

REQUEST FOR ACTION

To	The Collection Board of Directors				
Subject	The Collection Landscape Maintenance				
Preparer	Al Guzman, General Manager				
Date	May 8, 2017	For Board	x	Action	Info

EXECUTIVE SUMMARY

After Substantial Completion of construction, General Contractor, Hawaiian Dredging, contracted with The Collection's Landscape installers, Takano Nakamura Landscaping, to continue landscaping services through June 14, 2017 so that the installed landscape could take root and be nurtured.

In order to maintain curb appeal, property values and the general beauty of the entire project, appropriate attention is required to insure The Collection's landscaping is maintained.

The options to continue landscape maintenance after June 14, 2017 are **a)** Continue landscaping services with a 3rd party **b)** perform the landscape maintenance inhouse.

Three Landscape Contractors were asked to submit proposals. They were Ultimate Innovations, Performance Landscapes and Takano Nakamura Landscaping. Their pricing were as follows.

Ultimate Innovations: **Landscaping** \$84,188 Annually
 Performance **Landscaping** \$34,178 Annually
 Takano Nakamura **Landscaping** \$148,272 Annually (includes Tree Trimming)

RECOMMENDATION

It is recommended that Performance Landscapes be selected to maintain The Collection's Landscaped areas exclusive of trees above the 10ft level.

RATIONALE

Performance Landscapes maintains upscale landscapes at properties such as The Colony, Laulima, Waterfront Towers, Beach Villas at Ko'olina. Their pricing is significantly less than Ultimate Innovations and Takano Nakamura Landscaping and they provide quality work.

Exhibits (If applicable)	Index	Title
	A	The Collection Landscape Areas
	B	Comparison
	C	Proposal Ultimate Innovations
	D	Proposal Performance Landscapes
	E	Proposal Takano Nakamura Landscaping

FOR BOARD USE ONLY											
CERTIFICATE OF BOARD ACTION											
<input checked="" type="checkbox"/>	Approved	<input type="checkbox"/>	Declined	<input type="checkbox"/>	Noted	<input type="checkbox"/>	Returned	<input type="checkbox"/>	Deferred	<input type="checkbox"/>	Withdrawn
Stipulations											
None											
Coordinating Instructions											
GM Guzman to inform Performance Landscaping they were selected. Contract to be executed by both parties. Service to begin June 14, 2017											
Distribution Instructions											
Recording Secretary	Howard Kam			Action Date	5/25/17	RFA No.	<input checked="" type="checkbox"/> 005-2017				

The Collection Landscape Contractor Comparison

line	Contractor	General Scope	Staff	Monthly	Annually	Customers include	Comments
1	Ultimate Innovations	Irrigation Inspection, Mowing, Trimming, Trees below 10', Weeding, Fertilizing, Insect and Disease Control	3 staff on site, 3 days per week	\$7,016	\$84,188.45	400 Keawe, Allure Waikiki, Four Seasons, Koolina, Water Mark & Maui Kamaole	
2							
3	Performance Landscaping	Mowing, Edging, Hedge Trimming, Weeding, Application of Mulch & Organic solutions, Fertilizing, Pesticide, Herbicide & Irrigation Inspection	2-3 staff, 2 days per week	\$2,848	\$34,178.00	The Colony, Laulima, Waterfront Towers, Beach Villas at Koolina	
4							
5	Takano Nakamura Landscaping	Did not specify	Did not specify but crew member stated 3 staff, 2 days per week	\$12,356	\$148,272.19	Did not specify	Installers of The Collection's Landscaping and current landscapers