AWARD A SERVICE CONTRACT TO AREA WIDE EXTERMINATORS, INC. FOR THE 2015 PARKS PEST CONTROL (RE-BID), PROJECT NO. PW 14-32

RECOMMENDATION

It is recommended that the City Council approve a motion rejecting the bid received for this project on August 14, 2014, accepting bids for the re-bid of this project which were received on September 11, 2014, rejecting the low bid of All Seasons Pest Control as non-responsive, adopting plans and specifications, and authorizing the City Manager to execute a Service Contract with Area Wide Exterminators, Inc., of Stockton, CA, in the amount of $165,884, for an initial term of three years with up to three one-year extensions. It is further recommended the City Manager be authorized to take appropriate actions to carry out the purpose and intent of this motion.

Summary

This Service Contract provides comprehensive, ongoing rodent control services at 18 public park and streetscape locations where rodents have been most active. Nine locations are within the Stockton Consolidated Landscape Maintenance Assessment District, and nine locations are maintained by the City’s General Fund. The contract is for an initial three-year term with up to three one-year extensions.

The project was initially bid for opening on August 14, 2014. One bid was received; however, that bid must be rejected due to the fact that the project was not advertised in the local newspaper as required by Stockton Municipal Code Section 3.68.100. The project was then re-bid on August 31, 2014, and two bids were received at the bid opening on September 11, 2014. However, due to non-compliance with the bond requirements, staff recommends rejection of the low bid and award to the lowest responsive bidder Area Wide Exterminators, Inc.

DISCUSSION

Background

The Public Works Parks and Trees Section is responsible for maintaining over 650 acres of public parks. This acreage includes 52 parks where maintenance funding is provided through the City’s General Fund, and 12 parks where maintenance is funded by the Stockton Consolidated Landscape Maintenance Assessment District. Additionally, the Section is responsible for overseeing the maintenance of almost 4,500,000 square feet of landscaping along streets, medians, public open spaces and overpasses, landscaping for City buildings and properties, as well as weed control for over 600,000 square feet of non-irrigated slopes and approximately 12 acres of undeveloped park sites.
All maintenance services are provided by private contracts administered through the Parks Section and inspected weekly by three Public Works Field Specialists. The Field Specialists’ responsibilities include monitoring each site for potential safety concerns, such as rodent activity. Sites exhibiting excessive rodent activity are then referred to a pest control contractor for treatment.

Rodent control services have historically been procured by issuing purchase orders to different contractors on an as needed basis. Staff has determined that this process is not effective at certain locations that have persistent rodent activity. A contract for initial and ongoing treatment at these locations was prepared to address this problem.

Present Situation

The following parks and street landscapes that exhibit the highest level of rodent activity are included in the recommended contract:

- Alpine Avenue
- Gibbons Park
- Harrell Park
- Laughlin Park
- McKinley Park
- Marlette Road
- Misasi Park
- Oak Park
- Panella Park
- Paul E. Weston Park
- Pitts Park
- Sandman Park
- Sandra Butler Smith Park
- Swenson Park
- Van Buskirk Park
- Vivian “Lady B.” Baxter Park
- Weston Ranch - Streetscaping and PG&E Greenbelt
- William Long Park

The contract specifications minimize the potential for public exposure by restricting the contractor to control measures that remain below ground. The specifications prohibit the use of second generation anticoagulants or explosive control methods, and require all poisons to remain in below ground mechanical traps. The contract is for a three-year initial term with up to three one-year extensions.

Bids were initially requested for opening on August 14, 2014. One bid was received and opened; however, the City Clerk’s Office subsequently determined that advertising information submitted to The Record was not published in the newspaper as required by Stockton Municipal Code Section 3.68.100. Accordingly, the bid could not be accepted and the project was re-bid.

The re-bid project was properly publicly advertised in The Record on August 31, 2014, with two bids received on September 11, 2014. The bid of the apparent low bidder, All Seasons Pest Control, was
deemed non-responsive because a bid bond was not included in the bid package. A 10 percent bid bond is required. The bid from Area Wide Exterminators, Inc. of Stockton, CA, is regular and responsive in all respects. Staff has confirmed that the contractor meets the minimum qualifications as required in the Service Contract specifications. Their bid price is substantially below the staff estimate that was prepared for the first bid process ($243,869), and is equivalent to the low bid price from the first process. Staff recommends Council approve a motion authorizing the City Manager to execute a Service Contract with Area Wide Exterminators, Inc., in the amount of $165,884, for the 2015 Parks Pest Control (Re-bid) project (Attachment A).

This project is subject to the requirements of the Local Employment Ordinance (Stockton Municipal Code Section 3.68.095).

FINANCIAL SUMMARY

The term of the Service Contract is from December 1, 2014 to December 31, 2017, in the amount of $165,884. Funding for the areas funded through the Stockton Consolidated Landscape Maintenance Assessment District was approved on June 10, 2014, by Resolution No. 2014-06-10-1604, which approved the Landscape District's annual budget. Funding for the General Fund areas was approved by Council in the fiscal year 2014-15 operating budget. The following funding is needed for service from December 1, 2014 to December 31, 2015:

<table>
<thead>
<tr>
<th>BID ITEMS</th>
<th>FUNDING SOURCE</th>
<th>ACCOUNT NUMBER</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>3, 21</td>
<td>Zone B-1, William Long Park</td>
<td>072-6910-590.20-25</td>
<td>$1,300</td>
</tr>
<tr>
<td>1, 19</td>
<td>Zone B-2, Weston Ranch</td>
<td>072-6906-590.20-25</td>
<td>$11,700</td>
</tr>
<tr>
<td>2, 20</td>
<td>Zone B-3, Paul Weston Park</td>
<td>072-6909-590.20-25</td>
<td>$4,134</td>
</tr>
<tr>
<td>4, 22</td>
<td>Zone B-4, Sandra Smith Park</td>
<td>072-6918-590.20-25</td>
<td>$1,118</td>
</tr>
<tr>
<td>5, 23</td>
<td>Baxter Park; funded by Zone C-1, Spanos East</td>
<td>072-6908-590.20-25 (28.23%)</td>
<td>$316</td>
</tr>
<tr>
<td>5, 23</td>
<td>Baxter Park; funded by Zone C-2, North Stockton Projects</td>
<td>072-6916-590.20-25 (71.77%)</td>
<td>$802</td>
</tr>
<tr>
<td>6, 8, 24, 26</td>
<td>Zone C-7, North Stockton Projects III</td>
<td>072-6932-590.20-25</td>
<td>$2,236</td>
</tr>
<tr>
<td>7, 25</td>
<td>Zone E-4, Oakmore</td>
<td>072-6927-590.20-25</td>
<td>$1,118</td>
</tr>
<tr>
<td>9-18, 27-36</td>
<td>General Fund</td>
<td>010-3070-590.20-25</td>
<td>$35,952</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>$58,676</td>
</tr>
</tbody>
</table>

Sufficient funds are available in each of the above noted accounts to award the Service Contract. Subsequent year contract renewals will be budgeted in the Parks and Trees Section operating budget.

There is no impact to the City’s General Fund or to any other unrestricted fund as a result of taking the recommended action.

Attachment A - Service Contract with Area Wide Exterminators, Inc.