**STATE OF MAINE**

**Department of Administrative and Financial Services**

*Property Management Division*



**RFP# 202507095**

**2026-2031 Lawn and Plant Maintenance Services**

|  |  |  |
| --- | --- | --- |
| **RFP Coordinator** | **NAME:** | Valerie L. Russell |
| **TITLE:** | Office Specialist I |
| **EMAIL:** | [Valerie.L.Russell@maine.gov](mailto:Valerie.L.Russell@maine.gov) |
| *All communication regarding the RFP must be made through the RFP Coordinator.* | | |

|  |  |  |
| --- | --- | --- |
| **Bidders’ Conference** | **DATE:** | 08/13/2025 |
| **TIME:** | 08:00am |
| **LOCATION:** | 15 Columbia St. (outside door D10) Augusta, ME |

|  |  |
| --- | --- |
| **Submitted Questions Due Date** | 08/20/2025, no later than 11:59 p.m., local time |
| *All questions must be received by the RFP Coordinator by the date and time listed above.* | |

|  |  |  |
| --- | --- | --- |
| **Proposal Submission Deadline** | **DATE:** | 09/08/2025, no later than 11:59 p.m., local time. |
| **TO:** | [Proposals@maine.gov](mailto:Proposals@maine.gov) |
| *Proposals must be received electronically by the Office of State Procurement Services by the date and time listed above.* | | |

TABLE OF CONTENTS

|  |  |
| --- | --- |
|  | **Page** |
|  |  |
| **PUBLIC NOTICE** | **3** |
|  |  |
| **RFP DEFINITIONS/ACRONYMS** | **4** |
|  |  |
| **PART I INTRODUCTION** | **5** |
| 1. PURPOSE AND BACKGROUND |  |
| 1. GENERAL PROVISIONS |  |
| 1. ELIGIBILITY TO SUBMIT BIDS |  |
| 1. CONTRACT TERM |  |
| 1. NUMBER OF AWARDS |  |
|  |  |
| **PART II SCOPE OF SERVICES TO BE PROVIDED** | **7** |
|  |  |
| **PART III KEY RFP EVENTS** | **10** |
| 1. BIDDERS’ CONFERENCE 2. QUESTIONS |  |
| 1. AMENDMENTS |  |
| 1. PROPOSAL SUBMISSION |  |
|  |  |
| **PART IV PROPOSAL SUBMISSION REQUIREMENTS** | **12** |
|  |  |
| **PART V PROPOSAL EVALUATION AND SELECTION** | **14** |
| 1. EVALUATION PROCESS – GENERAL INFORMATION |  |
| 1. SCORING WEIGHTS AND PROCESS |  |
| 1. SELECTION AND AWARD |  |
| 1. APPEAL OF CONTRACT AWARDS |  |
|  |  |
| **PART VI CONTRACT ADMINISTRATION AND CONDITIONS** | **16** |
| 1. CONTRACT DOCUMENT |  |
| 1. STANDARD STATE CONTRACT PROVISIONS |  |
|  |  |
| **PART VII RFP APPENDICES AND RELATED DOCUMENTS** | **17** |
| **APPENDIX A** – PROPOSAL COVER PAGE |  |
| **APPENDIX B** – RESPONSIBLE BIDDER CERTIFICATION |  |
| **APPENDIX C** – QUALIFICATIONS and EXPERIENCE FORM |  |
| **APPENDIX D** – COST PROPOSAL FORM |  |
| **APPENDIX E** – SUBMITTED QUESTIONS FORM  **APPENDIX F** – FACILITY LOCATION MAPS |  |
|  |  |
|  |  |
|  |  |

PUBLIC NOTICE

**\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\***

**State of Maine**

**Department of Administrative and Financial Services**

**RFP# 202507095**

**2026-2031 Lawn and Plant Maintenance Services**

The State of Maine is seeking proposals for Lawn and Plant Maintenance Services for sites in Augusta, Hallowell and Vassalboro.

A Bidders’ Conference will be held on 08/13/2025 at 08:00am at the following location:

15 Columbia St (outside door D10) Augusta, Me

A copy of the RFP and all related documents can be obtained at: <https://www.maine.gov/dafs/bbm/procurementservices/vendors/rfps>

Proposals must be submitted to the Office of State Procurement Services, via e-mail, at: [Proposals@maine.gov](mailto:Proposals@maine.gov). Proposal submissions must be received no later than 11:59 p.m., local time, on 09/08/2025. Proposals will be opened the following business day.

**\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\***

**RFP TERMS/ACRONYMS with DEFINITIONS**

The following terms and acronyms, as referenced in the RFP, have the meanings indicated below:

|  |  |
| --- | --- |
| **Term/Acronym** | **Definition** |
| **BGS** | Bureau of General Services |
| **Department** | Department of Administration and Financial Services |
| **PMD** | Property Management Division |
| **RFP** | Request for Proposal |
| **State** | State of Maine |

**State of Maine**

**Department of Administrative and Financial Services**

*Property Management Division*

**RFP# 202507095**

**2026-2031 Lawn and Plant Maintenance Services**

**PART I INTRODUCTION**

1. **Purpose and Background**

The State of Maine, Department of Administrative and Financial Services (Department), Property Management Division (PMD) is seeking proposals to provide Lawn and Plant Maintenance Services for sites in Augusta, Hallowell and Vassalboro as defined in this Request for Proposal (RFP) document. This includes, but is not limited to, mowing, string trimming, weeding and spring/ fall clean-up. This document provides instructions for submitting proposals, the procedure and criteria by which the awarded Bidder will be selected, and the contractual terms which will govern the relationship between the State of Maine (State) and the awarded Bidder.

1. **General Provisions**
   1. From the time the RFP is issued until award notification is made, all contact with the State regarding the RFP must be made through the RFP Coordinator. No other person/ State employee is empowered to make binding statements regarding the RFP. Violation of this provision may lead to disqualification from the bidding process, at the State’s discretion.
   2. Issuance of the RFP does not commit the Department to issue an award or to pay expenses incurred by a Bidder in the preparation of a response to the RFP. This includes attendance at personal interviews or other meetings and software or system demonstrations, where applicable.
   3. All proposals must adhere to the instructions and format requirements outlined in the RFP and all written supplements and amendments (such as the Summary of Questions and Answers), issued by the Department. Proposals are to follow the format and respond to all questions and instructions specified below in the “Proposal Submission Requirements” section of the RFP.
   4. Bidders will take careful note that in evaluating a proposal submitted in response to the RFP, the Department will consider materials provided in the proposal, information obtained through interviews/presentations (if any), and internal Departmental information of previous contract history with the Bidder (if any). The Department also reserves the right to consider other reliable references and publicly available information in evaluating a Bidder’s experience and capabilities.
   5. The proposal must be signed by a person authorized to legally bind the Bidder and must contain a statement that the proposal and the pricing contained therein will remain valid and binding for a period of 180 days from the date and time of the bid opening.
   6. The RFP and the awarded Bidder’s proposal, including all appendices or attachments, will be the basis for the final contract, as determined by the Department.
   7. Following announcement of an award decision, all submissions in response to this RFP will be public records, available for public inspection pursuant to the State of Maine Freedom of Access Act (FOAA) ([1 M.R.S. § 401](http://www.mainelegislature.org/legis/statutes/1/title1sec401.html) et seq.). State contracts and information related to contracts, including bid submissions, are generally public records per FOAA.
   8. In the event that a Bidder believes any information that it submits in response to this RFP is confidential, it must mark that information accordingly, and include citation to legal authority in support of the Bidder’s claim of confidentiality. In the event that the Department receives a FOAA request that includes submissions marked as confidential, the Department shall evaluate the information and any legal authority from the Bidder to determine whether the information is an exception to FOAA’s definition of public record. If the Department determines to release information that a Bidder has marked confidential, it shall provide advance notice to the Bidder to allow for them to seek legal relief.
   9. The Department, at its sole discretion, reserves the right to recognize and waive minor informalities and irregularities found in proposals received in response to the RFP.
   10. All applicable laws, whether or not herein contained, are included by this reference. It is the Bidder’s responsibility to determine the applicability and requirements of any such laws and to abide by them.

**Eligibility to Submit Bids**

All interested parties are invited to submit proposals in response to this RFP.

1. **Contract Term**

The Department is seeking cost-efficient proposals to provide services, as defined in this RFP, for the anticipated contract period defined in the table below. The dates below are estimated and may be adjusted, as necessary, in order to comply with all procedural requirements associated with the RFP and the contracting process. The actual contract start date will be established by a completed and approved contract.

Contract Renewal: Following the initial term of the contract, the Department may opt to renew the contract for two (2) renewal periods, as shown in the table below, and subject to continued availability of funding and satisfactory performance.

The term of the anticipated contract, resulting from the RFP, is defined as follows:

|  |  |  |
| --- | --- | --- |
| **Period** | **Start Date** | **End Date** |
| Initial Period of Performance | May 1, 2026 | April 30, 2027 |
| Renewal Period #1 | May 1, 2027 | April 30, 2029 |
| Renewal Period #2 | May 1, 2029 | April 30, 2031 |

1. **Number of Awards**

The Department anticipates making one (1) award as a result of this RFP process.

**PART II** **SCOPE OF SERVICES TO BE PROVIDED**

The Department is seeking proposals from qualified bidders for lawn and plant maintenance services, to include mowing and trimming, plant bed maintenance, and spring/fall clean up at sites in Augusta, Hallowell, and Vassalboro, Maine.

A list of specific properties can be found in **Appendix D** (Cost Proposal Form). Maps of each location/complex can be found in **Appendix F** (Facility Location Maps).

The awarded bidder shall furnish all labor, equipment, and materials necessary to complete the maintenance as specified herein. The work shall include, but not be limited to, the following as described within this document.

**AUGUSTA & HALLOWELL LOCATIONS:**

* 1. Annual: Spring and Fall clean-up
     1. All lawn areas shall be cleaned of all debris, including, but not limited to, branches, stones, and paper shall be removed from the property.
     2. Spring clean-up shall include loosening and reshaping or removing / replenishing mulch as needed for depth between 1” to 1 ½”.
     3. Fall clean-up shall include the pruning/trimming of all shrubs, bushes, hedges, and trees. Leaf clean-up will be done in a timely manner to include leaves that have been blown into parking lots, against retaining walls, etc.
  2. Weekly services: mowing and string trimming
     1. All lawn areas/islands shall be mowed; and curbs, borders, and around equipment string trimmed once per week, unless due to weather conditions, the grass has not grown to over three (3) inches. The cutting height will be on average two and one-half (2-½) inches to three (3) inches. Trimming curbs includes both between the curb line and the parking lot; and the top curb and the lawn.
     2. Mowing will be performed without disturbing planting bed areas, shrubbery, or structures, i.e., no grass blown into or around these areas, no branches broken, no structures damaged.
     3. Any tree, bush, shrub, hedge, or bed that is damaged due to the use of a string trimmer will be the sole responsibility of the contractor to replace or repair.
     4. Grass clippings blown onto sidewalks or into parking lots shall be removed, the same day as mowing.
     5. During lawn mowing, the Contractor shall pickup paper and/or trash and dispose of such material. Such disposal may be done in dumpster on site.
     6. Mowing around all planted beds, planted trees and tree wells, any sitting areas, ground level air conditioning/heat pump units, generators, and any other similar areas shall be such that all grass clippings are directed AWAY from these areas.
     7. All weeds and tree growth, to include roots, shall be removed by hand, and edging done as needed.

**VASSALBORO LOCATIONS/ 15 OAK GROVE ROAD:**

* 1. Annual: Spring and Fall clean-up
     1. All lawn areas shall be cleaned of all debris, including, but not limited to, branches, stones, and paper shall be removed from the property.
     2. Spring clean-up shall include loosening and reshaping or removing / replenishing mulch as needed for depth between 1” to 1 ½”.
     3. Fall clean-up shall include the pruning/trimming of all shrubs, bushes, hedges, and trees. Leaf clean-up will be done in a timely manner to include leaves that have been blown into parking lots, against retaining walls, etc.
  2. Weekly services: mowing and trimming
     1. All lawn areas/islands shall be mowed; and curbs, borders, and around equipment trimmed once per week, unless due to weather conditions, the grass has not grown to over five (5) inches. The cutting height will be cut to three (3) inches, not to exceed five (5) inches. Trimming curbs includes both between the curb line and the parking lot; and the top curb and the lawn.
     2. Mowing will be performed without disturbing planting bed areas, shrubbery, or structures, i.e., no grass blown into or around these areas, no branches broken, no structures damaged.
     3. Any tree, bush, shrub, hedge, or bed that is damaged due to the use of a trimmer will be the sole responsibility of the contractor to replace or repair.
     4. Grass clippings blown onto sidewalks or into parking lots shall be removed, the same day as mowing.
     5. During lawn mowing, the Contractor shall pickup paper and/or trash and dispose of such material. Such disposal may be done in dumpster on site.
     6. Mowing around all planted beds, planted trees and tree wells, any sitting areas, ground level air conditioning/heat pump units, generators, and any other similar areas shall be such that all grass clippings are directed AWAY from these areas.
     7. All weeds and tree growth, to include roots, shall be removed by hand, and edging done as needed.
     8. Mow to a width of three (3) feet behind the entire length of the guardrail which borders the southeast parking lot.
  3. Monthly: mow the septic field area (NOTE: cannot be mowed lower than five (5) inches due to stumps)

**K-9 UNIT RIVERSIDE DRIVE:**

1. Weekly services: mow the following to three (3) inches, not to exceed five (5) inches
2. The path up the hill to the academy.
3. The surrounding trails around the agility course.
4. The upper fields: located next to the agility course roadside.
5. The area around the horse barn.
6. The area and field next to the pond.
7. The lower field which is through the lower path next to the wooden bridge by the pond.

**PART III KEY RFP EVENTS**

1. **Bidders’ Conference**

The Department will sponsor a Bidders’ Conference concerning the RFP beginning at the date, time and location shown on the RFP cover page. The purpose of the Bidders’ Conference is to answer and/or field questions, clarify for potential Bidders any aspect of the RFP requirements that may be necessary and provide supplemental information to assist potential Bidders in submitting responses to the RFP. Although attendance at the Bidders’ Conference is not mandatory, it is strongly encouraged that interested Bidders attend.

1. **Questions**
   1. **General Instructions:** It is the responsibility of all Bidders and other interested parties to examine the entire RFP and to seek clarification, in writing, if they do not understand any information or instructions.
      1. Bidders and other interested parties should use **Appendix E** (Submitted Questions Form) for submission of questions. If used, the form is to be submitted as a WORD document.
      2. Questions must be submitted, by e-mail, and received by the RFP Coordinator identified on the cover page of the RFP as soon as possible but no later than the date and time specified on the RFP cover page.
      3. The RFP Number and Title must be included in the subject line of the e-mail containing the submitted questions. The Department assumes no liability for assuring accurate/complete/on time e-mail transmission and receipt.
   2. **Question & Answer Summary:** Responses to all questions will be compiled in writing and posted on the following website no later than seven (7) calendar days prior to the proposal due date: [Office of State Procurement Services RFP Page](https://www.maine.gov/dafs/bbm/procurementservices/vendors/rfps). It is the responsibility of all interested parties to go to this website to obtain a copy of the Question & Answer Summary. Only those answers issued in writing on this website will be considered binding.
2. **Amendments**

All amendments released in regard to the RFP will also be posted on the following website: [Office of State Procurement Services RFP Page](https://www.maine.gov/dafs/bbm/procurementservices/vendors/rfps). It is the responsibility of all interested parties to go to this website to obtain amendments. Only those amendments posted on this website are considered binding.

1. **Proposal Submission**
   1. **Proposals Due:** Proposals must be received no later than 11:59 p.m. local time, on the date listed on the cover page of the RFP.
      1. Any e-mails containing original proposal submissions or any additional or revised proposal files, received after the 11:59 p.m. deadline, will be rejected without exception.
   2. **Delivery Instructions:** E-mail proposal submissions must be submitted to the Office of State Procurement Services at [Proposals@maine.gov](mailto:Proposals@maine.gov).
      1. Only proposal submissions received by e-mail will be considered. The Department assumes no liability for assuring accurate/complete e-mail transmission and receipt.
         1. Proposal submission e-mails that are successfully received by the [proposals@maine.gov](mailto:proposals@maine.gov) inbox will receive an automatic reply stating as such.
      2. E-mails containing links to file sharing sites or online file repositories will not be accepted as submissions. Only e-mail proposal submissions that have the actual requested files attached will be accepted.
      3. Encrypted e-mails received which require opening attachments and logging into a proprietary system will not be accepted as submissions. Bidders should work with their Information Technology team to ensure that the proposal submission will not be encrypted due to any security settings.
      4. File size limits are 25MB per e-mail. Bidders may submit files separately across multiple e-mails, as necessary, due to file size concerns. All e-mails and files must be received by the due date and time listed above.
   3. **Submission Format:**
      1. Bidders are to insert the following into the subject line of their e-mail proposal submission: **“RFP# 202507095 Proposal Submission – [Bidder’s Name]”**
      2. Bidder’s proposal submissions are to be broken down into multiple files, with each file named as it is titled in bold below, and include:

* **File 1 [Bidder’s Name] – Preliminary Information:**

*PDF format preferred*

**Appendix A** (Proposal Cover Page)

**Appendix B** (Responsible Bidder Certification)

* **File 2 [Bidder’s Name] – Organization Qualifications and Experience:**

*PDF format preferred*

**Appendix C** (Organization Qualifications and Experience Form) and all required information and attachments stated in PART IV, Section II.

* **File 3 [Bidder’s Name] – Proposed Services:**

*PDF format preferred*

All required information and attachments stated in PART IV, Section III.

* **File 4 [Bidder’s Name] – Cost Proposal:**

*Excel format preferred*

**Appendix D** (Cost Proposal Form) and all required information and attachments stated in PART IV, Section IV.

**PART IV PROPOSAL SUBMISSION REQUIREMENTS**

This section contains instructions for Bidders to use in preparing their proposals. The Department seeks detailed yet succinct responses that demonstrate the Bidder’s qualifications, experience, and ability to perform the requirements specified throughout the RFP.

Bidders’ proposals must follow the outline used below, including the numbering, section, and sub-section headings. Failure to use the outline specified in PART IV, or failure to respond to all questions and instructions throughout the RFP, may result in the proposal being disqualified as non-responsive or receiving a reduced score. The Department, and its evaluation team, has sole discretion to determine whether a variance from the RFP specifications will result either in disqualification or reduction in scoring of a proposal. Rephrasing of the content provided in the RFP will, at best, be considered minimally responsive.

Bidders are not to provide additional attachments beyond those specified in the RFP for the purpose of extending their response. Additional materials not requested will not be considered part of the proposal and will not be evaluated. Bidders must include any forms provided in the submission package or reproduce those forms as closely as possible. All information must be presented in the same order and format as described in the RFP.

**Proposal Format and Contents**

**Section I Preliminary Information** (File #1)

* 1. **Proposal Cover Page**

Bidders must complete **Appendix A** (Proposal Cover Page). It is critical that the cover page show the specific information requested, including Bidder address(es) and other details listed. The Proposal Cover Page must be dated and signed by a person authorized to enter into contracts on behalf of the Bidder.

* 1. **Responsible Bidder Certification**

Bidders must complete **Appendix B** (Responsible Bidder Certification). The Responsible Bidder Certification must be dated and signed by a person authorized to enter into contracts on behalf of the Bidder.

**Section II Organization Qualifications and Experience** (File #2)

* 1. **Overview of the Organization**

Bidders must complete Section II of **Appendix C** (Qualifications and Experience Form) describing their qualifications and skills to provide the requested services in the RFP. Bidders must include three (3) examples of projects which demonstrate their experience and expertise in performing these services, as well as highlighting the Bidder’s stated qualifications and skills. Bidders must also provide the following, through completion of **Appendix C**:

* + 1. **Subcontractors**

If subcontractors are to be used, Bidders must provide a list that specifies the name, address, phone number, contact person, and a brief description of the subcontractors’ organizational capacity and qualifications.

* + 1. **Organizational Chart**

Bidders must provide an organizational chart.  The organizational chart must include the project being proposed.  Each position must be identified by position title and corresponding to the personnel job descriptions.

* + 1. **Litigation**

Bidders must attach a list of all current litigation in which the Bidder is named and a list of all closed cases that have closed within the past five (5) years in which the Bidder paid the claimant either as part of a settlement or by decree.  For each, list the entity bringing suit, the complaint, the accusation, amount, and outcome.

* + 1. **Certificate of Insurance**

Bidders must provide a certificate of insurance on a standard ACORD form (or the equivalent) evidencing the Bidder’s general liability, professional liability and any other relevant liability insurance policies that might be associated with the proposed services.

**Section III Proposed Services** (File #3)

* 1. **Services to be Provided**

Bidders must complete Section III of **Appendix C** (Qualifications and Experience Form) to discuss the Scope of Services referenced above in Part II of the RFP and what the Bidder will offer, including a description of the methods and resources the Bidder will use and how each task involved will be accomplished. Bidders must also describe how the expectations and/or desired outcomes as a result of these services will be achieved. If subcontractors are involved, Bidders must clearly identify the work each will perform.

**Section IV**  **Cost Proposal** (File #4)

* 1. **General Instructions**
     1. Bidders must submit a cost proposal that covers the period starting May 1, 2026, and ending on April 30, 2031.
     2. The cost proposal must include the costs necessary for the Bidder to fully comply with the contract terms, conditions, and RFP requirements.
     3. No costs related to the preparation of the proposal for the RFP, or to the negotiation of the contract with the Department, may be included in the proposal. Only costs to be incurred after the contract effective date that are specifically related to the implementation or operation of contracted services may be included.
  2. **Cost Proposal Form Instructions**

Bidders must fill out **Appendix D** (Cost Proposal Form), following the instructions detailed here and in the form. Failure to provide the requested information, and to follow the required cost proposal format provided, may result in disqualification or reduction in scoring of the cost proposal, at the discretion of the Department.

**PART V PROPOSAL EVALUATION AND SELECTION**

Evaluation of the submitted proposals will be accomplished as follows:

1. **Evaluation Process – General Information**
   1. An evaluation team, composed of qualified reviewers, will judge the merits of the proposals received in accordance with the criteria defined in the RFP.
   2. Officials responsible for making decisions on the award selection will ensure that the selection process accords equal opportunity and appropriate consideration to all who are capable of meeting the specifications. The goals of the evaluation process are to ensure fairness and objectivity in review of the proposals and to ensure that the contract is awarded to the Bidder whose proposal provides the best value to the State of Maine.
   3. The Department reserves the right to communicate and/or schedule interviews/presentations with Bidders, if needed, to obtain clarification of information contained in the proposals received. The Department may revise the scores assigned in the initial evaluation to reflect those communications and/or interviews/presentations.
   4. Changes to proposals, including updating or adding information, will not be permitted during any portion of the evaluation process. Therefore, Bidders must submit proposals that present their rates and other requested information as clearly and completely as possible.
2. **Scoring Weights and Process**
   1. **Scoring Weights:** Proposal scores will be based on a 100-point scale and will measure the degree to which each proposal meets the following criteria:

|  |  |  |
| --- | --- | --- |
| **Section I.** | **Preliminary Information**  Proposal materials to be evaluated in this section: all elements addressed in Part IV, Section I of the RFP. | **No Points** |
| **Section II.** | **Organization Qualifications and Experience** Proposal materials to be evaluated in this section: all elements addressed above in Part IV, Section II of the RFP. | **30 points** |
| **Section III.** | **Proposed Services**  Proposal materials to be evaluated in this section: all elements addressed above in Part IV, Section III of the RFP. | **30 points** |
| **Section IV.** | **Cost Proposal**  Proposal materials to be evaluated in this section:all elements addressed above in Part IV, Section IV of the RFP. | **40 points** |

* 1. **Scoring Process:** For proposals that demonstrate meeting the eligibility requirements in Section I, if applicable, the evaluation team will use a consensus approach to evaluate and score Sections II & III above. Members of the evaluation team will not score those sections individually but, instead, will arrive at a consensus as to assignment of points for each of those sections. Section IV, the Cost Proposal, will be scored as described below.
  2. **Scoring the Cost Proposal:** The total cost proposed for conducting all the functions specified in the RFP will be assigned a score according to a mathematical formula. The lowest bid will be awarded 40 points. Proposals with higher bid values will be awarded proportionately fewer points calculated in comparison with the lowest bid.

The scoring formula is:

(Lowest submitted five (5) year fixed cost proposal / five (5) year fixed cost of proposal being scored) x 40 = pro-rated score

No Best and Final Offers: The State of Maine will not seek or accept a best and final offer (BAFO) from any Bidder in this procurement process.  All Bidders are expected to provide their best value pricing with the submission of their proposal.

* 1. **Negotiations:** The Department reserves the right to negotiate with the awarded Bidder to finalize a contract. Such negotiations may not significantly vary the content, nature or requirements of the proposal or the Department’s Request for Proposal to an extent that may affect the price of goods or services requested. The Department reserves the right to terminate contract negotiations with an awarded Bidder who submits a proposed contract significantly different from the proposal they submitted in response to the advertised RFP. In the event that an acceptable contract cannot be negotiated with the highest ranked Bidder, the Department may withdraw its award and negotiate with the next-highest ranked Bidder, and so on, until an acceptable contract has been finalized. Alternatively, the Department may cancel the RFP, at its sole discretion.

1. **Selection and Award**
   1. The final decision regarding the award of the contract will be made by representatives of the Department subject to approval by the State Procurement Review Committee.
   2. Notification of conditional award selection or non-selection will be made in writing by the Department.
   3. Issuance of the RFP in no way constitutes a commitment by the State of Maine to award a contract, to pay costs incurred in the preparation of a response to the RFP, or to pay costs incurred in procuring or contracting for services, supplies, physical space, personnel or any other costs incurred by the Bidder.
   4. The Department reserves the right to reject any and all proposals or to make multiple awards.
2. **Appeal of Contract Awards**

Any person aggrieved by the award decision that results from the RFP may appeal the decision to the Director of the Bureau of General Services in the manner prescribed in [5 M.R.S.A. § 1825-E](http://www.mainelegislature.org/legis/statutes/5/title5sec1825-E.html) and [18-554 Code of Maine Rules Chapter 120](https://www.maine.gov/dafs/bbm/procurementservices/policies-procedures/chapter-120).  The appeal must be in writing and filed with the Director of the Bureau of General Services, 9 State House Station, Augusta, Maine, 04333-0009 within 15 calendar days of receipt of notification of conditional contract award.

**PART VI CONTRACT ADMINISTRATION AND CONDITIONS**

1. **Contract Document**
   1. The awarded Bidder will be required to execute a State of Maine Service Contract with appropriate riders as determined by the issuing department.

The complete set of standard State of Maine Service Contract documents, along with other forms and contract documents commonly used by the State, may be found on the Office of State Procurement Services’ website at the following link: [Office of State Procurement Services Forms Page](https://www.maine.gov/dafs/bbm/procurementservices/forms)

* 1. Allocation of funds is final upon successful negotiation and execution of the contract, subject to the review and approval of the State Procurement Review Committee. Contracts are not considered fully executed and valid until approved by the State Procurement Review Committee and funds are encumbered. No contract will be approved based on an RFP which has an effective date less than fourteen (14) calendar days after award notification to Bidders. (Referenced in the regulations of the Department of Administrative and Financial Services, [Chapter 110, § 3(B)(i)](https://www.maine.gov/dafs/bbm/procurementservices/policies-procedures/chapter-110).)

This provision means that a contract cannot be effective until at least 14 calendar days after award notification.

* 1. The State recognizes that the actual contract effective date depends upon completion of the RFP process, date of formal award notification, length of contract negotiation, and preparation and approval by the State Procurement Review Committee. Any appeals to the Department’s award decision(s) may further postpone the actual contract effective date, depending upon the outcome. The contract effective date listed in the RFP may need to be adjusted, if necessary, to comply with mandated requirements.
  2. In providing services and performing under the contract, the awarded Bidder must act as an independent contractor and not as an agent of the State of Maine.

1. **Standard State Contract Provisions**
   1. Contract Administration

Following the award, a Contract Administrator from the Department will be appointed to assist with the development and administration of the contract and to act as administrator during the entire contract period. Department staff will be available after the award to consult with the awarded Bidder in the finalization of the contract.

* 1. Payments and Other Provisions

The State anticipates paying the Contractor on the basis of net 30 payment terms, upon the receipt of an accurate and acceptable invoice. An invoice will be considered accurate and acceptable if it contains a reference to the State of Maine contract number, contains correct pricing information relative to the contract, and provides any required supporting documents, as applicable, and any other specific and agreed-upon requirements listed within the contract that results from the RFP.

**PART VII** **LIST OF RFP APPENDICES AND RELATED DOCUMENTS**

**Appendix A** – Proposal Cover Page

**Appendix B** – Responsible Bidder Certification

**Appendix C** – Qualifications and Experience Form

**Appendix D** – Cost Proposal Form

**Appendix E** – Submitted Questions Form

**Appendix F** – Facility Location Maps

**APPENDIX A**

**State of Maine**

**Department of Administrative and Financial Services**

*Property Management Division*

**PROPOSAL COVER PAGE**

**RFP# 202507095**

**2026-2031 Lawn and Plant Maintenance Services**

**Section I Preliminary Information**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Bidder’s Organization Name:** | |  | | |
| **Chief Executive - Name/Title:** | |  | | |
| **Tel:** |  | | **E-mail:** |  |
| **Headquarters Street Address:** | |  | | |
| **Headquarters City/State/Zip:** | |  | | |
| *(Provide information requested below if* ***different*** *from above)* | | | | |
| **Lead Point of Contact for Proposal - Name/Title:** | |  | | |
| **Tel:** |  | | **E-mail:** |  |
| **Headquarters Street Address:** | |  | | |
| **Headquarters City/State/Zip:** | |  | | |

* This proposal and the pricing structure contained herein will remain firm for a period of 180 days from the date and time of the bid opening.
* No personnel currently employed by the Department or any other State agency participated, either directly or indirectly, in any activities relating to the preparation of the Bidder’s proposal.
* No attempt has been made, or will be made, by the Bidder to induce any other person or firm to submit or not to submit a proposal.
* The above-named organization is the legal entity entering into the resulting contract with the Department if they are awarded the contract.
* The undersigned is authorized to enter contractual obligations on behalf of the above-named organization.

*To the best of my knowledge, all information provided in the enclosed proposal, both programmatic and financial, is complete and accurate at the time of submission.*

|  |  |
| --- | --- |
| **Name (Print):** | **Title:** |
| **Authorized Signature:** | **Date:** |

**APPENDIX B**

**State of Maine**

**Department of Administrative and Financial Services**

*Property Management Division*

**RESPONSIBLE BIDDER CERTIFICATION**

**RFP# 202507095**

**2026-2031 Lawn and Plant Maintenance Services**

|  |  |
| --- | --- |
| **Bidder’s Organization Name:** |  |

*By signing this document, I certify to the best of my knowledge and belief that the aforementioned organization, its principals and any subcontractors named in this proposal:*

1. *Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.*
2. *Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:*
   1. *Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state, or local government transaction or contract.*
   2. *Violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.*
3. *Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification.*
4. *Have not within a three (3) year period preceding this proposal had one or more federal, state, or local government transactions terminated for cause or default*.
5. *Have not entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.*
6. *Is not a foreign adversary business entity (*[*https://www.maine.gov/oit/prohibited-technologies*](https://www.maine.gov/oit/prohibited-technologies)*).*
7. *Is not on the list of prohibited companies (*[*https://www.maine.gov/oit/prohibited-technologies*](https://www.maine.gov/oit/prohibited-technologies)*) or does not obtain or purchase any information or communications technology or services included on the list of prohibited information and communications technology and services* [*https://www.maine.gov/oit/prohibited-technologies*](https://www.maine.gov/oit/prohibited-technologies) *(Title 5 §2030-B).*

|  |  |
| --- | --- |
| **Name (Print):** | **Title:** |
| **Authorized Signature:** | **Date:** |

**APPENDIX C**

**State of Maine**

**Department of Administrative and Financial Services**

*Property Management Division*

## QUALIFICATIONS & EXPERIENCE FORM

**RFP# 202507095**

**2026-2031 Lawn and Plant Maintenance Services**

|  |  |
| --- | --- |
| **Bidder’s Organization Name:** |  |

**Section II Organization Qualifications and Experience**

|  |
| --- |
| 1. **Overview of the Organization**    1. How many years has the company been in business?       1. How many years has the company been in the Lawn and Plant Maintenance business?    2. Provide listing of current resources, i.e. personnel and equipment available, to execute this RFP.       1. How many personnel are full time?       2. How many personnel are part time?       3. Provide a list of equipment available to execute this contract?    3. Will sub-contractors be used? If so, provide a list that specifies the name, address, phone number, contact person, and a brief description of the sub-contractor’s organizational capacity and qualifications. |
|  |

|  |
| --- |
| 1. **Organization Location and Chart, and Insurance**    1. Provide location of the corporate headquarters and the location from which the services will be provided, if different from the headquarters location.    2. Provide an organizational chart. The chart must include the project being proposed. Each position must be identified by position title and corresponding to the personnel job descriptions.    3. Attach a current certificate of insurance on a standard ACORD form (or the equivalent) evidencing the Bidder’s general liability, professional liability and any other relevant liability insurance policies that might be associated with this contract. |
|  |

|  |
| --- |
| 1. **Description of Experience with Similar Projects**   Provide a list of three (3) contracts/agreements, similar in size, that occurred within the past five (5) years which reflect experience and expertise needed in performing the functions described in the “Scope of Services” portion of this RFP. This can include any State of Maine contracts. For each of the three (3) examples provided, include the name and telephone number for a contact person from the client organization. Please note that contract history with the State of Maine, whether positive or negative, may be considered in rating proposals even if not provided by the Bidder. |

|  |  |
| --- | --- |
| **Project One** | |
| **Client Name:** |  |
| **Client Contact Person:** |  |
| **Telephone:** |  |
| **E-Mail:** |  |
| **Brief Description of Project** | |
|  | |

|  |  |
| --- | --- |
| **Project Two** | |
| **Client Name:** |  |
| **Client Contact Person:** |  |
| **Telephone:** |  |
| **E-Mail:** |  |
| **Brief Description of Project** | |
|  | |

|  |  |
| --- | --- |
| **Project Three** | |
| **Client Name:** |  |
| **Client Contact Person:** |  |
| **Telephone:** |  |
| **E-Mail:** |  |
| **Brief Description of Project** | |
|  | |

|  |
| --- |
| 1. **Litigation**   Attach a list of all current litigation in which the Bidder is named and a list of all closed cases that have closed within the past five (5) years in which Bidder paid the claimant either as part of a settlement or by decree. For each, list the entity bringing suit, the complaint, the accusation, amount and outcome. If no litigation will be included, write “none” on submitted attachment. |
|  |

**Section III Proposed Services**

|  |
| --- |
| 1. **Services to be Provided**   Discuss the Scope of Services referenced above in Part II of this RFP and what the Bidder will offer. **Give particular attention to describing the methods and resources you will use and how you will accomplish the tasks involved**. Also, describe how you will ensure expectations and/or desired outcomes as a result of these services will be achieved. If **subcontractors** are involved, clearly identify the work each will perform. |
|  |

**APPENDIX D**

**State of Maine**

**Department of Administrative and Financial Services**

*Property Management Division*

**COST PROPOSAL FORM**

**RFP# 202507095**

**2026-2031 Lawn and Plant Maintenance Services**

|  |  |
| --- | --- |
| **Bidder’s Organization Name:** |  |

**General Instructions**

1. Bidders must submit a cost proposal that covers the entire period of the contract, including any optional renewal periods. Please use the expected contract start date of May 1, 2026, and an end date of April 30, 2031, in preparing a response to this section. Dates for years 1 - 5 are defined in Annual Cost Summary\* below. The Five-Year Total will be used in the mathematical formula described in Part V, B, 3 of the RFP.
2. The Department anticipates making one (1) award as a result of the RFP process.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Location** | **Year 1** | **Year 2** | **Year 3** | **Year 4** | **Year 5** |
| 19 Union Street | Augusta | $ | $ | $ | $ | $ |
| 55 Capitol Street | Augusta | $ | $ | $ | $ | $ |
| 77 Capitol Street (lot between the Parking Garage & Blaine House) | Augusta | $ | $ | $ | $ | $ |
| 93 Sewall Street | Augusta | $ | $ | $ | $ | $ |
| 103 Sewall Street | Augusta | $ | $ | $ | $ | $ |
| 111 Sewall Street | Augusta | $ | $ | $ | $ | $ |
| 127 Sewall Street | Augusta | $ | $ | $ | $ | $ |
| 187/189 State Street | Augusta | $ | $ | $ | $ | $ |
| 193 State Street | Augusta | $ | $ | $ | $ | $ |
| 210 State Street | Augusta | $ | $ | $ | $ | $ |
| 221 State Street | Augusta | $ | $ | $ | $ | $ |
| 230 State Street | Augusta | $ | $ | $ | $ | $ |
| 242 State Street | Augusta | $ | $ | $ | $ | $ |
| Law Enforcement Memorial  (adjacent to Lot B) | Augusta | $ | $ | $ | $ | $ |
| Capitol Park (located between Capitol Street and Union Street – no bed maintenance) | Augusta | $ | $ | $ | $ | $ |
| Vietnam Memorial ( located in Capitol Park, across from MDOT) | Augusta | $ | $ | $ | $ | $ |
| Fountain Area (located between 210 and 230 State Street - no bed maintenance) | Augusta | $ | $ | $ | $ | $ |
| Chamberlain Street (paved lot with island behind Blaine House) | Augusta | $ | $ | $ | $ | $ |
| Blaine Memorial (corner of Blaine Avenue and Green Street) | Augusta | $ | $ | $ | $ | $ |
| 10 Water Street | Hallowell | $ | $ | $ | $ | $ |
| 15 Oak Grove Road  (complex includes buildings A, B, C & D) | Vassalboro | $ | $ | $ | $ | $ |
| K-9 Unit on Riverside Drive | Vassalboro | $ | $ | $ | $ | $ |
|  | |  |  |  |  |  |

|  |  |
| --- | --- |
| **\*ANNUAL COST SUMMARY** | |
| **TOTAL CONTRACT COST YEAR 1 –** MAY 1, 2026 TO APRIL 30, 2027 | **$** |
| **TOTAL CONTRACT COST YEAR 2 –** MAY 1, 2027 TO APRIL 30, 2028 | **$** |
| **TOTAL CONTRACT COST YEAR 3 –** MAY 1, 2028 TO APRIL 30, 2029 | **$** |
| **TOTAL CONTRACT COST YEAR 4 –** MAY 1, 2029 TO APRIL 30, 2030 | **$** |
| **TOTAL CONTRACT COST YEAR 5 –** MAY 1, 2030 TO APRIL 30, 2031 | **$** |
| **TOTAL CONTRACT COST ALL FIVE YEARS** | **$** |

**APPENDIX E**

**State of Maine**

**Department of Administrative and Financial Services**

*Property Management Division*

**SUBMITTED QUESTIONS FORM**

**RFP# 202507095**

**2026-2031 Lawn and Plant Maintenance Services**

This form should be used by Bidders when submitting written questions to the RFP Coordinator as defined in Part III of the RFP.

If a question is not related to any section of the RFP, enter “N/A” under the RFP Section & Page Number. Add additional rows as necessary.

|  |  |
| --- | --- |
| **Organization Name:** |  |

|  |  |
| --- | --- |
| **RFP Section & Page Number** | **Question** |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

**APPENDIX F**

**State of Maine**

**Department of Administrative and Financial Services**

*Property Management Division*

## FACILITY LOCATION MAPS

**RFP# 202507095**

**2026 Lawn and Plant Maintenance Services**

Double click on the icons below to access the maps of each location.

