June 24, 2025

RFP 26.01 – Lawn Maintenance Services
Addendum No. 1: Q&A

All questions and answers provided below are in addition to or supersedes the scope of work as listed in the RFP. Proposal prices must include updated scope of work listed in the Q&A below.

1. **Q: How many cycles of mowing are typically performed on a yearly basis?**
   A: March 1 – November 30: Once a week (Every 7 days)
   December 1 – February 28: Once every other week (every 14 days)

2. **Q: Do the athletic fields require reel mowers or any other special mowers?**
   A: Finish Mower

3. **Q: How many cycles of mowing are typically performed on the athletic fields?**
   A: Please refer to Section 4, d in the Scope of Work section of the RFP document.

4. **Q: For the 19 acres on Claybourn how often is this mowed?**
   A: Finished Edge: March 1 – November 30: Once a week (Every 7 days)
   December 1 – February 28: Once every other week (every 14 days)
   Brush hog: Once a quarter (4 times a year)

5. **Q: How often should the Old Price Elementary be mowed?**
   A: March 1 – November 30: Once a week (Every 7 days)
   December 1 – February 28: Once every other week (every 14 days)
   Please Note: The price proposal to maintain this property is broken out on the Proposal Form (1.3; B) and is not to be included in the total contract price. Price proposals for this property should only be for a one time maintenance.

6. **Q: What is the total acreage of this proposal?**
   A: Estimated 605 Acres

7. **Q: Will all acres in the ag center be included? or just around the building? Please clarify.**
   A: Just around the building. Please refer to Section 4, i in the Scope of Work section of the RFP document.

8. **Q: Are there any pain points in your current Lawn Care provider?**
   A: The District respectfully declines to answer this question.

9. **Q: My business is minority owned, but we have not yet gone through the HUB certification process yet. Will this negatively affect us?**
   A: No.

10. **Q: We are a recently established business with less than 6 months in operation. So far, we have scaled to meet demands and do quality work. Can 1 reference be a residential client?**
    A: Yes.

11. **Q: How often are flower beds re-mulched per year at each campus?**
    A: Once a year. To be completed in January.

12. **Q: Does the contract include planting of new shrubs or creating new flower beds?**
    A: No.

13. **Q: Can you please provide the estimated number of cycles the district expects for finish mowing on an annual basis?**
    A: March 1 – November 30: Once a week (Every 7 days)
    December 1 – February 28: Once every other week (every 14 days)

14. **Q: Can you please provide the estimated number of cycles the district expects for rough cut/tractor mowing on an annual basis?**
    A: Finished Edge: March 1 – November 30: Once a week (Every 7 days)
    December 1 – February 28: Once every other week (every 14 days)
    Brush hog: Once a quarter (4 times a year) – Claybourn Property

15. **Q: There was mention of some locations that were quite overgrown, would the district prefer we roll that cost into the contract or provide a one-time clean up fee for those locations?**
    A: Yes, please roll the cost into the price on proposal form (1.3; A). Contractors are expected to maintain these areas on the same finishing schedule.

16. **Q: Do you have to be a member of Region 5 to bid this project?**
    A: No.

17. **Q: Bids are due on the Monday after July 4th. Is the admin office going to be open that day to receive the bids or do we need to turn them in at an earlier date to hand deliver them?**
    A: The District will be closed starting Friday, June 27th through Friday, July 4th and will re-open on Monday, July 7th, starting at 8:00 a.m. Bids can be delivered anytime before 2:00 p.m, July 7th in order to be considered.

18. **Q: I have a question regarding the scope of work outlined in Section 4. It mentions that mowing will occur weekly during the growing season (March 1 – October 31). However, for the non-growing season (November 1 – February 28), the frequency of service is left to the discretion of the Director of Maintenance & Operations. For the sake of consistent and competitive pricing, would the District be willing to specify an expected number of services during the non-growing season so all vendors are bidding based on the same assumptions?**
    A: Yes. Please use these dates for lawn maintenance in place of the dates/frequencies specified in the RFP document:
    March 1 – November 30: Once a week (Every 7 days)
    December 1 – February 28: Once every other week (every 14 days)

19. **Q: Is there any exterior storage area available for vendor of choice?**
    A: No

20. **Q: Are there any campuses where the hours of operation are a fixed time for services?**

A: Only during State testing. Contractor will be given advanced notice by the Maintenance Department which campuses will be testing and the schedule for those weeks will be adjusted.

21. **Q: Are a Saturday or Sunday options for services due to rain days during the work week?**
A: Yes.

22. **Q: Does the district require fingerprinting?**
A: No. Lawn Maintenance Contractors will not be allowed access inside the campuses while students are on site.

23. **Q: Does the district require drug screens before employment?**
A: Contractors are at their own company discretion for drug screening.

24. **Q: How much has the district spent annually over the last 2 years with Eagle Outdoor?**
A: This information is public record on Beaumont ISD website under the Board Agenda documents.

25. **Q: Can the current contract be provided?**
A: This information is public record on Beaumont ISD website under the Board Agenda documents.

26. **Q: Can the previous bid tab for this RFP be provided?**
A: This information is public record on Beaumont ISD website under the Board Agenda documents.

27. **Q: What is the current contract price for each location?**
A: This information is public record on Beaumont ISD website under the Board Agenda documents.

28. **Q: Who is the current contractor for this RFP?**
A: This information is public record on Beaumont ISD website under the Board Agenda documents.

29. **Q: Will prices be read at the bid opening meeting or just the names of the bidders?**

A: Yes. Pricing on the Proposal Form (1.3; A & B) will be read aloud at the bid opening.

30. **Q: On page 3 it states, 'Two (2) complete copies of the proposal must be submitted. Proposal envelopes must be plainly marked on the outside as follows' Can you please confirm if the School District needs two original copies or one original and one copy?**

A: One original & one copy

31. **Q: Can you please confirm that contractors are not allowed contract escalations each renewal year for CPI increases, but rather only for scope of work changes requested by BISD?**

A: Yes, confirmed.

32. **Q: Can revised maps be provided? Some of the maps provided do not have a complete boundary line and it is hard to tell what areas are included.**

A: Please see attached maps that were displayed at the pre-proposal conference.

33. **Q: The maps also do not delineate primary and secondary areas, please clarify what areas are primary and which areas are secondary.**

A: The only secondary area is the 19 Acres on Claybourn street.

34. **Q: It was noted at the pre-bid meeting that some of the campus locations are overgrown and have not been serviced for a while. Can a remediation pricing line be provided?**

A: No. Proposals should include all work.

35. **Q: Can you please confirm that all locations will receive the same scope of work?**

A: Yes, confirmed, with the exception of the 19 Acres on Claybourn that will need brush hogging.

36. Q: It was stated at the pre-bid meeting that some campus locations may receive a different scope of work, can you please confirm that number of service visits for all locations?

A: March 1 – November 30: Once a week (Every 7 days)
December 1 – February 28: Once every other week (every 14 days)

37. Q: On page 11 section a. subsection iii. It states, Services from November 1 through February 28 shall be as determined by the director of maintenance & Operations.' How many visits should bidders assume for servicing these months for bidding purposes?

A: Please note the services dates/months have been changed to the following:
March 1 – November 30: Once a week (Every 7 days)
December 1 – February 28: Once every other week (every 14 days)

38. Q: Will bed detail work be provided at the same frequency as mowing? If not, please confirm the number of visits for detail work per year.

A: No. Frequency for bed maintenance shall be once a month.

39. Q: Does hard edging curbs and sidewalks need to happen each service visit?

A: Yes.

40. Q: Please clarify if the intent for bed edging is to have a 4" wide edge between bed and turf areas.

A: Yes.

41. Q: What type and size of shrubs should contractors include on the pricing sheet for replacement of dead shrubs?

A: Like-for-like of what is currently at each BISD location.

42. Q: The specifications state to prune trees seasonally, is the school district requiring four tree prunings per year?

A: No. Please update tree pruning services to once a year in February.

43. Q: On page 12 Section c. states, 'Special Event Days must be included in all

proposals to accommodate up to seven (7) lawn maintenance service requests for special events held at district facilities. These services will not require full-site maintenance across all district locations, but rather targeted maintenance at one or two designated event sites. The Director of Maintenance & Operations may request these special services at any time, up to a maximum of seven (7) times during the contract term.' Please provide more detailed specifications on what is required for these Special Event Services.

A: The District periodically hosts special events at various facilities. Up to seven additional services days may be utilized in preparation for these events to ensure the grounds are well-maintained and presentable. Standard finish mowing and edging should be completed in accordance with standard lawn maintenance practices.

44.Q: For the Special Event Services, can maps delineating what areas are included in this service be provided?

A: No. Location will be determined by the Director of Maintenance as needed.

45.Q: For the Special Event Services, can this be handled with a billable service outside of the total lump sum contract price?

A: No. The District would like these extra days to be included in the price proposal (1.3; A)

46.Q: For UIL Athletics, please provide the frequency and scope of work for these areas. Is it only mowing, edging, blowing, etc., or will reel mowing be required?

A: Contractors will not be maintaining UIL athletic fields during season. Please see Section 4; d of the scope of work in the RFP documents. Reel mowing is not required.

47. Q: Are detention ponds required to be serviced each service visit?

A: Yes. They will need to be maintained at each visit.

48.Q: On page 13 section k. states, 'The majority of the 19 acres on Claybourn may

be maintained with tractors and rotary cutters. However, the grounds adjacent to the street should be maintained to lawn standards for a minimum 50-foot-wide path along the curb.' Is the frequency of services different from the rest of the locations? If so, please confirm how many visits per year for bush hogging.

A: Quarterly for brush hogging.
Finished edge follows regular schedule.

49. Q: Please confirm that the only chemical weed control for turf areas is only on the practice and playing athletic fields and the main ground areas are not included for chemical weed control.

A: Yes, confirmed.

50. Q: Please confirm that MWBE/ DBE participation is encouraged but is not required.

A: Yes, confirmed.

51. Q: On EXHIBIT A: PROPOSAL FORM, line 1.3 does line B need to be completely excluded from line A, or does it need to be included in line A?

A: Yes. Line B pricing should not be included in Line A pricing. It needs to be broken out from the rest of the contract price.

52. Q: Does the Vendor packet need to be emailed over to BISD before the bid due date, or should we just include it with our submittal?

A: No, it does not need to be emailed separately. Please include with bid submission.

53. Q: Please confirm if contractors are responsible for maintaining both sides of the fences. If so, please confirm how far on the outside fence are contractors responsible for.

A: Yes, confirmed. Both sides of the fence, all the way to the edge of the property lines.

54. Q: Please confirm that at King Collegiate location – there is a small parking lot

off Blanchet Street, north of campus that needs to be included. Same for small teacher parking area at Fletcher Elementary?

A: Yes. Both areas need to be included.

55. Q: Is there a Bid sheet you have or would you like use to create our own version of the bid sheet?

A: All pricing should be submitted on Proposal Form, Exhibit A included in the RFP document.

56. Q: Is there any irrigation, do you have the locations and zones, and would you like us to do a monthly inspection of them?

A: No.

57. Q: What is the location of the planting bed, and would you know how many acres total will need to be maintained?

A: No. It is recommended that contractors make site visits to verify any measurements needed.

58. Q: What kind of shrubs do you currently have?

A: It is recommended that contractors make site visits to verify types of shrubs.

59. Q: For Special events, do you have the date they will happen and what location you would like us to mow?

A: No. Dates and locations are currently unknown. Notice will be given by the Director of Maintenance as the need arises.

60. Q: For the fields, would you like us to aerate the fields?

A: No.

61. Q: Instead of leaving it up to us for November 1 through February 28 mowing, would you be okay with changing to either twice a month or once a month?

A: March 1 – November 30: Once a week (Every 7 days)
December 1 – February 28: Once every other week (every 14 days)

62. Q: Would you like us to over seed and fertilize all locations, (if so is there any

particular seed you would like for all sport fields?

A: No.

63. Q: For the gravel tracks, would you like us to add pricing for gravel replacement, and or weed control on the track?

A: No.

64. Q: For the soccer / football field at Vincent MS do you have a location for it? (currently not visible on google Earth)

A: Yes. The location is west of the campus and east of the Methodist church.

65. Q: Are the only chemicals required in this contract the twice-yearly lawn burr weed applications for the practice and playing fields?

A: Yes.

Please be advised: The District will require a detailed weekly service schedule in advance, along with a quality control report following each week of services. The District reserves the right to terminate the contract with 30 days' notice if the required specifications are not consistently met.

Attached on pages 11-15 of this addendum, are some revised site area maps showing the corrected boundary lines in black.

EXHIBIT D – SITE AREA MAPS

Transportation Center

Construction for the new transportation center is in progress. Grounds outside of the construction area will need to be maintained.

The full lawn maintenance of this site will be added into the scope of work for next year's contract.

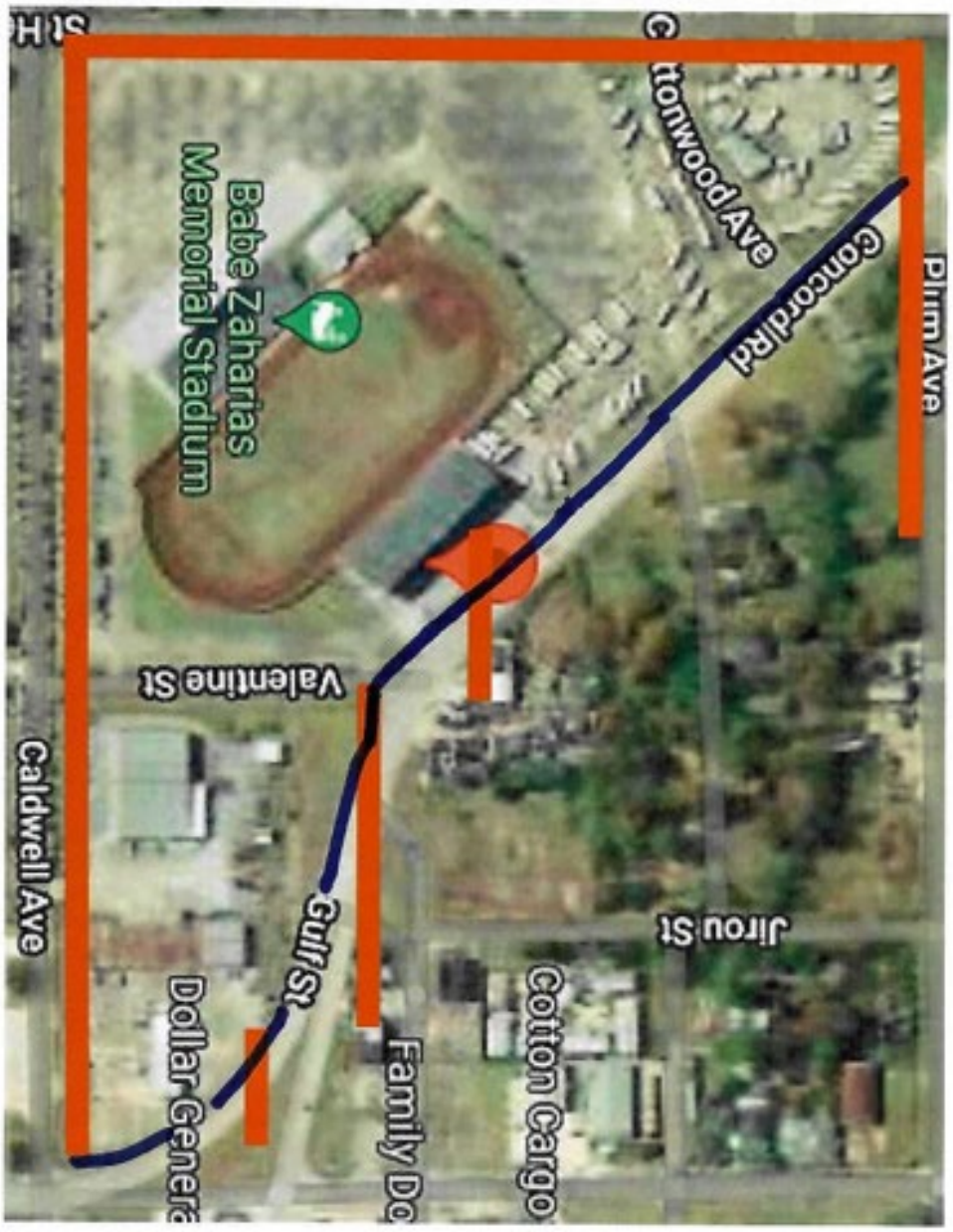


EXHIBIT D – SITE AREA MAPS

1710 Live Oak Street

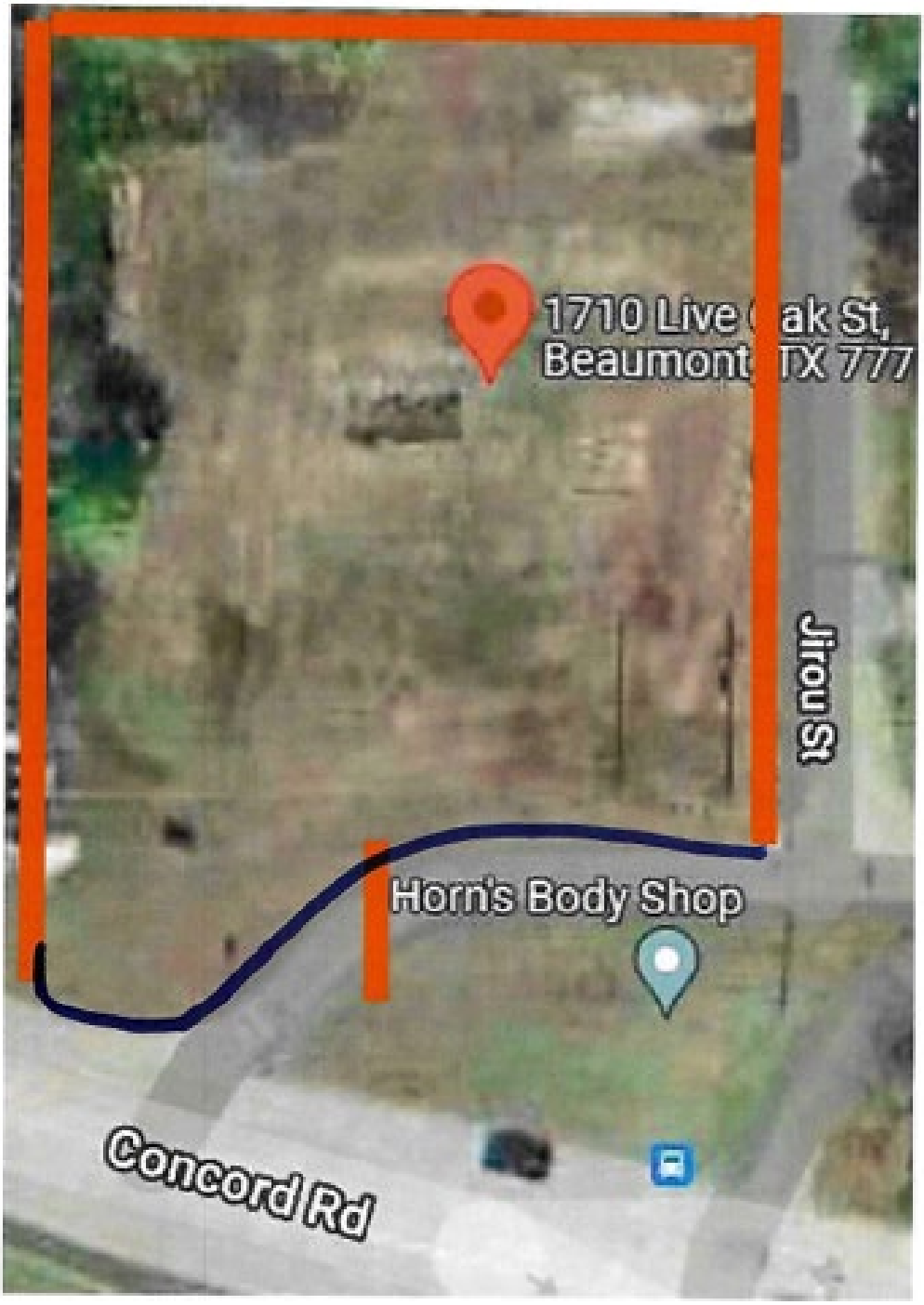


EXHIBIT D – SITE AREA MAPS

Bennie Hickman Agricultural Center




Interstate 10 Access Rd
East Fwy
Beaumont ISD
Memorial Stadium
124
Seale Rd
Fannett Rd
Phelps Rd
Tyrrell Park Church
Downs Rd
Phelps Rd

EXHIBIT D – SITE AREA MAPS

Vacant Land 19 Acres

