

Additional Services Landscape Renovations

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- 2013 was the final year of a 5 year landscape maintenance service agreement.
- The need to procure a new landscape maintenance service agreement brought forth an opportunity to improve upon the existing contract specifications.
- It also presented unique challenges; improving service levels during a period of marked fiscal austerity and prolonged drought in California.

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- Through collective analysis of the technical provisions, rooted in understanding of the challenges during the previous 5 years, staff was able to make considerable improvements to the contract specifications.
- By re-defining various annual requirements and reassigning services atypical to general landscape maintenance, the Landscape Section gained improved control in how services are rendered, facilitating contract management.

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- Some examples of services that were redefined; plant material installation & fertilization became an additional service to be billed separately from routine maintenance.
- Examples of services atypical to general landscape maintenance that were reassigned to trade specific agreements; bathroom cleaning and tree trimming.
- Reassigning and/or redefining these services from “built-in” to “as-requested” improved service quality. It mitigated contractor deficiencies resulting from weekly maintenance activities being impacted by seasonal/annual contractual requirements.

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- In Landscape Assessment Districts, the streamlined agreement resulted in a 1.5 million dollar savings across the 5 year term of the new contract.
- Annually, this equated to \$300K of funds previously allocated for general maintenance services that could now be re-directed towards landscape improvements. A much needed element to our maintenance program that the City had never achieved.
- In order to utilize these funds, Landscape Section staff developed an a-la-carte menu of **contract semi-skilled landscape maintenance functions and reserved the high skill functions for key internal staff.** A hybrid landscape service model. This led to the incorporation of the “Additional Services” component to many of the Maintenance Division service contracts.



CITY OF PALMDALE

LMD 37, SECTION A - RENOVATION COST PROJECTION

ITEM NO.	SERVICE DESCRIPTION	Contract Unit of Measure	Contract Unit Cost	UOM Amount	Contract Labor Cost	Material Amount	Material Costs
1	PLANTER DEMOLITION & GRADING - REMOVAL OF EXISTING PLANT MATERIAL INCL. STUMPS, SILT BUILD UP, AND GRADING FOR NEWLANDSCAPE INSTALLATION PER CITY OF PALMDALE ENGINEERING DETAIL P-8 (Native Soil)	PER SQUARE FOOT	\$1.44		\$0.00		
2	PLANTER DEMOLITION & GRADING - REMOVAL OF EXISTING PLANT MATERIAL INCL. STUMPS, SILT BUILD UP, AND GRADING FOR NEW LANDSCAPE INSTALLATION PER CITY OF PALMDALE ENGINEERING DETAIL LC-2 (D.G. or Rock)	PER SQUARE FOOT	\$1.94	5800	\$11,252.00	53.7037037	
3	POINT SOURCE IRRIGATION SYSTEM INSTALATION (New) per C.O.P Detail I-27 (Labor & Equipment Only-C.O.P. to Provide Material)	PER BUBBLER	\$34.00	101	\$3,434.00		\$2,837.37
4	IRRIATION SYS. CONVERSION-SPRAY TO POINT SOURCEper C.O.P Detail I-27 (Labor & Equipment Only-C.O.P. to Provide Material)	PER BUBBLER	\$32.00		\$0.00		
5	CONCRETE MOW CURB INSTALLATION PER CITY OF PALMDALE ENGINEERING DETAIL LC-1 (labor & material)	PER LINEAL FOOT	\$19.30	267	\$5,153.10		
6	BLACK STEEL EDGING INSTALLATION (Labor & equipment, material provided by City of Palmdale)	PER LINEAL FOOT	\$7.72		\$0.00		
7	DECOMPOSED GRANITE INSTALLATION PER CITY OF PALMDALE ENGINEERING DETAIL LC-2 (Labor & equipment, material provided by City of Palmdale)	PER SQUARE FOOT	\$1.39	5200		67.41	\$2,628.89
8	3/4" TO 1-1/2" RIVER ROCK INSTALLATION IN PLANTERS (Labor & equipment, material provided by City of Palmdale)	PER SQUARE FOOT	\$1.39	600	\$834.00	7.78	\$466.67
9	1-1/2" to 3" RIVER ROCK INSTALLATION IN PLANTERS (Labor & equipment, material provided by City of Palmdale)	PER SQUARE FOOT	\$1.66		\$0.00		
10	3" TO 6" RIVER ROCK INSTALLATION IN PLANTERS (Labor & equipment, material provide by City of Palmdale)	PER SQUARE FOOT	\$1.94		\$0.00		
11	OUTFITTERED LANDSCAPE LABORER	PER HOUR	\$42.00		\$0.00		
12	OUTFITTERED LANDSCAPE IRRIGATION LABORER	PER HOUR	\$56.00	8	\$448.00		
13	OUTFITTERED LANDSCAPE IRRIGATION TENDER	PER HOUR	\$66.00	30	\$1,980.00		
14	LANDSCAPE OPERATING ENGINEER WITH SKIP LOADER	PER HOUR	\$139.00	32	\$4,448.00		
15	1 OUTFITTERED LANDSCAPE TRUCK AND TRAILER WITH A 3-MAN CREW INCL. WEEKENDS	PER HOUR	\$105.00		\$0.00		

ITEM NO.	SERVICE DESCRIPTION	Contract Unit of Measure	Contract Unit Cost	UOM Amount	Contract Labor Cost	Material Amount	Material Costs
22	5 GALLON PLANT INSTALLATION	26 TO 50 PLANTS	\$38.00		\$0.00	0	\$0.00
23	5 GALLON PLANT INSTALLATION	51 TO 100 PLANTS	\$35.00	93	\$3,255.00	93	\$872.34
24	5 GALLON PLANT INSTALLATION	101 TO 250 PLANTS	\$35.00		\$0.00	0	\$0.00
26	15 GALLON PLANT/TREE INSTALLATION	26 TO 50 PLANTS	\$130.00		\$0.00	0	\$0.00
27	15 GALLON PLANT/TREE INSTALLATION	51 TO 100 PLANTS	\$125.00		\$0.00	0	\$0.00
28	15 GALLON PLANT/TREE INSTALLATION	101 TO 250 PLANTS	\$125.00		\$0.00	0	\$0.00
29	24" BOX TREE INSTALLATION	PER TREE	\$350.00	4	\$1,400.00	4	\$523.20
30	36" BOX TREE INSTALLATION	PER TREE	\$875.00		\$0.00	0	\$0.00
32	TREE DOUBLE AND TRIPLE STAKING (lodge poles and cinch ties provided by City)	PER TREE	\$45.00	2	\$90.00		\$30.00
33	TREE GUYING (cables, hardware and materials provided by City)	PER TREE	\$70.00		\$0.00		
34	HYDROSEEDING PER SEC. H OF THE CITY OF PALMDALE'S ENGINEERING STANDARDS LANDSCAPE SEC. 6 (Labor & equipment)	PER SQUARE FOOT	\$0.03		\$0.00		
37	PARKWOOD TOTAL				\$32,294.10		
42	ESTIMATED PROJECT TOTALS				\$34,583.10		\$7,358.47
43	\$41,941.57						
44	SQUARE FOOT PRICE						
45	\$7.23						

Additional Services Landscape Renovations

- The implementation of the Additional Services mechanism effectively gave birth to Landscape Section managed landscape renovations and restorations.
- Due to water use restrictions brought on by severe and prolonged drought, staff recognized the need to make water conservation the primordial element to much needed landscape renovations.

Landscape Renovation Design Criteria

- Elimination of non-essential turf.
- Use of point source irrigation.
- Use of drought tolerant trees and shrubs.
- Use of smart water application technologies.

Case Study: LMD 37, Section A Renovation



Fee Schedule Item No. 2: Planter demolition and grading – removal of existing plant material incl. stumps, silt build up, and grading for new landscape installation (d.g. or rock). Contract unit of measure is per square foot. Contract unit cost is \$1.94 per square foot.



Fee Schedule Item No. 3: Point source irrigation system installation (new) (Labor & equipment only) C.O.P. to provide material. Contract unit of measure is per bubbler. Contract unit cost is \$34 per bubbler.



Fee Schedule Item No. 5: Concrete mow curb installation (Labor & Material).
Contract unit of measure is per linear foot. Contract unit cost is \$19.30 per
linear foot.



Fee Schedule Item No. 8: $\frac{3}{4}$ " to 1-1/2" river rock installation in planters. (Labor & equipment only, material provided by City of Palmdale). Contract unit of measure is per square foot. Contract unit cost is \$1.39 per square foot.



Fee Schedule Item No. 7: Decomposed granite installation (Labor & equipment only, material provided by the City of Palmdale). Contract unit of measure is per square foot. Contract unit cost is \$1.39 per square foot.



Fee Schedule Item No. 23: 5 gallon plant installation 51 to 100 plants. (Labor & equipment only, material provided by City of Palmdale). Contract unit of measure is per plant. Contract unit cost is \$35 per plant.



Fee Schedule Item No. 29: 24" box tree installation. Contract unit of measure is per tree. Contract unit cost is \$350 per tree.









Water Use Analysis

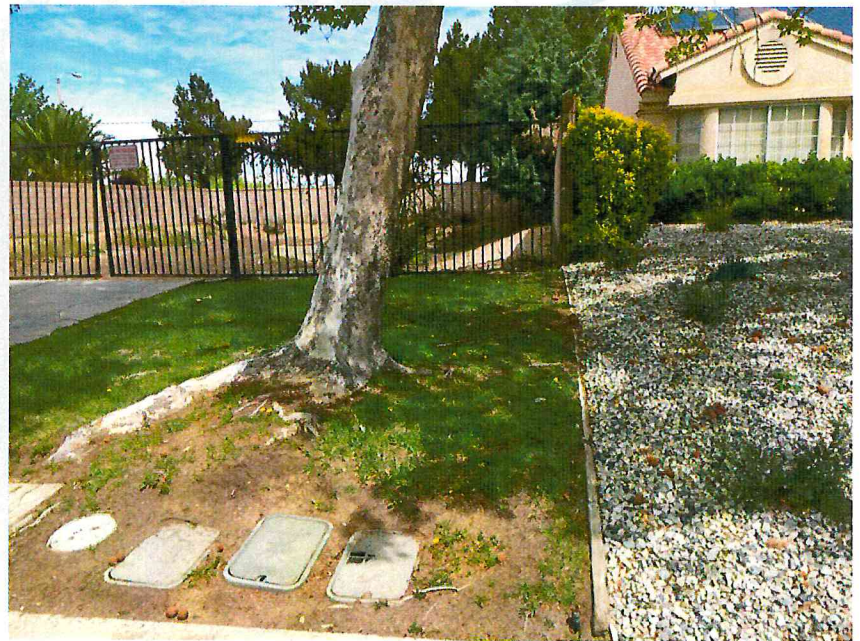
- July-August 2013: 110 units of water
- July-August 2014: 76 units of water
- July-August 2015: 47 units of water
- July-August 2016: 10 units of water

Approximately 91% reduction in water use
between 2013 and 2017.



Other Projects

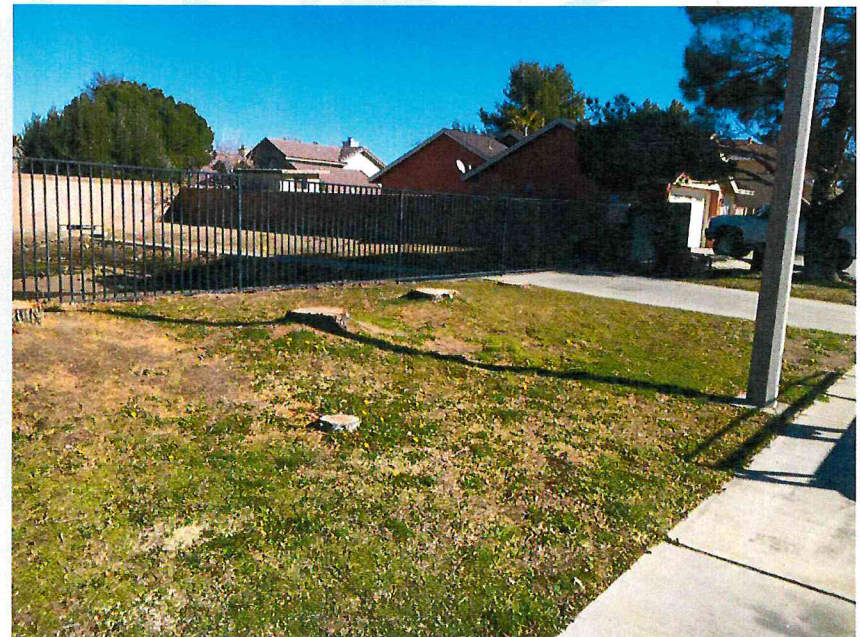
LMD 88, Pre Renovation



LMD 88, Post Renovation



LMD 31, Pre Renovation



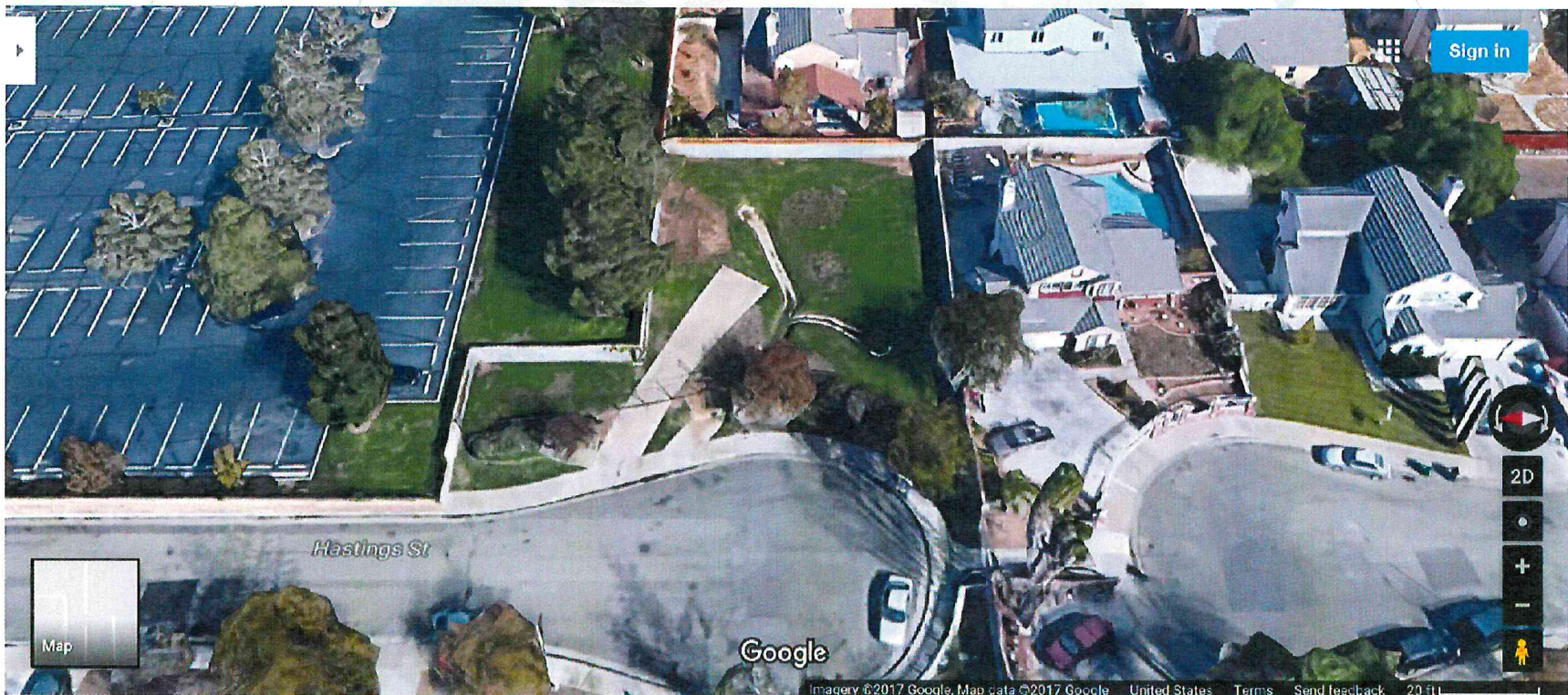
LMD 31, Post Renovation



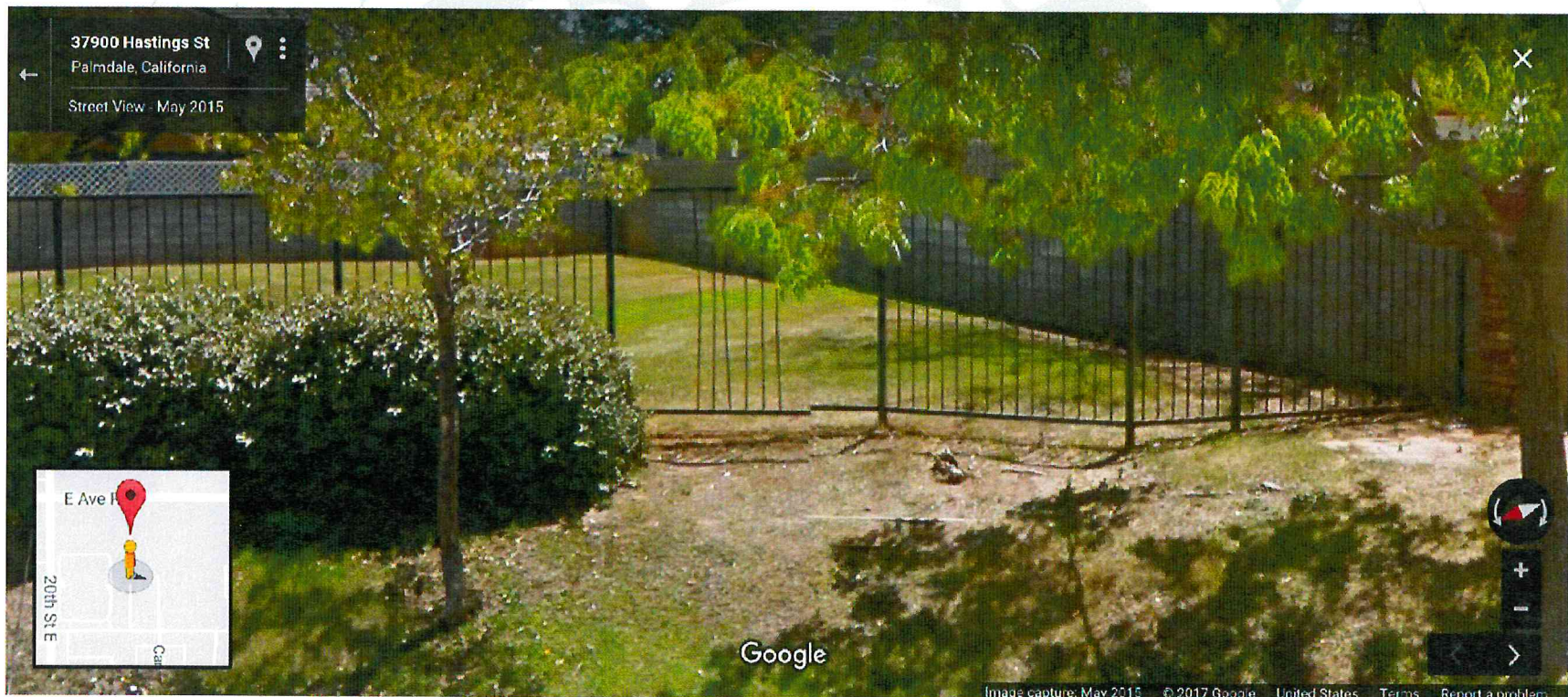
LMD 77, Pre Renovation



LMD 77 AERIAL VIEW



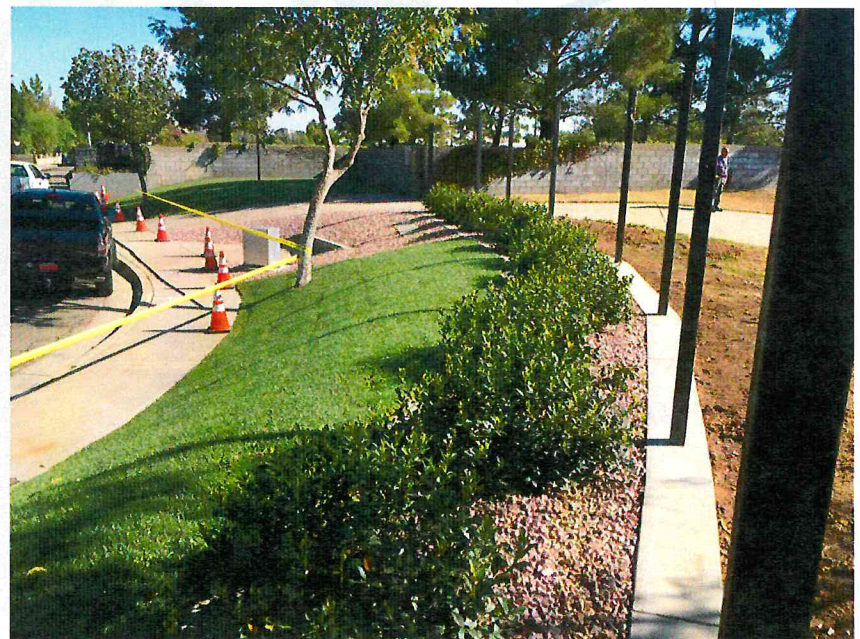
LMD 77, Pre Renovation



L MD 77 Renovation



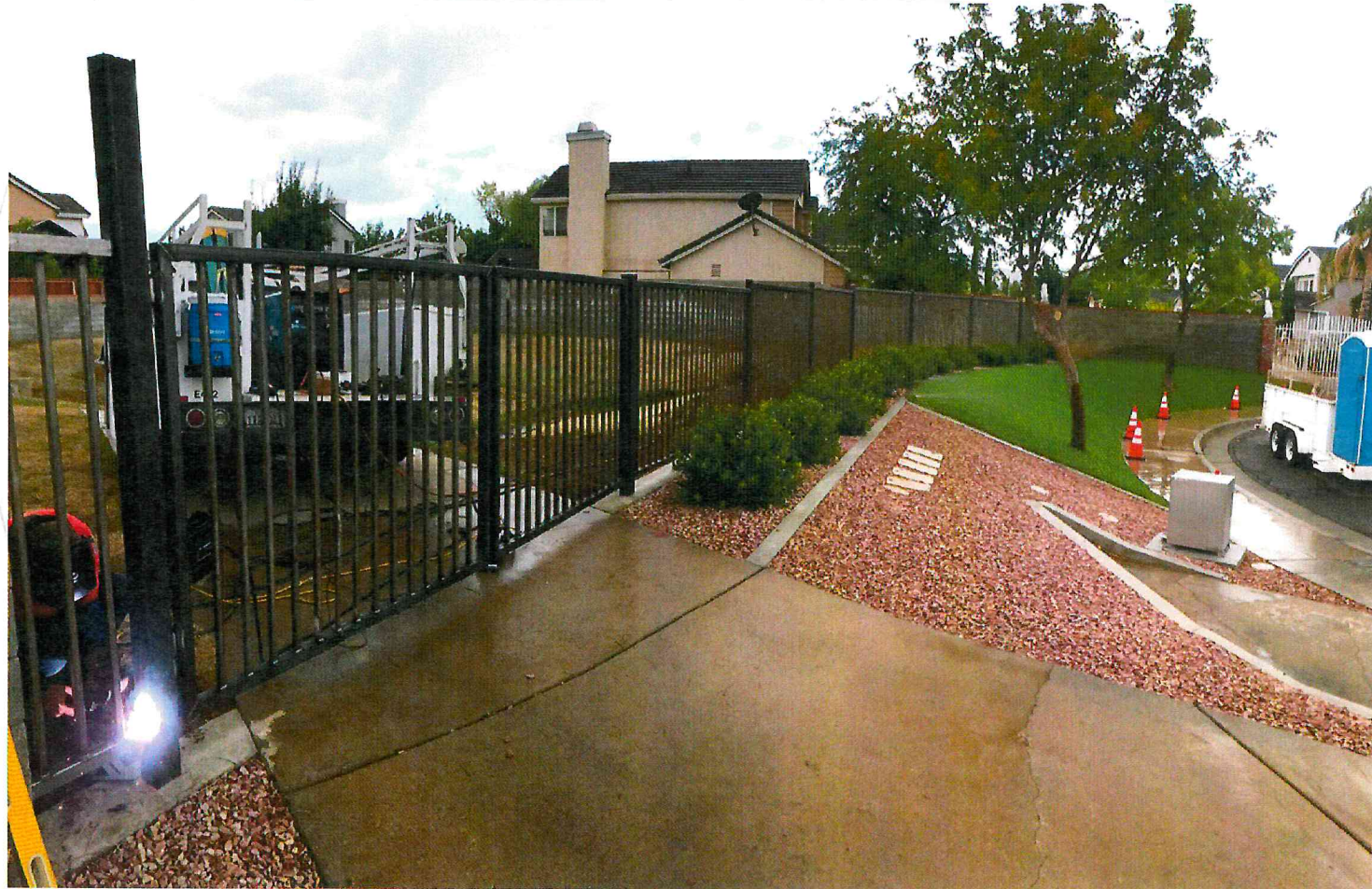
LMD 77, Post Renovation



LMD 77 Post Renovation



LMD 77, Post Renovation



LMD 77, Post Renovation





QUESTIONS?



THANK YOU!