Landscape Services Contract – Scope & Schedule Considerations

Updated 9/15/2026

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Parks & Public Works

Examples of maintained areas



Parkway Bioswales & median



Ironwood Park



Railroad Ave Landscape Beds

Current Status/Schedule

- The contract goes out for bid this Fall, to start on January 1st, 2027.

- Some areas are being added that were missed for maintenance in the existing contract.

- Proposed contract term: 2 year initial term with an option to extend for up to 2 additional years.

Existing contract scope & costs

37.5 acres of turf, bioswales, & landscape beds included in the contract scope



Contract Name	2026 Cost	2027 Anticipated Cost
Snoqualmie Parkway & other right-of-ways	$275,387	$300,000
Mini-Parks	$239,989	$265,000
Facilities	$37,075	$41,000
Total:	$552,451	$606,000

Snoqualmie Parkway Median - Problems





Problem 1: “Thatch” is causing the grass to rise above the curb – and the irrigation to fail.

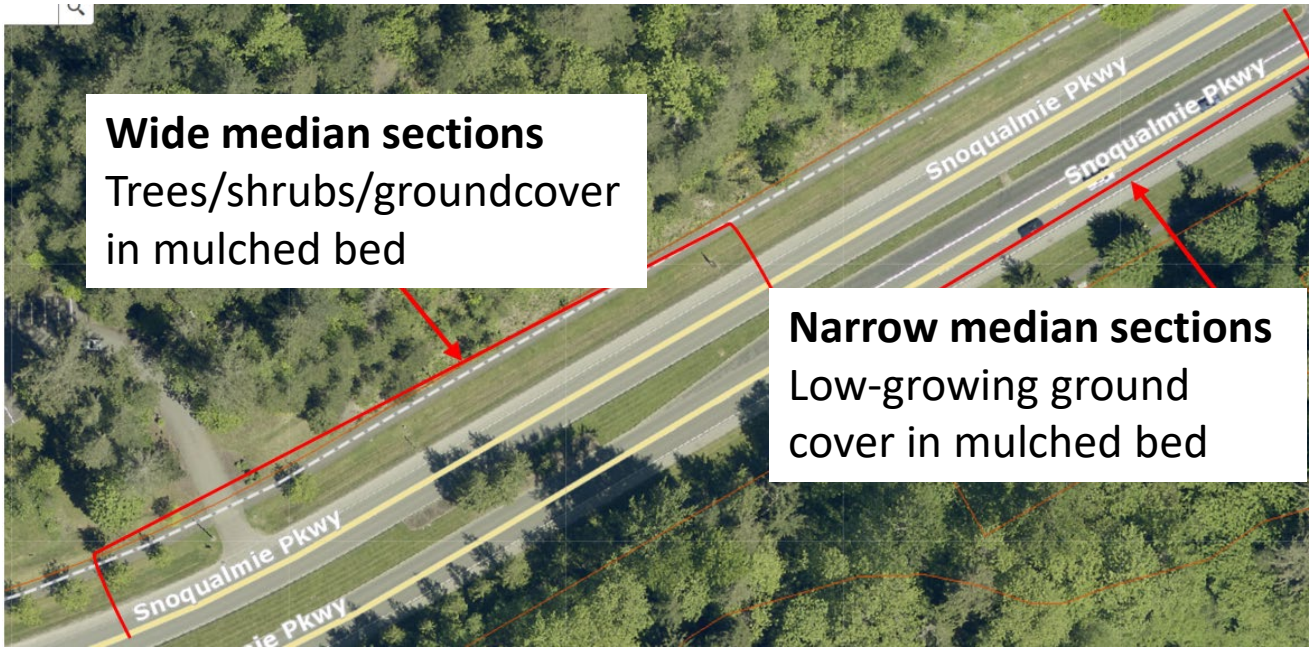
Problem 2: High cost to maintain acres of turf in the median.

Examples/Concept



Existing landscaping examples





Wide median sections
Trees/shrubs/groundcover in mulched bed

Narrow median sections
Low-growing ground cover in mulched bed

Option 3 concept

Snoqualmie Parkway Median - Options

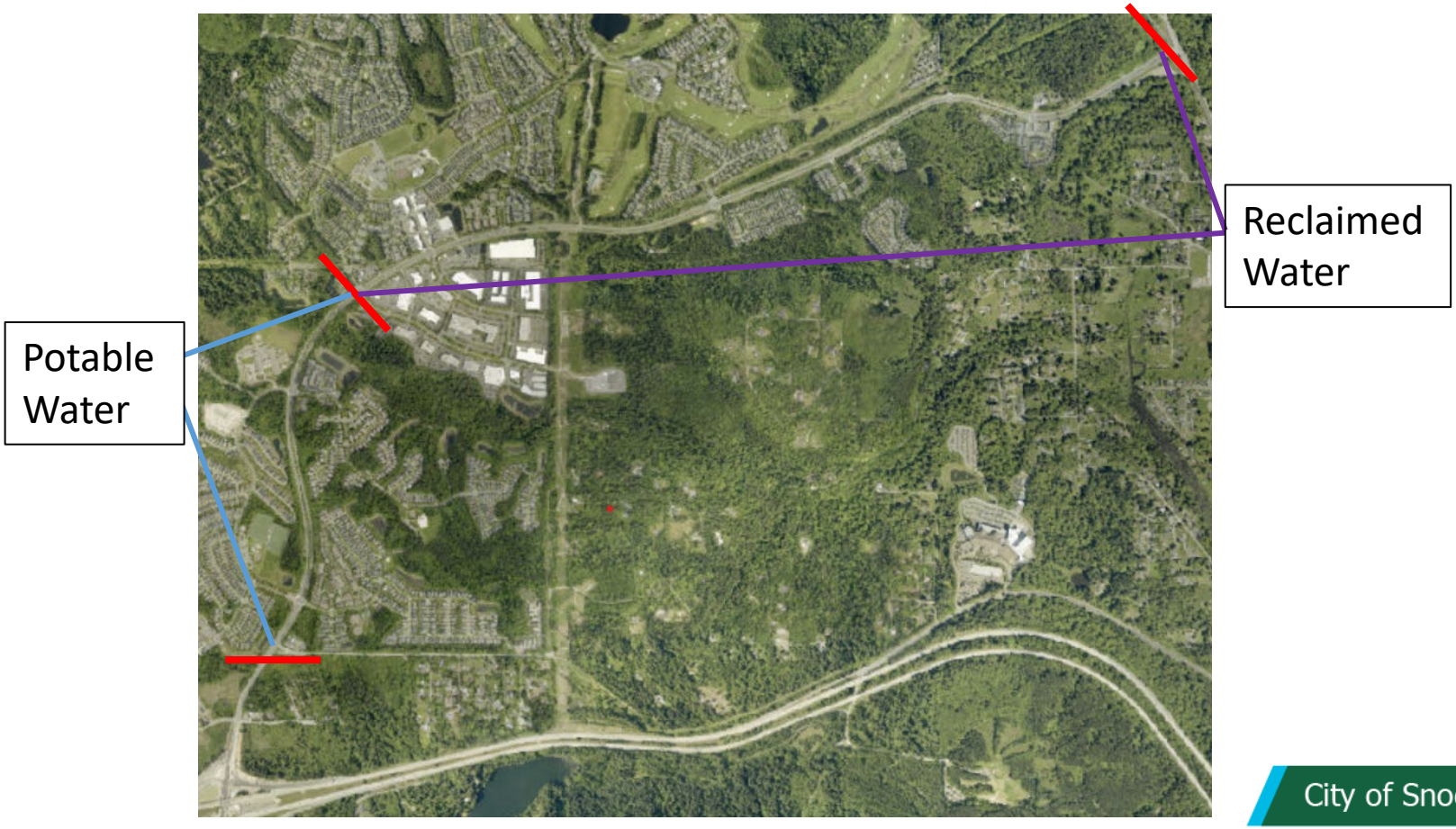
Option #	Description	Pros	Cons
1	Maintain as-is for short-term	• No capital cost	• Ongoing high maintenance cost • Same appearance • No water savings
2	Capital project to install new grass/repair median irrigation	• Restore irrigation function • Some reclaimed water savings • Improve appearance	• Cost of capital project (~450k) • May increase ongoing maintenance cost
3	Capital project to install different landscaping in median (groundcover/shrubs/trees)	• Reduce ongoing maintenance costs • Significant reclaimed water savings • Change in appearance	• Cost of capital project (~450k) • Change in appearance
4*	Repair irrigation system to restore coverage	• Restores appearance of grass • Some water savings	• ~80k contracted cost • Ongoing high maintenance cost

**Missing option identified by CM Holloway*

Choosing Option 3 will affect how we bid the upcoming contract

Responses to Councilmember questions

Q: Isn't the parkway median entirely irrigated by reclaimed water?
A: See map below. The parkway is irrigated with reclaimed water from 202-Douglas, and potable water from Douglas to SE 96th St.



Responses to Councilmember questions

2026 Cost for watering the Parkway Median



Class A Reclaimed Water - $25k
Potable Water - $20k

Option 2 (reinstall grass) would lead to 20% water savings ~$9k overall/~$4k Potable

Option 3 (groundcovers/shrubs/trees) would lead to 50% water savings ~$22.6k overall/~$10k Potable

Responses to Councilmember questions

Parkway Median: Reduction in ongoing maintenance costs – Option 3

Cost Category	2027 Projected Cost (as-is)	2027 Projected Cost (with option 3)
Mowing	$29,137	$0
Trimming/edging	$20,813	$0
Fertilization	$13,355	$0
Weeding – shrub/tree beds	$18,119	$36,238
Herbicide treatment – shrub/tree beds	$4,406	$8,812
Fertilization – shrub/tree beds	$2,226	$4,452
Pruning – shrubs & trees	$4,040	$8,080
Traffic Control	$5,716*	$673
TOTALS:	$92,096	$58,255

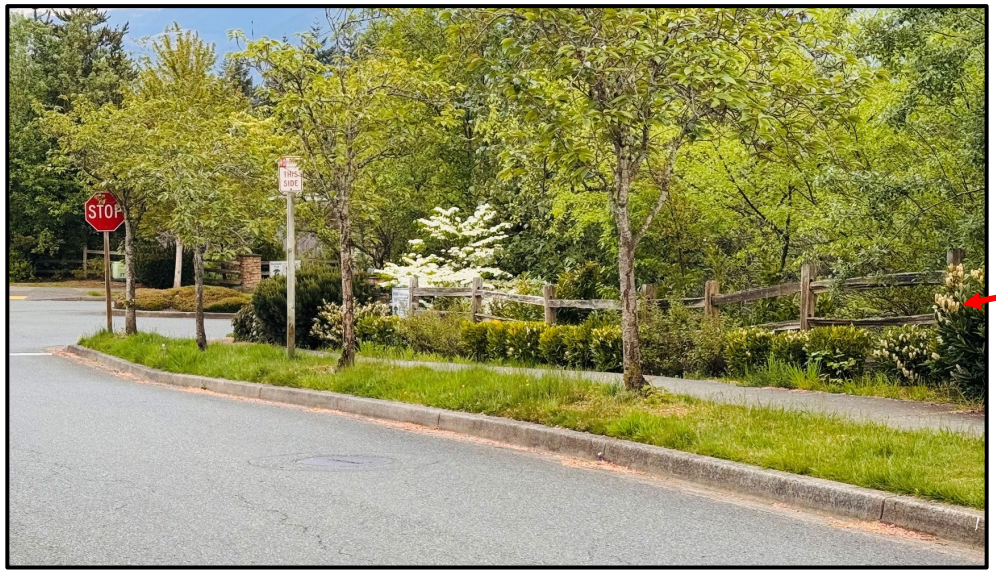
*Based on 34 days of lane closures

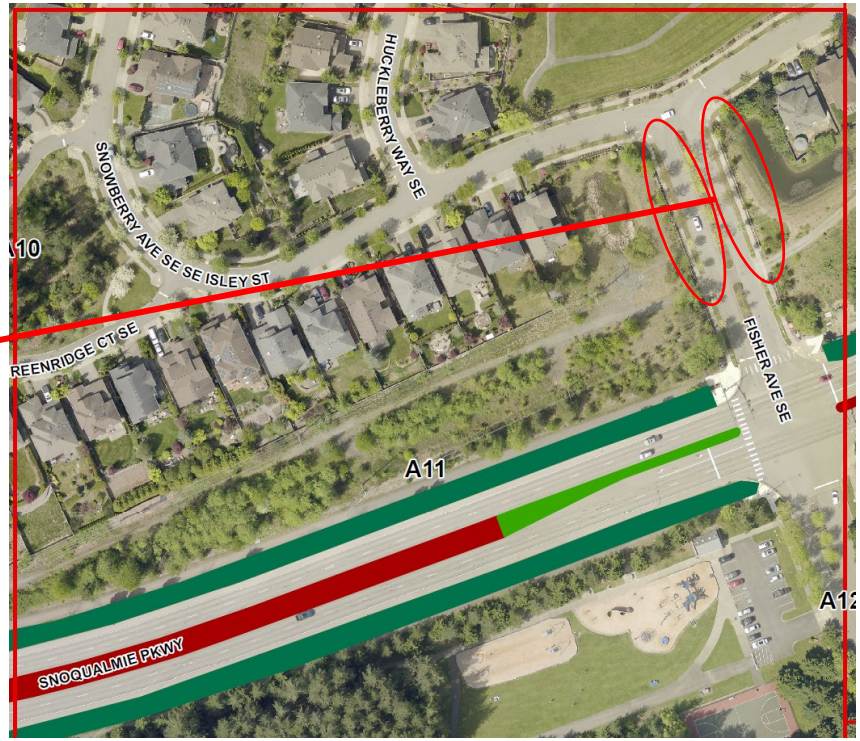
With reduction in potable water use, this represents $44K annual savings
Assuming 3% inflation ~ 9 years to break even on capital project

Responses to Councilmember questions

Q: What were the areas missed in previous ROA/City contracts?

Example:





In SRI – Previous City/ROA contractor was mowing, neither organization had this mapped.

Other areas include Silent Creek/Carmichael corner, & landscape beds on Kinsey & Center

Thank You

Questions?

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