



City of Tulsa Purchasing Department
175 E. 2nd Street 15th Floor
Tulsa, OK 74103

TAC 396H
Landscape Maintenance - NSWWTP
Water & Sewer Department
Bid Opening Date: July 9, 2026

Buyer: Rachel Harders
rachelharders@cityoftulsa.org
Please contact if You have any questions

1. Delivery: If Your Bid is accepted, state the number of Days You need to deliver the Supplies and /or to begin providing Services:

You must be able to deliver the Supplies and /or Services as specified in Your Bid. Failure to do so may result in City terminating the Agreement, and pursuing collection under any performance bond, as well as seeking any other damages to which it may be entitled in law or in equity.

2. Pricing			Central Staffing Solutions, LLC (Bid 1)		Central Staffing Solutions, LLC (Bid 2)		OPW Commercial Services, LLC		Lot Maintenance of Oklahoma, Inc.	
Item	Description	Est. Annual QTY	Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost
Northside Wastewater Treatment Plant (South): Mow the area bounded by 56th Street N on the South side, 105th E. Ave on the West side, plant streets on the North side, and the chain link fence on the East side, and a 20-foot-wide strip outside and adjacent to the fence where possible. See Area 1 on site plan.										
1	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	13	\$2,805.00	\$36,465.00	\$2,334.50	\$30,348.50	\$1,867.00	\$24,271.00	\$1,280.00	\$16,640.00
Northside Wastewater Treatment Plant (North): Mow the area bounded by plant streets on the South, 105th E Ave on the West side, the chain link fence on the North side, and a chain link fence on the East side, and a 20-foot-wide strip outside and adjacent to the fence where possible. See Area 2 on site plan.										
2	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	13	\$3,230.00	\$41,990.00	\$2,052.75	\$26,685.75	\$2,045.00	\$26,585.00	\$1,260.00	\$16,380.00
Northside Maintenance/Headworks: Mow area inside the chain link fence and a 20-foot-wide strip outside and adjacent to the fence. See Area 3 on site plan.										
3	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	13	\$467.00	\$6,071.00	\$717.50	\$9,327.50	\$285.00	\$3,705.00	\$310.00	\$4,030.00
Northside Wastewater Treatment Plant (Sludge Lagoons): Mow area bounded by chain link fence on theNorth, East, and South sides, and the West edge of the #5 sludge lagoon on the West side. Mow or use weed eater on the inside slopes of the sludge storage cells to the water line/surface. See Area 4 on site plan.										
4	Mow entire area to non-turf type conditions. Trim around all structures, fences, and appurtenances. Keep fence free of vegetation.	13	\$2,125.00	\$27,625.00	\$698.00	\$9,074.00	\$1,100.00	\$14,300.00	\$750.00	\$9,750.00
Northside Wastewater Treatment Plant (North Field): Mow area bounded by Bird Creek on the North and East sides, the Northerly extension of 105th E Ave on the West side, and the North plant fence on the South side. See Area 5 on site plan.										
5	Mow entire area to non-turf type conditions. Trim around the building and associated structures, stairs, fences, valves, poles, trees, shrubs, and their appurtenances. Remove litter and debris. Keep fence free of vegetation.	3	\$3,060.00	\$9,180.00	\$3,700.50	\$11,101.50	\$5,250.00	\$15,750.00	\$1,920.00	\$5,760.00
Northside Forcemain P-V Relief #1: Mow area inside chain link fence and a 20-foot strip outside and adjacent to the fence. See Area 6 on site plan.										
6	Mow entire area to turf-type cut and trim around structures, fences, or other appurtenances. Keep fence free of vegetation.	13	\$110.00	\$1,430.00	\$126.50	\$1,644.50	\$150.00	\$1,950.00	\$30.00	\$390.00
Northside Forcemain P-V Relief #2: Mow area inside chain link fence and a 20-foot strip outside and adjacent to the fence. See Area 7 on site plan.										
7	Mow entire area to turf-type cut and trim around structures, fences, or other appurtenances. Keep fence free of vegetation.	13	\$110.00	\$1,430.00	\$126.50	\$1,644.50	\$150.00	\$1,950.00	\$30.00	\$390.00

Apache Lift Station: Mow area inside the lift station chain link fence and to the tree line outside and adjacentto the fence by the lift station. Mow along Apache street from Mingo to the lift station to the fence or tree line. See Area 8 on site plan										
8	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	13	\$255.00	\$3,315.00	\$258.75	\$3,363.75	\$325.00	\$4,225.00	\$210.00	\$2,730.00
Interceptor Lift Station: Mow area outside the lift station chain link fence bound by 56th Street (Mohawk Boulevard) and a tree line on the North side, a tree line on the West and South sides, and a drainage ditch on the East side. See Area 9 on site plan.										
9	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	13	\$425.00	\$5,525.00	\$276.00	\$3,588.00	\$150.00	\$1,950.00	\$140.00	\$1,820.00
Mingo Flow Equalization Basin: Mow area bound by Hwy 169 exit ramp right-of-way fence on East and South sides, the fence along the Mingo Creek levee on the West side, and levee/drainage ditch on the North side. See Area 10 on site plan.										
10	Mow above area to turf-type condition. This shall include mowing to the concrete mow strip at the basin fence.	13	\$1,700.00	\$22,100.00	\$1,277.50	\$16,607.50	\$855.00	\$11,115.00	\$225.00	\$2,925.00
Mingo Diversion Structure: From the entrance gate to diversion structure, mow a 20-foot strip on either side of the paved entrance road and a 20-foot strip around and adjacent to the chain link fence. See Area 11 on site plan.										
11	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	13	\$170.00	\$2,210.00	\$212.75	\$2,765.75	\$100.00	\$1,300.00	\$130.00	\$1,690.00
Flatrock Flow Equalization Basin: Mow area(s) bounded by Highway 75 right-of-way fence on the West side, 56th St. N. on the North side, barbed wire property fence on the East side, and the drainage ditch and chemical storage facility on the South side, including a 20-foot strip outside and adjacent to the fence, and the access road from the chemical storage south to the control building, bounded by Highway 75 right-of-way fence on the West side, the toe of the slope on the East side of the road, and the toe of the slope on the South side of the fence around the control building. See Area 12 on site plan.										
12	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	13	\$340.00	\$4,420.00	\$468.00	\$6,084.00	\$255.00	\$3,315.00	\$360.00	\$4,680.00
Coal Creek Flow Equalization Basin: Mow area bounded by chain link fence on North, West, and South sides and by bluff on East side including a 20-foot strip outside and adjacent to West fence. See Area 13 on site plan.										
13	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	13	\$765.00	\$9,945.00	\$546.25	\$7,101.25	\$420.00	\$5,460.00	\$240.00	\$3,120.00
Coal Creek Flow Equalization Basin: Mow area bounded by Area 13 on the East side and property fence onthe North, West, and South sides. See Area 14 on site plan.										
14	Mow entire area to non-turf type conditions. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances	3	\$595.00	\$1,785.00	\$684.25	\$2,052.75	\$900.00	\$2,700.00	\$235.00	\$705.00
Lower Bird Creek Wastewater Treatment Plant: Mow area bounded by woods on North and West sides, 36th Street N. on the South side, and 20-foot East of the Plant fence on the East side. See Area 15 site plan.										
15	Mow entire area inside Plant fence to turf-type conditions. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	1	\$1,785.00	\$1,785.00	\$1,293.75	\$1,293.75	\$1,456.00	\$1,456.00	\$380.00	\$380.00
Port South Lift Station: Mow area bounded by the chain link fence on the North, East, and South, and by the drainage ditch on the West including a 20-foot-wide strip outside and adjacent to the fence. See Port South site plan.										
16	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Keep fence free of vegetation. Remove litter and debris. Sweep sidewalks.	13	\$85.00	\$1,105.00	\$316.25	\$4,111.25	\$100.00	\$1,300.00	\$75.00	\$975.00

Port South Lagoons: Mow lagoon area bounded by chain link fence on the North, West, and South sides, and by the drainage ditch on the East side. Mow or use weed eater on the inside slopes of the sludge storage cells to the water line/surface. See Area 17 on site plan.										
17	Mow entire area to non-turf type conditions. Trim around all structures, fences, and appurtenances. Keep fence free of vegetation	5	\$425.00	\$2,125.00	\$1,081.00	\$5,405.00	\$320.00	\$1,600.00	\$350.00	\$1,750.00
Northside Administration Building: Mow area inside the chain link fence and a 20-foot-wide strip outside and adjacent to the fence. See Area 18 on site plan.										
18	Mow entire area to turf-type cut. Trim around all buildings, structures, fences, valves, poles, trees, shrubs, and their appurtenances. Use edger on all curbs and sidewalks. Remove litter and debris. Keep fence free of vegetation. Sweep sidewalks, mow strips, and roads clear of all grass.	13	\$255.00	\$3,315.00	\$316.25	\$4,111.25	\$158.00	\$2,054.00	\$235.00	\$3,055.00
TOTAL EXTENDED COST NOT TO EXCEED: (All costs must be included, or Your Bid will be disqualified)			\$181,821.00		\$146,310.50		\$124,986.00		\$77,170.00	
Delivery:			7 Days		7 Days		5 Days		5 Days	
Annual Price Adjustment:			3%		3%		1.5%		Consumer Price Index	
Notes:			N/A		N/A		N/A		N/A	

Extra Services:

Item	Description	Unit Cost	Central Staffing Solutions, LLC (Bid 1)	Central Staffing Solutions, LLC (Bid 2)	OPW Commercial Services, LLC	Lot Maintenance of Oklahoma, Inc.
1	Mow to turf-type conditions	/hr	\$48.00	\$55.00	\$43.00	\$100.00
2	Mow to non-turf-type conditions	/hr	\$48.00	\$62.00	\$33.00	\$150.00
3	Grass and Weed trimming	/hr	\$38.00	\$48.00	\$33.00	\$80.00
4	Debris and litter cleanup and removal beyond that covered in the Technical Specification	/hr	\$38.00	\$37.00	\$30.00	\$80.00
5	Shrub and tree pruning including removal and disposal	/hr	\$48.00	\$50.00	\$33.00	\$120.00
6	Tree removal and disposal	/hr	\$48.00	\$75.00	\$43.00	\$200.00
7	Plant bulbs/flowers including tulips, mums and periwinkles	/hr	\$38.00	\$35.00	\$43.00	\$80.00
8	Fertilization: price shall be based on 43,000 sq. ft.					
8a.	Pre-emergent with dye	/43,000 sq. ft.	\$185.00	\$290.00	\$185.00	\$300.00
8b.	General Fertilization with dye	/43,000 sq. ft.	\$185.00	\$290.00	\$195.00	\$300.00
9	Herbicide application including chemical with dye	/hr	\$165.00	\$290.00	\$43.00	\$350.00

THE CITY DOES NOT GUARANTEE ANY SPECIFIC QUANTITY OR NUMBER OF PURCHASES, IF ANY, THAT WILL BE MADE DURING THE AGREEMENT TERM.