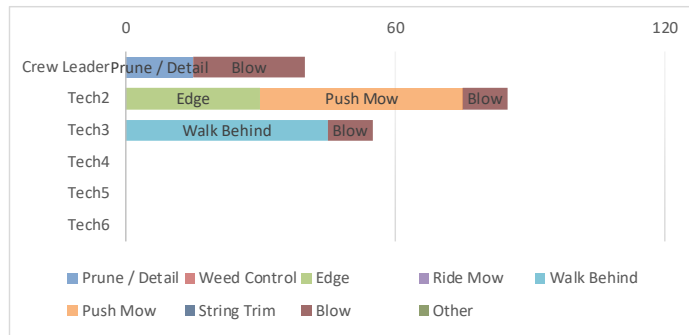
Job: **Keesen/City of Louisville Sample**

Date Created: 8/20/2024

Date Updated: 8/20/2024



HEARTLAND



Productive Time	120.0	12.5
Travel Time	120.0	
Total Time	240.0	

	Prune / Detail	Bed Maint	Edge	Ride Mow	52" Mower	Push Mow	String Trim	Blow	Other	Mins	Hrs	
Target		0.00	0.00		0.00		0.00			0.0	0.0	
Tech	Prune / Detail	Weed Control	Edge	Ride Mow	Walk Behind	Push Mow	String Trim	Blow	Other	Mins	Hrs	Graphic
Crew Leader	15.0							25.0		40.0	0.7	
Tech2			30.0			45.0		10.00		85.0	1.4	
Tech3					45.0			10.00		55.0	0.9	
Tech4										0.0	0.0	
Tech5										0.0	0.0	
Tech6										0.0	0.0	
Total	15.0	0.0	30.0	0.0	45.0	45.0	0.0	45.0	0.0	180.0	3.00	
Balance	-15	0	-30	0	-45	-45	0	-45	0			

EXHIBIT A
Disclosure Statement

Vendor must disclose any possible conflict of interest with the City of Louisville including, but not limited to, any relationship with any City of Louisville elected official or employee.

Your response must disclose if a known relationship exists between any principal of your firm and any City of Louisville elected official or employee. If, to your knowledge, no relationship exists, this should also be stated in your response.

Failure to disclose such a relationship may result in cancellation of a contract as a result of your response. This form must be completed and returned in order for your proposal to be eligible for consideration.

☒ NO KNOWN RELATIONSHIPS EXIST

☐ RELATIONSHIP EXISTS (Please explain relationship)

I CERTIFY THAT:

1. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein are accurate and true as of the date; and
2. My organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.

<u>Devon Finn</u> Printed or Typed Name	<u>Business Development Manager</u> Title
<u><i>Devon Finn</i></u> Signature	<u>8/23/2024</u> Date

EXHIBIT B
EXMAPLE of PRICING SCHEDULE

AIA Document 310 - 2010 Bid Bond

CONTRACTOR (Name, legal status and address):

Keesen Landscape Management, Inc.

3355 S. Umatilla St.

Englewood, CO 80110

SURETY (Name, legal status and principal place of business):

Great Midwest Insurance Company

800 Gessner Road, Suite 600

Houston, TX 77024

OWNER (Name, legal status and address):

CO - Louisville, City of

749 Main Street

Louisville, CO 80027

Bond Amount: Five Percent (5%) of Amount of Attached Bid

PROJECT : (Name, location or address, and Project number, if any):

Parks and Open Space Landscape Maintenance Services – Mowing, Trimming, and Landscape beds

maintenance, Project Number: 211751-540900

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters in to a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

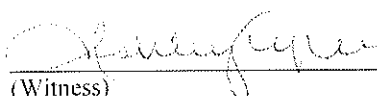
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed by the Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 22nd day of August, 2024

(Witness)

(Seal)



(Witness)



Keesen Landscape Management, Inc.

(Principal)

(Seal)

(Title)

Great Midwest Insurance Company

(Surety)

(Title) Stephen P. Farmer, Attorney-in-Fact

POWER OF ATTORNEY
Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:
Tyler D. DeBord, Stephen P. Farmer, Pamela J. Thompson

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

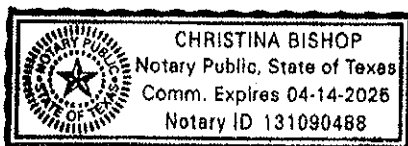


GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 22nd Day of August, 2024.



BY Leslie K. Shaunty
Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/28/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brown & Brown of Tennessee, Inc. 6 Cadillac Drive, Suite 200 Brentwood TN 37027	CONTACT NAME: Tasha Felts, TIIA PHONE (A/C, No, Ext): (615) 385-2860 FAX (A/C, No): (615) 385-8360 E-MAIL ADDRESS: Tasha.Felts@bbrown.com
INSURED Keesen Landscape Management, Inc. 3355 S. Umatilla St Englewood CO 80110	INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Property Casualty Company of America INSURER B: The Travelers Indemnity Company of Connecticut INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			TC2JGLSA-3P390744-TIL-23	10/01/2023	10/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			TC2JCAP-3P390756-TIL-23	10/01/2023	10/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CUP-0W036142-23-NF	10/01/2023	10/01/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☒ N	N / A	UB-4S050569-23-51-K	10/01/2023	10/01/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Inland Marine Builders Risk			QT-630- 4S014177-TIL-23	10/01/2023	10/01/2024	Leased/ Rented Equip \$200,000 Limit at Single Location \$250,000 L/R Ded \$1,000 BR Ded \$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is included as Additional Insured on the General Liability, Automobile and Umbrella policies on a Primary and Non-Contributory basis as required by written contract. A Waiver of Subrogation applies on all policies as their interest may be per written contract. A 30 Day Notice of Cancellation applies. The Umbrella policy follows form of the General Liability (including completed operations), Automobile Liability, and Workers' Compensation policies.

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Keesen Landscape Management, Inc	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions. 3355 S Umatilla Street	Requester's name and address (optional)
	6 City, state, and ZIP code Englewood, CO 80110	
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
8	4		-	0	6	2	2	4	8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Steve Genders</i>	Date ► 1/3/2024
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Keesen Landscape Management, Inc.

is a

Corporation

formed or registered on 03/01/1972 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19871239198 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/21/2024 that have been posted, and by documents delivered to this office electronically through 02/22/2024 @ 12:40:50 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/22/2024 @ 12:40:50 in accordance with applicable law. This certificate is assigned Confirmation Number 15774600 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

**Parks and Open Space
Landscaping Services Bid Review**

	2025	2026	2027	Total 3 Year Contract	Ranking by bid price
Contractor					
The Cutting Edge Landscaping	\$ 283,420.00	\$ 291,922.60	\$ 300,680.28	\$ 876,022.88	3 highest
Keesen	\$ 220,586.00	\$ 229,409.44	\$ 229,409.44	\$ 679,404.88	2 middle
BrightView Landscaping	\$ 193,795.42	\$ 193,795.42	\$ 193,795.42	\$ 581,386.26	1 lowest

Pricing does not reflect alternate mowing for Open Space per year
Vendor is disqualified for omissions during the

Unit/ Description	Unit	Qty	Extension	Keesen Landscaping				Bright View Landscaping				The Cutting Edge Landscaping			
				1st Year	2nd Year	3rd Year	\$/yearly total	1st Year	2nd Year	3rd Year	\$/ yearly total	1st Year	2nd Year	3rd Year	\$/yearly total
PARKS															
Bluegrass areas (weekly maintenance)	SF	622,998	28	\$ 69,160.00	\$ 71,926.40	\$ 71,926.40	\$ 213,012.80	\$ 24,421.60	\$ 24,421.60	\$ 24,421.60	\$ 24,421.60	\$ 50,688.00	\$ 52,208.64	\$ 53,774.90	\$ 156,671.54
Cemetery Bluegrass Mowing	SF	362,539	28	\$ 29,680.00	\$ 30,867.20	\$ 30,867.20	\$ 91,414.40	\$ 34,513.64	\$ 34,513.64	\$ 34,513.64	\$ 34,513.64	\$ 57,856.00	\$ 59,591.68	\$ 61,379.43	\$ 178,827.11
Weed Control	SF	383,254	28	\$ 19,740.00	\$ 20,529.60	\$ 20,529.60	\$ 60,799.20	\$ 42,643.72	\$ 42,643.72	\$ 42,643.72	\$ 42,643.72	\$ 52,468.00	\$ 54,042.04	\$ 55,663.30	\$ 162,173.34
Parks Unirrigated Perimeter Mowing	LF	57,768	14	\$ 13,860.00	\$ 14,414.40	\$ 14,414.40	\$ 42,688.80	\$ 4,909.10	\$ 4,909.10	\$ 4,909.10	\$ 4,909.10	\$ 38,528.00	\$ 39,683.84	\$ 40,874.36	\$ 119,086.20
Parks Unirrigated Mowing	SF	2,881,002	8	\$ 73,320.00	\$ 76,252.80	\$ 76,252.80	\$ 225,825.60	\$ 61,401.12	\$ 61,401.12	\$ 61,401.12	\$ 61,401.12	\$ 61,440.00	\$ 63,283.20	\$ 65,181.70	\$ 189,904.90
3 X Perimeter Mowing	LF	37,659	3	\$ 2,115.00	\$ 2,199.60	\$ 2,199.60	\$ 6,514.20	\$ 711.75	\$ 711.75	\$ 711.75	\$ 711.75	\$ 5,160.00	\$ 5,314.80	\$ 5,474.24	\$ 15,949.04
				\$ -			\$ -				\$ -				\$ -
Open Space															
12' Perimeter Mowing	SF	925,704	3	\$ 8,046.00	\$ 8,367.84	\$ 8,367.84	\$ 24,781.68	\$ 11,108.46	\$ 11,108.46	\$ 11,108.46	\$ 11,108.46	\$ 10,080.00	\$ 10,382.40	\$ 10,693.87	\$ 31,156.27
30' Mowing- trail edged to edge	SF	590,503	3	\$ 4,665.00	\$ 4,851.60	\$ 4,851.60	\$ 14,368.20	\$ 7,086.03	\$ 7,086.03	\$ 7,086.03	\$ 7,086.03	\$ 7,200.00	\$ 7,416.00	\$ 7,638.48	\$ 22,254.48
String Trimming	SF		3				\$ -	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00				\$ -
Additional alternative trimming/ mowing	SF	1,516,207+	1	\$ 3,880.00	\$ 4,035.20	\$ 4,035.20	\$ 11,950.40	\$ 6,064.83	\$ 6,064.83	\$ 6,064.83	\$ 18,194.49	\$ 4,800.00	\$ 4,944.00	\$ 5,092.32	\$ 14,836.32
Lump Sum Total				\$ 220,586.00	\$ 229,409.44	\$ 229,409.44	\$ 679,404.88	\$ 193,795.42	\$193,795.42	\$ 193,795.42	\$ 581,386.26	\$ 283,420.00	\$ 291,922.60	\$ 300,680.28	\$ 876,022.88
3 Year Total							\$ 679,404.88				\$ 581,386.26				\$ 876,022.88

	4% increase in 2026	Price held, no increase 2027	Alt. mowing not included in summary of total cost		no pricing increase for 2026 or 2027	Alt. mowing not included in summary of total cost		3% increase in 2026	3% increase in 2027	Alt. mowing not included in summary of total cost
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