



**LANDSCAPING SERVICES RFP
VENDOR Q&A
11/24/25**

Question #1	Can you confirm the total acreage and/or square footage of all landscaped and turf areas for each of the 11 sites?
Response	Information not available.
Question #2	Should blowing of curb lines, parking lots, and hardscapes be included in the base maintenance scope?
Response	Yes.
Question #3	Is each site currently being serviced in its entirety during every visit, or is the existing contractor using a rotational service model?
Response	As required to maintain standards at all locations.
Question #4	Approximately how much time are the current vendors spending on-site at each location during routine maintenance visits?
Response	Depending on site. Larger properties require 6-8 hours.
Question #5	Are all irrigation systems currently fully functional? If not, can you provide a list of known deficiencies or areas needing repair?
Response	Yes.
Question #6	For annual rotations, should these be proposed as a fixed annual price including materials, or should materials be billed separately with labor included in the annual pricing?
Response	Fixed annual price.
Question #7	Which locations have annual rotations, and what specific tasks do those rotations include?
Response	Palm tree trimming, winter/summer grass, olive tree treatment, etc. TBD.
Question #8	Manning 1 and Manning 2 are listed as two separate sites. Will these locations be billed together under a single account, or treated and invoiced as separate billing locations?
Response	Billed together.
Question #9	Will this portfolio be awarded to a single contractor, or will individual sites be evaluated and awarded separately to multiple landscape providers?
Response	As El Rio deems fit.

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Question #10	For the palm trimming at Manning I & II, what is the expected timeframe (month/season)?
Response	Usually takes place around April.
Question #11	What does success look like in the first 90 days of service?
Response	Continuance of standards and expectations, rapid response to issues as needed.
Question #12	Is it possible to do a site walk at the properties with someone from the El Rio team?
Response	El Rio personnel not needed for this.
Question #13	Will there be any scheduled on-site walk throughs prior to submission? If not, is it permitted that we are able to check in on-site when reviewing the property?
Response	Site visits will not be scheduled by El Rio. Vendors are asked to do them at their own time and expense. Please see notice on El Rio website https://elrio.org/about/rfps/
Question #14	Does pricing need to be separated by property? If so, should Manning I and Manning II be combined as well as the Southwest buildings? If not, where would you like the line of separation to be for each property?
Response	Manning should be quoted as one, same for Southwest. All locations to be quoted separately plus an overall total for all.
Question #15	The W Prince location will be moving in Q1, does this mean that when they move landscaping will no longer be needed at that location, or will landscape services continue after the move?
Response	TBD.
Question #16	RFP states olive trees at Southwest locations should be treated to prevent fruit, does this mean treatment for olive trees at other locations should not be included in the price?
Response	This is the only location we have this issue. If it is found to be needed at other locations, a separate quote will be required.
Question #17	Does clean-up of parking lot mean general blowing and clean-up of trash and debris, or do you want to include street sweeping? If street sweeping is needed, do you have objections to us hiring subcontractors?
Response	General cleaning is required only. If any further action is needed, a quote will be asked for.
Question #18	For pressure washing, what areas do you want pressure washed? What time do you need pressure washing completed? How often should pressure washing be done? Will we be able to utilize water sources from El Rio buildings?

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Response	All entry ways and sidewalks. Should be done before hours or on off days so not to interfere with staff and patients. Should be done once every 6 months. If needed urgently, a quote will be asked for. Water sources may be utilized.
Question #19	Do you want to include aeration in turf care, or should we present the price for that separately?
Response	Should be included.
Question #20	<p>Page 3.3.J – Removal of Plant/Lawn Waste and Trash</p> <ul style="list-style-type: none"> Does “plant” refer to clippings/debris only, or possible full plant removal? For lawn clippings, are mulching mowers permitted, or must all clippings be removed?
Response	Refers to removal of clippings but there will be situations where complete plant/tree removal/replacement will be required. Mulching mowers are acceptable.
Question #21	<p>Page 3.3.I – Mulching</p> <ul style="list-style-type: none"> Please clarify the scope of work and identify any specific locations where mulching is required.
Response	TBD.
Question #22	<p>Page 3.3.N – Irrigation System Maintenance and Repairs</p> <ul style="list-style-type: none"> Please clarify what scope of work is to be covered under the agreement. Should repairs outside the contract be handled on a cost plus basis with prior approval?
Response	Maintaining timers, lines, sprinklers and performing repairs as needed to ensure all irrigation aspects are in good working order. Any dead plant life from disregard of irrigation will be directed towards contractor for replacement. Any repairs outside of contract will require a quote.
Question #23	<p>Page 3.3.O – Annuals Replaced Twice a Year “As Needed”</p> <ul style="list-style-type: none"> Please clarify the definition of “as needed” in this context.
Response	Twice a year is standard contract, if we feel we require more for our reasons, we will ask for a quote.
Question #24	<p>Page 3.3.P – Replacement of Dead/Dying Plants/Shrubs “As Needed”</p> <ul style="list-style-type: none"> Please clarify what replacements are included under this requirement versus what would be considered a chargeable occurrence.
Response	Any dead or dying aspects for reasons of inadequate irrigation or blatant disregard of care is deemed to be replaced by contractor. Any other aspects will be a chargeable occurrence.

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Question #25	Page 3.3.Q – General Trash Removal Including Exterior Trash Bins <ul style="list-style-type: none"> • Please provide the total count of trash bins per location, if available. • Clarify the frequency of service (weekly vs. as needed). • Should the contractor provide trash bags?
Response	There is at least 1 and no more than 2 trash containers at any site. Larger properties are picked up daily, others weekly. Contractors will need to provide their own bags.
Question #26	Page 3.3.R – Parking Lot Cleanup <ul style="list-style-type: none"> • Please clarify the types of cleanup expected. • Does this include erosion or silt buildup from storms?
Response	General clean up such as blowing, trash/debris pick up is standard contract, anything extra is quotable.
Question #27	Page 3.3.S – Special Care Areas <ul style="list-style-type: none"> • Please clarify the scope of work for these areas. • Does “pesticides” encompass all chemical applied products? • Is this requirement specific to the garden at Congress, or applicable to the entire property?
Response	Scope of work is stated for each area. No pesticides or chemicals on any fruit trees at all, this aspect is in regard to the fruit trees at Manning.
Question #28:	Page 10 / Exhibit A – Northwest and Stone Locations <ul style="list-style-type: none"> • Could you please clarify the anticipated duration of service at the Northwest Location prior to the relocation to Stone?
Response	Approximately 3 – 4 months. TBD.