

Request for Proposal (RFP)

2026 Pond Maintenance & Chemical Management Services

1. Introduction

Malibu Bay Homeowners Association (Romeoville) is soliciting proposals from qualified and licensed vendors to provide comprehensive pond maintenance and chemical management services for water features located within the Malibu Bay Subdivision. The objective is to maintain safe, healthy, and aesthetically pleasing ponds while ensuring environmental compliance and water quality.

2. Pond Overview

- **Number of Ponds:** Two (2)
- **Pond Type:** Retention / Decorative
- **Key Features:**
 - Fountains or aerators
 - Shoreline or littoral zones
 - Fish & wildlife presence

(Site maps and pond details will be provided during a site visit.)

3. Scope of Services

Proposals should include all labor, materials, equipment, and supervision necessary to perform the following:

A. Chemical Management & Water Quality

- Application of approved aquatic herbicides and algaecides
- Treatment of algae, aquatic weeds, and invasive species
- Nutrient control (phosphorus and nitrogen management)
- Water clarity and odor control
- Compliance with all EPA, state, and local regulations
- Licensed applicators for all chemical treatments

B. Pond Maintenance

- Routine pond inspections
- Removal of floating debris, trash, and organic matter
- Shoreline and embankment vegetation control
- Maintenance of littoral zones (if applicable)
- Monitoring and reporting of erosion, structural issues, or safety concerns

C. Aeration & Fountain Maintenance

- Inspection and maintenance of fountains and aerators
- Seasonal start-up and shutdown
- Reporting of equipment malfunctions or repair needs

D. Fish & Wildlife Management

- Recommendations for fish stocking or harvesting
- Goose and nuisance wildlife deterrence recommendations (non-lethal)

E. Reporting & Documentation

- Treatment logs with dates, chemicals used, and quantities
- Monthly or quarterly service reports
- Water quality observations and recommendations
- Regulatory compliance documentation

4. Service Schedule

- **Inspection Frequency:** Monthly
- **Chemical Treatments:** As needed per season and conditions
- **Service Season:** April–October
- **Emergency Response Time:** 48 Hours

5. Vendor Qualifications

Proposals must include:

- Company background and years of experience
- Required aquatic applicator licenses and certifications
- Proof of insurance (general liability, workers' compensation)
- Compliance with state and environmental regulations
- At least three (3) references from similar properties

6. Pricing Structure

Provide a detailed pricing proposal including:

- Annual or seasonal service fee
- Pricing for chemical treatments
- Costs for optional or additional services
- Equipment repair or replacement pricing (if applicable)
- Any exclusions or assumptions

7. Proposal Submission Requirements

Each proposal must include:

- Detailed scope of services
- Pricing proposal
- Proof of licenses and insurance
- References

Submission Deadline: March 1st, 2026

Submission Method: Email

Primary Contact:

Nick Pecho

President – Malibu Bay Homeowners Association

malibubayhoa@gmail.com

8. Evaluation Criteria

Proposals will be evaluated based on:

- Experience and technical qualifications
- Regulatory compliance and safety practices
- Scope and quality of services
- Cost and overall value
- References and past performance
- Communication and reporting capabilities

9. Site Walkthrough

A site walkthrough will be held on:

Date/Time: TBD (Weather Permitting)

10. Right to Reject

Malibu Bay Homeowners Association reserves the right to reject any or all proposals, waive informalities, and select the proposal that best meets the needs of the property.