



CITY COMMISSION STAFF REPORT

DEPARTMENT: Parks and Recreation

DATE: September 8, 2026

SUBJECT: Motion to Approve the Award of RFP No. 2026-2, Citywide Grounds Maintenance and Landscaping Services, to the Primary, Secondary, and Tertiary Vendors for Groups A, B, and C, in a Cumulative Amount of \$1,017,783.00, Including \$30,000.00 Annually for As-Needed Services, for the Initial Thirty-Six-Month Term, Plus the Fiscal Year-Approved Budget for the First Twelve-Month Renewal Option – **Parks and Recreation**

**SUBMITTED
BY:**

Signed by:
Joshua Rhodes
879ACC847F05451...

CITY MANAGER RECOMMENDATION:

It is recommended that the City Commission approve the award of RFP2026-2, Citywide Grounds Maintenance & Landscaping Services, to the vendors listed below.

Vendor Award Group

Group	Primary Vendor	Secondary Vendor	Tertiary Vendor
Group A – Facilities	SFM Landscape Services, LLC	BrightView Landscape Services, Inc.	Mainguy Environmental Care Inc.
Group B – Neighborhood Parks (East)	SFM Landscape Services, LLC	Mainguy Environmental Care Inc.	BrightView Landscape Services, Inc.
Group C – Neighborhood Parks (West)	SFM Landscape Services, LLC	Mainguy Environmental Care Inc.	Landscape Service Professionals

Contract Summary

Item	Detail
RFP	RFP2026-2, Citywide Grounds Maintenance & Landscaping Services

Item	Detail
Cumulative Award Amount	\$1,017,783.00
As-Needed Services (Annual)	\$30,000.00
Initial Term	36 months
Renewal Option	12-month option-to-renew, at the fiscal year approved budget
Contract Replaced	RFP 2022-3-PW – Group B

Scope of Contract

The resulting contract will allow the City to procure grounds maintenance and landscape services under Groups A – Facilities, B – Neighborhood Parks (East), and C – Neighborhood Parks (West). This contract will replace Contract No. RFP 2022-3-PW – Group B.

BACKGROUND:

The scope of work includes, but is not limited to, mowing, string trimming, edging, blowing, litter and debris removal, weed and vine removal, pruning, plant maintenance, herbicide application, fertilizer application, mulch installation, and pest and disease identification and reporting. The contractor is also responsible for planning, coordination, inspections, quality control, field operations, reporting, and other administrative functions necessary to meet the City's performance requirements. The Selected Proposer(s) will also be required to meet performance standards and service requirements, with inspections by City staff and monthly reports to ensure contractor quality control. Under RFP2026-2, the City's Project Manager will notify the Selected Proposer of deficiencies, provide corrective-action requirements, have the ability to reduce payments, charge the Selected Proposer liquidated damages, or provide other remedies for unsatisfactory performance. The City also requires a performance bond from the Primary Proposer, which will guarantee that the vendor performs the requested scope of services according to the resultant contract.

RFP2026-2 provides the City with flexibility to increase or reduce costs by adding, deleting, or modifying services, cycles, and/or locations during the contract term. If property tax reductions require budgetary adjustments, the City may reduce the number of services, cycles, and/or locations. The contract is non-exclusive and does not guarantee any minimum number of locations, acreage, square footage, or volume of work.

RFP2026-2 is also awarded to a Primary, Secondary, and Tertiary Proposer for each group, which provides the City with continuity of service, additional capacity, and flexibility if the Primary Contractor is unable, unwilling, or fails to perform to the City's standard of performance. It also allows the City to use other awarded vendors, including those awarded under another Group, when determined to be in the City's best interest, thereby reducing the risk of service disruptions and providing alternative resources without the need for a new solicitation.

ANALYSIS:

The City issued Request for Proposal No. RFP2026-2 on May 19, 2026, under full and open competition. The City received ten (10) proposals from ten (10) vendors by the July 1, 2026, proposal submission deadline.

Proposals were subsequently reviewed and evaluated. Able Business Services, Inc. was deemed non-responsive because the vendor failed to meet the solicitation's requirements. LL Genuine Care Landscaping, LLC was also deemed non-responsive because the vendor did not attend one of the two scheduled mandatory pre-proposal conference meetings and site visits. An Evaluation Meeting was held on July 31, 2026. During this meeting, the Evaluation Committee evaluated and scored each proposal based on the criteria listed in the solicitation. The Evaluation Committee's rankings were forwarded to the City Manager for review and evaluation.

The Contract Award section of this solicitation allows the City to reserve the right to make multiple awards by Group. For each Group, the City may award to a Primary, Secondary, and Tertiary Proposer, based on the final ranking of proposals. The Primary Proposer shall serve as the first source for the provision of services under the applicable Group. The City Manager determined it was in the City's best interest to recommend the award of each Group as follows:

SFM Landscape Services, LLC received the highest scores for each Group. The resultant Contract shall commence upon approval by the City Commission and shall remain in effect through the last day of the thirty-sixth (36th) month thereafter. The City, at its sole discretion, may renew the resultant Contract for up to two (2) additional twelve (12) month terms, subject to the same terms, conditions, and pricing contained herein, unless otherwise negotiated and approved by the parties in writing.

FISCAL IMPACT:

The City of Cooper City currently procures grounds and landscape maintenance services for Parks, City Building, and Facilities under Group B of RFP 2022-3-PW, Citywide Landscaping Services. Group B of RFP 2022-3-PW was awarded to Landscape Service Professionals, LLC for an annual amount of \$364,554. Under RFP 2026-2, the City will pay approximately \$309,261.00 annually for ground and plant maintenance services and approximately \$30,000 per year (\$10,000 per group). This represents savings of approximately \$25,293 per year over the current contract.

Funding for the contract will be provided through the applicable adopted departmental budgets.

ATTACHMENTS:

1. RFP2026-2 – Agreement – Group A – Primary - SFM Landscaping
2. RFP2026-2 – Agreement – Group A – Secondary - BrightView Landscape
3. RFP2026-2 – Agreement – Group A – Tertiary – Mainguy Environmental
4. RFP2026-2 – Agreement – Group B – Primary - SFM Landscaping
5. RFP2026-2 – Agreement – Group B – Secondary - Mainguy Environmental
6. RFP2026-2 – Agreement – Group B – Tertiary – BrightView Landscape
7. RFP2026-2 – Agreement – Group C – Primary - SFM Landscaping

8. RFP2026-2 – Agreement – Group C – Secondary - Mainguy Environmental
9. RFP2026-2 – Agreement – Group C – Tertiary - Landscape Service Pro
10. RFP2026-2 – Evaluation Committee Composite Scores
11. RFP2026-2 – Evaluation Committee Score Sheets
12. RFP2026-2 – Tabulation
13. RFP2026-2 – Proposal - BrightView Landscape
14. RFP2026-2 – Proposal - Landscape Service Pro
15. RFP2026-2 – Proposal - Mainguy Environmental
16. RFP2026-2 – Proposal - SFM Landscaping
17. RFP2026-2 – Solicitation

Workflow History			
User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	ATTORNEY'S OFFICE: Forward to City M...	08/28/26 12:29 PM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	09/02/26 08:33 AM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	09/02/26 09:14 AM
Allen, Tedra	END WORKFLOW - APPROVED		09/02/26 09:15 AM