



City Council Report

Date: February 9, 2026
To: City Council
Through: Michael Kennington, Deputy City Manager/Chief Financial Officer
From: Edward Quedens, Business Services Director
Kristy Garcia, Procurement Administrator
Subject: Three-Year Term Contract with Two-Year Renewal Options for Landscape Maintenance Services City Facilities – Zones 1 and 2, for the Facilities Management Department (**Council Districts 1, 3, and 4**)

Recommendation

Council is requested to approve the award as recommended.

A committee representing Facilities Management and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Mariposa Landscape Arizona, in an amount not to exceed \$380,000 annually for Zone 1 and \$380,000 annually for Zone 2, for a combined annual total not to exceed \$760,000, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

Background / Discussion

This contract will provide landscape maintenance services for various City facilities. Facilities Management has divided their landscaping needs into geographic zones. This contract applies to all applicable facilities within Zones 1 and 2. Zone 1 is located between Alma School Road and Center Street, extending from Baseline Road north to the Brown/McKellips Road corridor. Zone 1 includes council districts 1, 3, and 4 and contains 22 City-owned facilities. Zone 2 is located between Center Street and Horne Road, extending from Southern Avenue/US-60 corridor north to the McKellips Road area. Zone 2 includes council districts 1 and 4 and contains 21 City-owned facilities.

City staff issued a Request for Proposals (RFP) to all registered and known Landscape Maintenance providers. Seven proposal responses were received for Zone 1, all of which met the minimum qualifications and were evaluated and scored in accordance with the City's established policies and procedures and relative to the scoring criteria in the solicitation. Scoring criteria included qualifications and experience, solution / method of approach, and pricing. Based on the evaluation results, the committee recommend awarding the contract to the highest-scoring respondent for Zone 1.

Eight proposal responses were received for Zone 2, one of which did not meet the minimum requirements. The remaining seven proposals were evaluated and scored using the same policy, procedures, and scoring criteria applied to Zone 1. Based on the evaluation results, the committee recommend awarding the contract to the highest-scoring

respondent for Zone 2.

Purchase Information

Action: Award

Procurement Type: Request for Proposals

Contract Number: 2026023/2026024

Local Consideration: Policy did not apply to this procurement method

Protests Received: None

Initial Contract Term: Three years

Possible Renewals: Up to a maximum of two years, subject to Administrative review and approval

Funding Source: Facilities Management Operating Budget

Proposal Responses (Zone 1)

BrightView Landscape Services Inc– Apache Junction, AZ

GrassXhopper LLC, The – Rio Rico, AZ

Gold Medal Landscape Gardening dba Gold Medal Landscape Management – Mesa, AZ

Little Johns Lawns LLC – Mesa, AZ

Mariposa Landscape Arizona Inc – Glendale, AZ (Recommended)

Reyes & Sons Landscape LLC – Phoenix, AZ

URW LLC – Phoenix, AZ

Proposal Scoring Results (Zone 1)

Respondent	Total Points Possible / 1,000
BrightView Landscape Services Inc	763.66
GrassXhopper LLC, The	119.00
Gold Medal Gardening	345.00
Little Johns Lawn LLC	276.51
Mariposa Landscape Arizona LLC (Recommended)	891.66
Reyes & Sons Landscape LLC	433.89
URW LLC	624.72

Proposals Deemed Non-Responsive (Zone 2)

AZ Landscape Mgmt Inc (only submitted pricing and no other documents)

Proposal Responses (Zone 2)

BrightView Landscape Services Inc– Apache Junction, AZ

GrassXhopper LLC, The – Rio Rico, AZ

Gold Medal Landscape Gardening dba Gold Medal Landscape Management – Mesa, AZ

Little Johns Lawns LLC – Mesa, AZ

Mariposa Landscape Arizona Inc – Glendale, AZ

Reyes & Sons Landscape LLC – Phoenix, AZ

URW LLC – Phoenix, AZ

Proposal Scoring Results (Zone 2)

Respondent	Total Points Possible / 1,000
BrightView Landscape Services Inc	770.00
GrassXhopper LLC, The	87.86
Gold Medal Gardening	284.94
Little Johns Lawn LLC	278.21
Mariposa Landscape Arizona LLC (Recommended)	877.24
Reyes & Sons Landscape LLC	433.02
URW LLC	629.01