

Contracted Maintenance City of Pensacola

Public Works and Facilities Department
September 2019

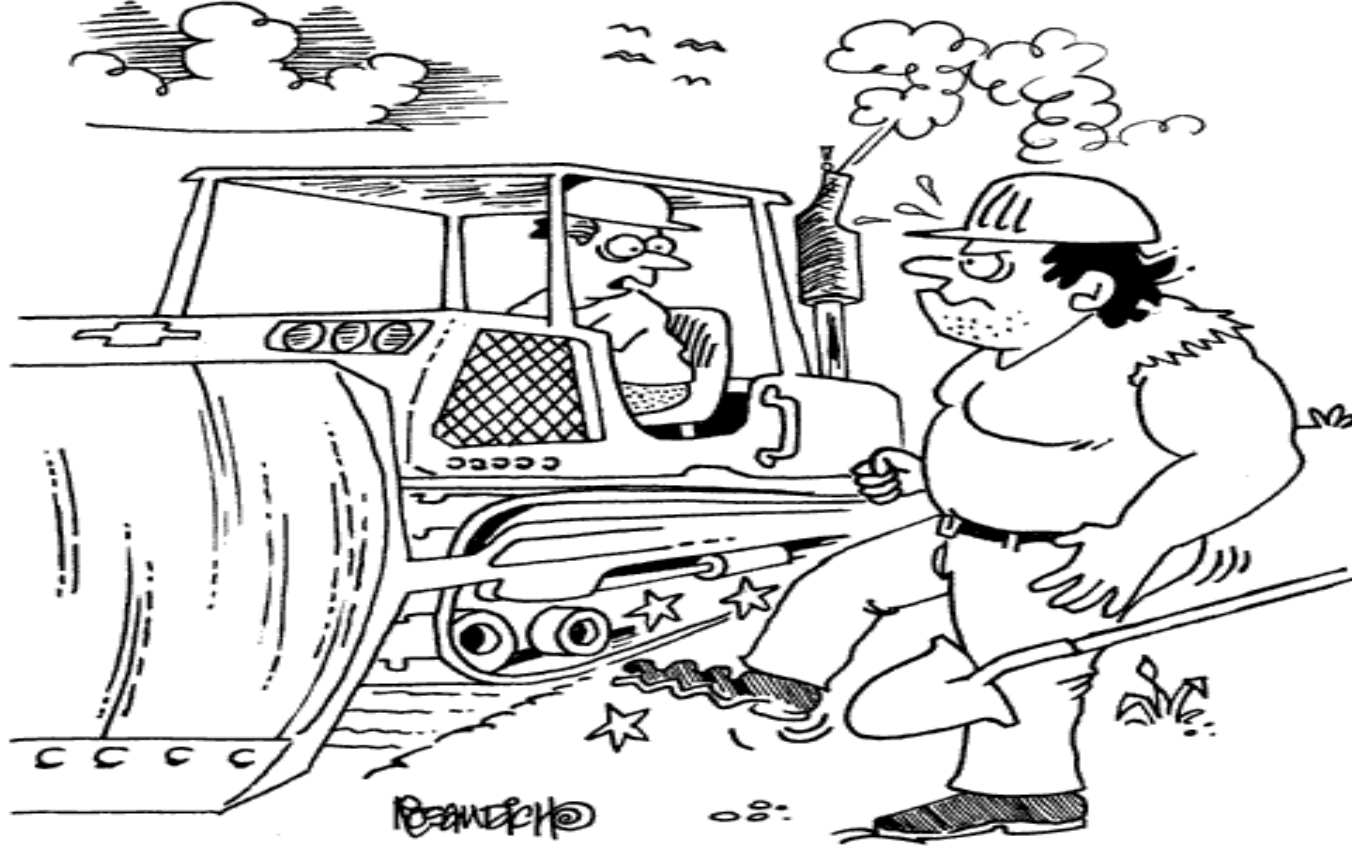


Introduction

- **Understanding the basic requirements and importance of timely maintenance/repairs serves everyone's best interest, supports public safety, and helps facilities function as designed.**
- **Most municipalities like the City of Pensacola have limited staff available for in-house maintenance of Stormwater infrastructure.**
- **The City of Pensacola enters into contracts with various vendors to maintain lift stations, underground treatment units, maintain ponds, swales, ditches, etc.**
- **Contracts are set up either “unit-price” based or “performance-based” depending on the type and level of maintenance required.**

Introduction

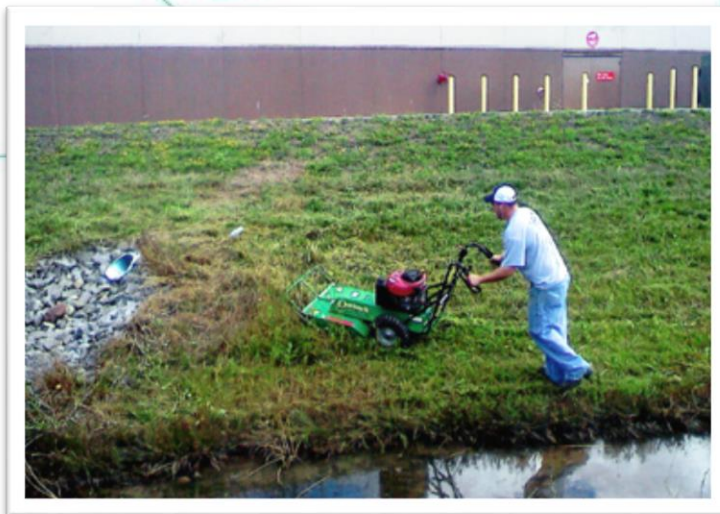
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“Gee Bill, no steel-toed boots?!”

ABOVE GROUND MAINTENANCE (Ponds, Swales, Ditches, Outfalls, Etc.)

- **Vegetation Maintenance – Pond Mowing, Minor Tree Trimming, Edging, Herbicide Application Along Fence Lines, and Litter Removal**
- **Invasive Plant Removal – Physical Removal and/or Herbicide Application**



ABOVE GROUND MAINTENANCE (Dry Ponds, Swales, Ditches, Outfalls, Etc.)



- The City currently has 57 (dry) “retention” stormwater ponds in-place and mowing is a “performance-based” contract.
- Requires vegetative ground cover (grass, etc.) at a maximum height of 2.5 inches.
- All ponds, ditches, and swales are mowed “approx.” bi-weekly from March through October and “approx.” once a month for the remainder.

ABOVE GROUND MAINTENANCE (Dry Ponds, Swales, Ditches, Outfalls, Etc.)

COST TO CONTRACT OUT MAINTENANCE		
Service Type	Quantity	Fee
<ul style="list-style-type: none"> Vegetation Maintenance* <p>*mowing, weed eating, limbing, debris removal, etc.</p>	76 locations	<p>\$ 54,537/year*</p> <p>*unit price contract for 24 months w/12 mo. extension</p>
<ul style="list-style-type: none"> Wet Pond Invasive Species <p>*plant removal by mechanical and chemical means</p>	6 locations	<p>\$ 24,738.00/year</p> <p>*lump sum contract for 24 months w/12 mo. extension</p>

ABOVE GROUND MAINTENANCE (Dry Ponds, Swales, Ditches, Outfalls, Etc.)

MANHOUR COST TO PERFORM MAINTENANCE IN-HOUSE

Service Type	Quantity	Fee
• Vegetation Maintenance	<u>76 locations</u> 2 FTE Crew (12 months) 2 FTE Crew (8 months)* *growing season	\$ 80,785* \$ 53,856* *no equipment/material cost
• Wet Pond Invasive Species	<u>6 locations</u> 2 FTE Crew (12 months) 2 FTE Crew (8 months)* *growing season	\$ 17,452* \$ 11,634* *no equipment/material cost

ABOVE GROUND MAINTENANCE (Dry Ponds, Swales, Ditches, Outfalls, Etc.)

COST CAMPARISON (IN-HOUSE vs CONTRACT)

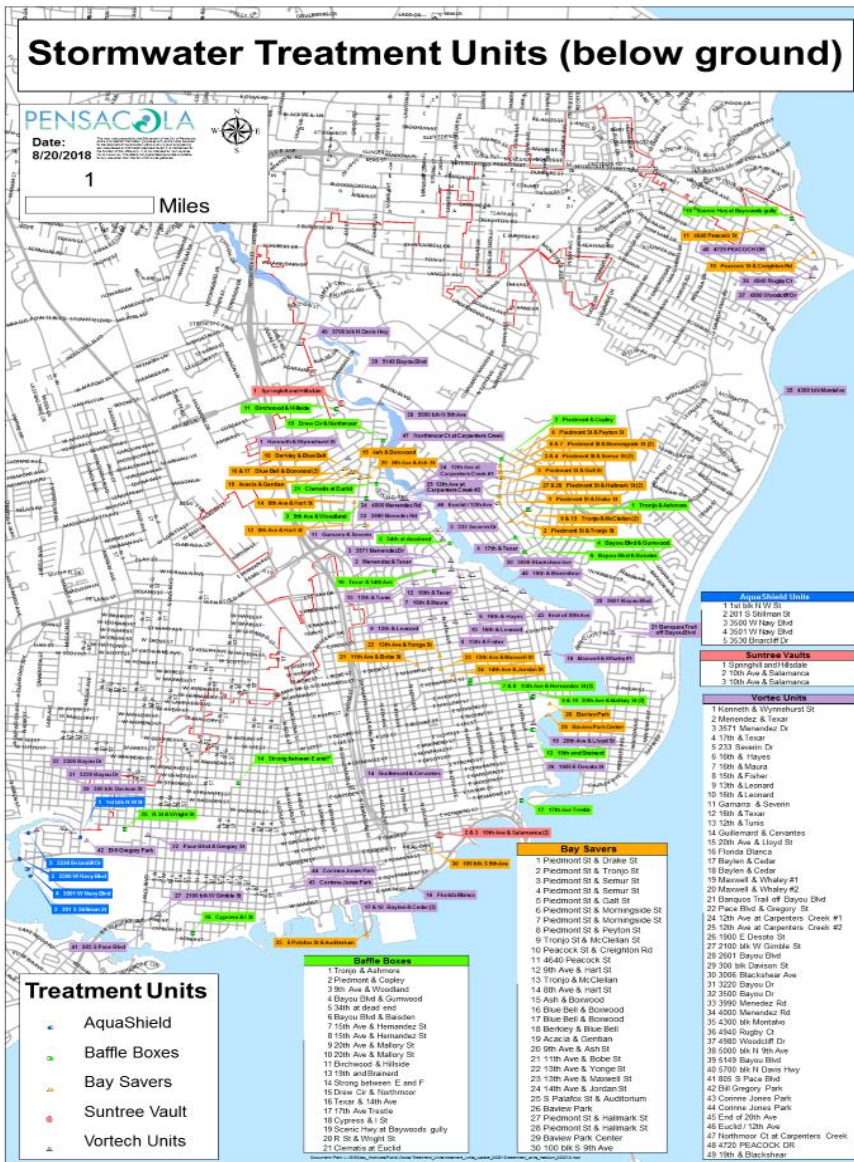
Service Type	Desc.	Cost
• Vegetation Maintenance	In-House (12 months)	\$ 80,785
	Contract	<u>\$ 54,537</u>
	DELTA	\$ 26,248
	In-House (8 months)	\$ 53,856
	Contract	<u>\$ 54,537</u>
	DELTA	\$ (681)
• Wet Pond Invasive Species	In-House (12 months)	\$ 17,452
	Contract	<u>\$ 24,738</u>
	DELTA	\$ (7,286)
	In-House (8 months)	\$ 11,634
	Contract	<u>\$ 24,738</u>
	DELTA	\$(13,104)

BELOW GROUND MAINTENANCE (treatment units and lift stations)

- **Proprietary Stormwater Treatment Units – Sediment and Debris Removal**



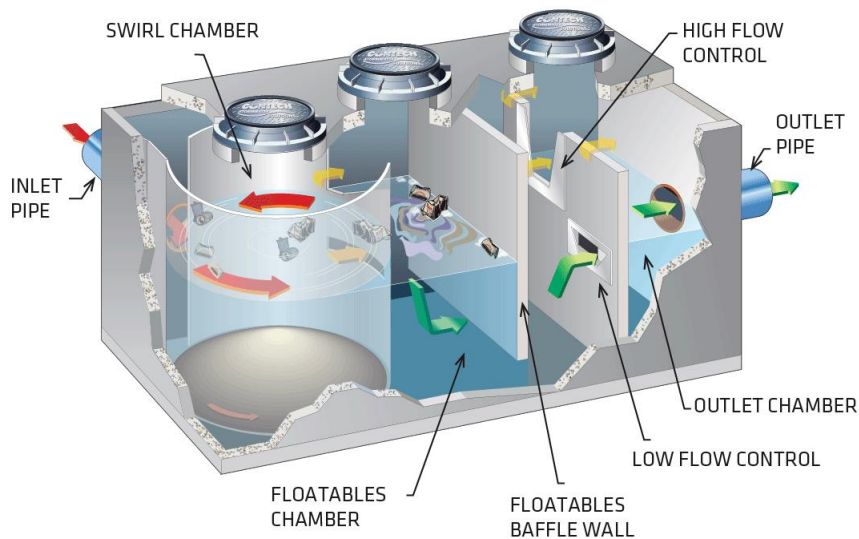
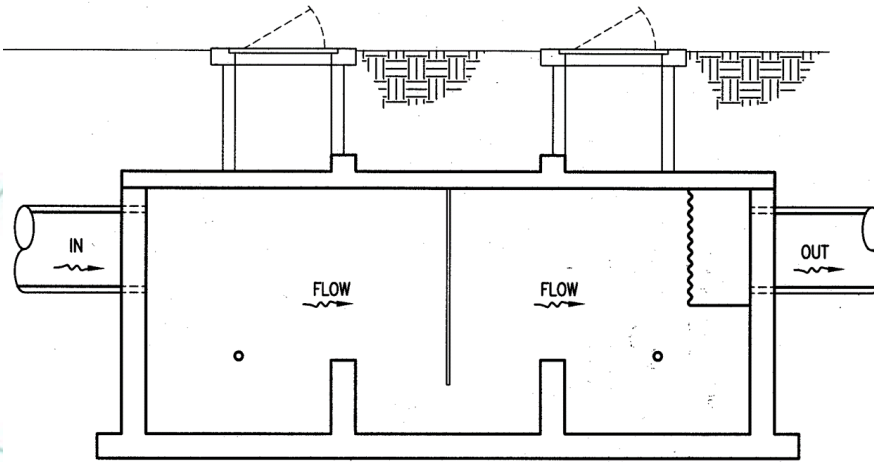
BELOW GROUND MAINTENANCE (treatment units and lift stations)



- The City currently has 109 proprietary treatment units in place and is approximately 96% built-out.
- Scope of services for underground sediment tank cleaning is a “hybrid” unit-price and performance based contract.
- Program has removed approximately 6,100 cubic yards or 16M lbs (8000 tons) over the past five (5) years.

BELOW GROUND MAINTENANCE (treatment units and lift stations)

Typical Proprietary Units



BELOW GROUND MAINTENANCE (treatment units and lift stations)

BELOW GROUND MAINTENANCE (treatment units and lift stations)



- **Stormwater Lift Station and Pump Maintenance – 5 locations**
- **Contract is performance based and requires monthly inspection to verify proper working condition and quarterly cleaning**

BELOW GROUND MAINTENANCE (treatment units and lift stations)

COST TO CONTRACT OUT MAINTENANCE

Service Type	Quantity	Fee
<ul style="list-style-type: none"> Treatment unit cleaning* <ul style="list-style-type: none"> *floatables, decant, sediment/muck removal 	109 locations* *2 cleanings per year	\$ 198,000/year* *unit price contract for 24 months w/12 mo. extension
<ul style="list-style-type: none"> Lift Station cleaning* <ul style="list-style-type: none"> *floatables, decant, sediment/muck removal 	5 locations *4 cleanings per year	\$ 14,000/year *lump sum contract for 24 months w/12 mo. extension

BELOW GROUND MAINTENANCE (treatment units and lift stations)

COST TO PERFORM MAINTENANCE IN-HOUSE

Service Type	Quantity	Cost
<ul style="list-style-type: none"> Treatment unit cleaning* 	<u>109 locations*</u>	
<ul style="list-style-type: none"> *floatables, decant, sediment/muck removal 	6 FTE (2 crews) *2 cleanings per year	\$251,480
<ul style="list-style-type: none"> Lift Station cleaning* 	<u>5 locations</u>	
<ul style="list-style-type: none"> *floatables, decant, sediment/muck removal 	2 FTE (15% of time) *4 cleanings per year	\$12,118

BELOW GROUND MAINTENANCE
(treatment units and lift stations)

COST CAMPARISON
(IN-HOUSE vs CONTRACT)

Service Type	Desc.	Cost
• Treatment Unit Cleaning	In-House Contract DELTA	\$ 251,480 \$ 198,000 <u>\$ 53,480</u>
• Lift Station Cleaning	In-House Contract DELTA	\$ 12,118 \$ 14,000 <u>\$ (1,882)</u>

Summary Cost Comparison

Contract Vs In-House

COST TO CONTRACT OUT MAINTENANCE

Service Type	Quantity	Cost
• Clean Proprietary Treatment Units	109 units	\$ 198,000/year
• Dry Pond Vegetation Maintenance	76 locations	\$ 54,537/year
• Wet Pond Invasive Species Removal	6 Ponds	\$ 24,738/year
• Maintenance of Stormwater Lift Stations	5 Pumps/Lift Stations	\$ 14,000/year

COST TO PERFORM MAINTENANCE IN-HOUSE

Service Type	Quantity	Cost
• Vacuum Clean Proprietary Treatment Units	109 units	\$ 251,480/year
• Dry Pond Vegetation Maintenance	76 locations	\$ 80,785/year
• Wet Pond Invasive Species Removal	6 Ponds	\$ 17,452/year
• Maintenance of Stormwater Lift Stations	5 Pumps/Lift Stations	\$ 12,118/year

Summary

- **Opting to outsource or “contract” maintenance is situational and should be looked at on case-by-case basis**
- **Seasonal work efforts have much bearing on consideration of contract maintenance and can prove to be very effective and fiscally efficient**
- **Contracting work effort out “just for the sake of doing so” is not a fiscally sound practice and never fits every situation**
- **Always require solid references on professional reputation and related experience prior to hiring contract maintenance**

Discussion