

Request for Proposal (RFP)

2026 Landscape Maintenance Services

1. Introduction

Malibu Bay Homeowners Associations (Romeoville) is requesting proposals from qualified landscape maintenance contractors to provide comprehensive grounds maintenance services for our property located at Malibu Bay Homeowners Association, Romeoville, Illinois. 60446. The goal is to maintain a clean, safe, and attractive landscape program.

2. Property Overview

- **Property Name:** Malibu Bay Homeowners Association
- **Location:** Malibu Bay Subdivision – Romeoville, IL
- **Property Type:** Homeowners Association
- **Approximate Size:** [Acreage or square footage]
- **Key Features:**
 - Turf areas
 - Trees and shrubs
 - Flower beds / planters
 - Common areas, entrances, and sidewalks

(Site map available upon request or during walkthrough.)

3. Scope of Services

Proposals should include, but not be limited to, the following services:

A. Routine Maintenance

- Mowing, edging, and trimming of turf areas
- Weed control in turf and landscaped areas
- Pruning of shrubs and hedges
- Blowing and removal of debris from sidewalks, curbs, and common areas
- Litter and trash removal from landscaped areas

B. Seasonal Services

- Spring and fall clean-ups
- Mulching of landscape beds (as needed)
- Leaf removal

C. Tree Care

- Minor tree trimming and canopy lifting (as needed)
- Identification and reporting of hazardous or damaged trees
(Note: Major tree work will be quoted separately.)

D. Fertilization & Pest Control

- Turf and fertilization program

4. Service Schedule

- **Routine Maintenance Frequency:** Weekly
- **Season:** April–November
- **Response Time for Issues:** 48 hours

5. Contractor Qualifications

Please include the following in your proposal:

- Company background and years of experience
- Relevant licenses and certifications
- Proof of insurance (general liability, workers' compensation)
- Description of staffing and equipment

6. Pricing Structure

Provide a clear and itemized cost proposal including:

- Monthly or seasonal maintenance fee
- Pricing for additional or optional services (Mulch)
- Hourly rates for extra work (if applicable)
- Any exclusions or assumptions

7. Proposal Submission Requirements

Proposals should include:

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

Submission Deadline: March 1st, 2026

Submission Method: Malibu Bay HOA P.O. Box 7305 Romeoville, IL 60446 or email at Malibubayhoa@gmail.com

Contact Person: Nick Pecho – President - Malibu Bay Homeowners Association

8. Evaluation Criteria

Proposals will be evaluated based on:

- Experience and qualifications
- Scope and quality of services
- Cost and value
- References and reputation
- Responsiveness and communication

9. Site Walkthrough

A site walkthrough will be held on: TBD Weather Permitting

Date/Time: TBD Weather Permitting

10. Right to Reject

Malibu Bay Homeowners Association reserves the right to reject any or all proposals and to select the proposal deemed to be in the best interest of the property.