



ON BEHALF OF THE PHILADELPHIA REDEVELOPMENT AUTHORITY

Request for Proposals (RFP)

Logan Triangle Grounds Maintenance

JANUARY 28TH, 2026

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Attachments:

- A. Philadelphia Tax Status Certification and Conflict of Interest Form
- B. Campaign Disclosure Forms
- C. Insurance Requirements

Application Process

The Philadelphia Housing Development Corporation ("PHDC") on behalf of The Philadelphia Redevelopment Authority ("PRA") is pleased to issue this Request for Proposals ("RFP") for qualified landscape service providers (i.e., individuals, organizations, and businesses) (herein, "Applicants") to maintain the various properties at the Logan Triangle site.

Submission Deadline

Applicants must submit a response/proposal (a "Response") no later than **March 3rd, 2026, at 4:00 PM**; absolutely no proposals will be accepted after that time.

Pre-submission conference

A pre-submission Zoom conference (non-mandatory) will be held on **February 11th, 2026, AT 10:00AM** to answer any questions regarding this RFP. Interested parties are urged to attend this conference. If you are interested in attending this virtual conference, contact Simbarashe Madziva at **simbarashe.madziva@phdc.phila.gov** by close of business **February 9th, 2026, AT 10:00AM**.

Questions/Requests for Additional Information

PHDC will accept questions and requests for additional information directed in writing to **simbarashe.madziva@phdc.phila.gov** through **4PM** on **February 13th, 2026**. Questions, responses, and additional information will be posted on the PHDC website within seven (7) business days of the pre-bid meeting.

Related Parties

Applicants may submit only one Response to this RFP. Individuals or businesses that are legally related to each other or to a common entity may not submit separate Responses. PHDC, in its and absolute discretion, retains the right to reject any Response where:

1. Applicants or principals of applicants are substantially similar or substantially related parties; or
2. PHDC has determined that the Applicant has violated these conditions or the spirit of these conditions.

Submission Process

Online Submission – via the electronic portal on PRA's website <https://phdcphila.org/rfps-rfqs-sales/professional-services-rfps/>

Hard Copy Submission - Responses may be submitted by

- (i) U.S. mail return receipt requested,
- (ii) by a nationally recognized delivery service (e.g., FedEx), or
- (iii) by hand delivery. Any such hard copy submission must:

Response submissions will be accepted only in either of the following formats:

- include one (1) original unbound copy of the Response, as well as a flash drive of the Response in PDF format,
- and be addressed to:

Simbarashe Madziva
Philadelphia Housing Development Corporation
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Disqualification

An Applicant will be disqualified if:

1. the Response is not received by the submission deadline.
2. any terms, conditions, disclosures, acknowledgements, or certifications contained in any required form have been revised or changed
3. any required submission materials are missing, illegible, or as applicable, unsigned, or undated.
4. Except as indicated above, an Applicant will be disqualified if any required submission item does not comply with the Instructions or this RFP, unless the disqualification is waived.
5. An Applicant may be disqualified due to a conflict of interest or other factors as determined by PHDC in its sole and absolute discretion.

Bid Price

PHDC, on behalf of the PRA, will award this project to the response determined to be the most qualified based on the criteria explained below. Bid price is one of these criteria, though the project will not necessarily be awarded to the lowest bidder.

Schedule

The timeline for this opportunity is as follows:

Event	Date
RFP posted	January 28 th , 2026
Pre-Submission Conference	February 11 th , 2026, at 10:00AM
Questions Due*	February 13 th , 2026, at 4:00PM
Questions and Answers Posted	February 18 th , 2026
Submissions Deadline	March 3 rd , 2026, at 4:00PM
Estimated Selection Date	April 2 nd , 2026
Estimated Selection Date	April 2 nd , 2026

PHDC reserves the right, in its sole discretion, to alter this schedule as it deems necessary or appropriate.

Project Description

PHDC invites competitive Responses from Applicants to maintain various parcels of PRA properties.

Scope of Work

PHDC is currently seeking qualified Applicants for a land maintenance services contract (the "Contract"). The services in the Contract will include:

grass mowing, trimming, and edging.

maintaining 'No Hunting' signs,

proper removal/disposal of lawn litter, including trash, and landscape debris such as leaves, sticks, grass clippings, and organic debris by the contractor (the "Services").

respond to dumping calls within 24-48hrs

The selected Applicant should have capacity to respond to dumping calls within 24-48hrs.

The selected Applicant shall be responsible for the satisfactory and complete execution of the Services in accordance with the true intent of the specifications. The selected Applicant shall provide, without extra charge, all incidental items required as part of the work even though not particularly specified or indicated.

The Contract will be for a term of one year with options to renew the Contract for two (2) successive one- year renewal terms to be exercised at the sole discretion of the PRA.

Inspection of Location

Before submitting a Response, Applicants shall be required to examine the location specified herein where work is to be performed and become satisfied as to the existing conditions under which a contractor will be obliged to operate, that may affect the work under the Contract. No allowances shall be made in this connection on behalf of the Applicant and/or Contract, for any negligence on their part.

Insurance Requirements

Insurance is a requirement for this engagement in accordance with Attachment C. No Contract will be executed nor purchase order issued unless and until all required insurance certificates, in the required amount, are received

Change and/or Contract Modifications

The PRA reserves the right to increase or decrease service, or make any changes necessary, at any time during the duration of the Contract, or any negotiated extension thereof.

Price adjustments due to any of the foregoing changes shall be based on a prorated basis based on the Contract. Prices for extra work requested during the Contract which are not part of the Contract will be negotiated at the time of occurrence.

Changes of any nature after contract award, which reflects an increase or decrease in requirements of cost, shall require a written change order request to be issued by the PRA.

Laws, Ordinances and Regulations

The Applicant shall stay fully informed and comply with all local, state, and federal laws, ordinances, and regulations.

PERMITS AND LICENSES. Any permit, licenses, certificates, or fees required for the performance of the Services shall be obtained and paid for by the successful Applicant.

INDUSTRY RULES AND CODES. All Services shall be done in compliance with the applicable rules of the industry which shall be considered as included in these specifications, shall comply with all local and state codes, and be approved by the PRA prior to use.

Protection of Property

The successful Applicant shall be responsible for protecting and preserving from damage all facilities, public and private, which are adjacent to the area where the work is being performed. If any damage is done to "off target" plant material, the plant or plants shall be replaced with an approved specimen at no cost to the PRA.

Time and Progress

It is understood and agreed that "time is of the essence," in respect to the work contemplated herein, and the Applicant agrees to perform the Services covered by the Contract in conformity with the provisions set forth herein and to prosecute all work with all due diligence as to complete any Services required under the Contract within the shortest reasonable period of time.

Equipment and Materials, Inspection and Liability

The Applicant shall submit with its bid a list of equipment to be utilized that will demonstrate the Applicant's capability to successfully perform the Services. PHDC reserves the right to inspect the Applicant's facilities and equipment to determine its capabilities. PHDC reserves the right to request documentation to show evidence of the Applicant's operational, managerial, equipment and financial capabilities prior to award.

Vendor Responsibility

The selected Applicant may perform only those Services as authorized in the Contract and only after receipt of a proceed order from the PRA or from PHDC on behalf of the PRA.

The selected Applicant may perform services only at the prices quoted in the Contract and/or in an amended Contract (a change to the Contract is issued whenever the items, unit price, total amount, or terms and conditions change from the original Contract).

The selected Applicant may perform services up to the dollar limit of the Contract and for the period shown on the Contract. The selected Applicant is expected to carefully monitor obligations against the Contract and inform the PRA of anticipated funding shortfalls.

Should services be performed that are not specifically incorporated and priced into the Contract, and/or delivered without a written proceed order, the PRA shall have no obligation for payment.

For performance of Services, the selected Applicant shall honor and be paid for orders placed until the close of business of the date of Contract expiration.

Performance of Services may occur following Contract expiration, so long as the order was placed prior to the Contract expiration date.

The selected Applicant must provide in writing a detailed and agreed upon schedule at the start of each mowing season. This schedule must be received prior to the commencement of the Services. Changes to the schedule require PRA approval. No Services will begin until the above conditions are met.

Safety Equipment, Proper Clothing, and Appearance

All personnel working on grounds shall be responsible for wearing safety equipment as per M.I.O.S.H.A. and M.D.A. requirements and proper clothing such as long sleeve shirts, long pants, rubber gloves, and boots. All personnel shall maintain a clean and neat appearance.

Accidents

Any accidents on the premises shall be reported immediately to the PRA.

Technical Specifications: Mowing

13 (Thirteen) Cycles - Bi-weekly trips June through September, one trip in October.

- A. Grass shall not be allowed to reach a height of five (5) inches or more and shall be mowed to the minimum height of two (2) inches.
- B. All elements of the lawn maintenance cycle shall be completed the same day they started. No partial mowing will be allowed unless the weather forces delay. If rain or wet turf conditions exist, contractor shall finish the cycle as soon as favorable conditions exist.
- C. All mowing, trimming and edging equipment shall be properly maintained. Cutting blades shall be kept sharp to minimize turf damage.
- D. Equipment and supplies may not be stored overnight or for extended periods of time on PRA property.
- E. Grass shall not be mowed when wet.
- F. No mowing is to be done on Saturdays or Sundays, unless approval is obtained from the Administrator. If approved, Saturday work will be billed at the awarded per acre price, exclusive of any additional expenses incurred by the contractor, including regular pay and overtime. All scheduled work will be performed during normal working hours - 7:00 am - 5:00 pm - Monday through Friday unless approved by the PRA Administrator. No mowing will be allowed on the following Holidays:

Martin Luther King Day	Memorial Day	Good Friday
Independence Day	Christmas	New Year's Day
President's Day	Columbus Day	Veteran's Day
Labor Day	Thanksgiving	

- G. Clippings shall be removed if visible after mowing and removed at contractor's expense. No clippings shall be disposed of in City of Philadelphia ("City") or PRA dumpsters or on City or PRA property.
- H. All clippings shall be removed from all neighboring properties, sidewalks and roadways.
- I. Areas to be mowed will be approximate designated area on enclosed maps.
- J. Areas that are comprised of overgrown thicket or forest do not require mowing but shall be trimmed back off any streets or sidewalks.

Grass Trimming

Trim grass around fixed objects and trees. Extreme care shall be used to prevent damage to fixed objects and trees.

Edging

Edge along all walks and curb areas every second mowing. Edging shall be no wider than 1/2 inch from edge of sidewalk to lawn surface. All edging debris shall be removed from walkways and curb area and disposed of at contractor's expense. No edging shall be disposed of in City or PRA dumpsters or on City or PRA property.

Method of Payment

The successful Applicant shall furnish an invoice in duplicate, for services rendered for each application period for their labor and equipment. The billing shall include before & after photos; reference the appropriate Contract number and shall contain, if applicable, adjustments for additions, deletions or change in Services. The PRA will pay the billed monthly amount in accordance with the agreed Contract rate. Payments may be delayed up to 30 days after submittal of bill.

The successful Applicant shall hold harmless and indemnify PHDC and the PRA and their respective officers, agents and employees against all claims for damages to public or private property and for injuries to people arising out of and during the project and to the completion of the Services. The undersigned, as Applicant, declares that it has familiarized itself with the location of the proposed Services and the conditions under which such Services must be performed. The Applicant has also carefully examined the documents and specifications, which he/she/it understands and accepts as sufficient for the purpose of completing said Services.

Location

The PRA owned property known as "Logan Triangle" is approximately 36 acres. It is bound by 11th Street to the west, Loudon Street to the north, Wingohocking Street to the south and Roosevelt Boulevard and N Marshall Street to the east.

Site Map



Proposal Submission Requirements

1. Cover letter. Please provide a cover letter no more than two (2) pages in length specifying the name of your firm, name of key individual(s) involved, the cost proposed for Services during the first year and for each of the two (2) successive one-year renewal terms, and whether Applicant is a local business entity (LBE).
2. Description of Applicant's operational, managerial, equipment and financial capabilities, no more than two (2) pages in length.
3. Detailed plan of mobilization, detailed cost estimate and timeline, no more than two (2) pages in length.
 - a. Mobilization should include your approach to Project Delivery. Describe your approach to providing the Services; also indicate estimated number of employees and their planned tasks with durations.
 - b. Cost estimate should include per acre price as well as material, labor and equipment costs.
4. Describe experience with providing similar services for comparable size locations with the City of Philadelphia or other public/governmental agencies, no more than one (1) page in length.
5. Economic Inclusion. Please describe the Applicant's past performance in hiring local, diverse workforce, both in-house and with subcontractors. The entire section should be no more than one (1) page in length
6. Please provide a narrative describing Applicant's past performance with hiring and training local workforce, and plan for hiring and training local workforce on this project, no more than one (1) page in length.
7. Completed forms identified in RFP.

Evaluation & Selection

PHDC, on behalf of the PRA, intends to award this Contract to the Applicant that best demonstrates the level of experience, skill and competence required to perform the Services called for in this RFP in the most efficient, cost-effective, and professional manner. PHDC will initially review the Responses to determine compliance with the Proposal Submission Requirements. Only Responses that comply with these requirements will be considered for evaluation. If no Response meets these requirements, PHDC may allow all Applicants to supplement their Responses to conform to these requirements.

PRA will evaluate Applicants based on the following factors:

- | | |
|--|-----------|
| - Qualifications and relevant experience | 25 points |
| - Proposed approach and strategies | 25 points |
| - Organizational capacity | 20 points |
| - Budget and cost proposal | 15 points |
| - Economic inclusion | 10 points |
| - Local subcontracting and hiring | 5 points |
| - | |

Events of Disqualification or Default

After the selection of an Applicant, and before execution of the Contract, PHDC, on behalf of the PRA, may treat any of the following as an event of disqualification or default:

1. Unilateral withdrawal by the selected Applicant;
2. Failure to proceed substantially in accordance with the Response as submitted;
3. Failure by the Applicant for any reason whatsoever to timely execute the Contract when tendered;
4. Material misrepresentation, omission, or inaccuracy contained in any document submitted either as part of the Response, or subsequent thereto. For the purposes of this section, the PRA places particular importance on the information required by the Applicant's Statement of Qualifications and Financial Responsibility and the Applicant's Statement for Public Disclosure;
5. Failure to provide in a timely manner the additional material required after selection throughout the PRA disposition process.

Upon the happening of an event of disqualification or default by the Respondent, PRA shall have the right, at its election, to:

1. Rescind its selection; or
2. Declare null and void a Contract that may already have been executed.

Declarations and Other Information

Tax Clearance and Conflict of Interest Form

Applicants, upon request of PHDC, must provide evidence satisfactory to PHDC that all municipal taxes, including business taxes, real estate, school, water and sewer charges, if applicable, are current for both the individual Applicant and the Applicant's firm, and that neither is currently indebted to the City; will at any time during the term of the Contract be indebted to the City, for or on account of any delinquent taxes, liens, judgments, fees or other debts for which no written agreement or payment plan satisfactory to the City has been established. Please complete the Philadelphia Tax Status Certification and Conflict of Interest form (Attachment A) and submit it with your Response.

Campaign Contribution Disclosure Forms

Please complete the applicable disclosure forms (Attachment B) and submit with your proposal.

Insurance Requirements

Please submit a certificate of insurance evidencing the required coverages as outlined in Attachment C with your Response. If, for any reason, you cannot comply with the insurance requirements, please provide the reasons for your inability to do so and PHDC, on behalf of the PRA, will consider any deviations from the insurance requirements on a case-by-case basis.

By submitting a Response to this RFP, an Applicant acknowledges: (i) its acceptance of the terms and conditions of this RFP; (ii) PHDC and the PRA may exercise in their respective sole discretion the following rights; and (iii) PHDC and the PRA may exercise the following rights at any time and without notice to any Applicant:

1. to reject any and all Responses;
2. to supplement, amend, substitute, modify or re-issue the RFP with terms and conditions materially different from those set forth here;
3. to cancel this RFP with or without issuing another RFP;
4. to extend the time period for responding to this RFP;
5. to solicit new Responses;
6. to conduct personal interviews with any Applicant to assess compliance with the selection criteria;
7. to request additional material, clarification, confirmation or modification of any information in any and all Responses;
8. to negotiate any aspect of a Response, including price;
9. to terminate negotiations regarding any and all Responses at any time;
10. to expressly waive any defect or technicality in any Response;
11. to rescind a selection prior to contract execution if the PRA determines that the Response does not conform to the specifications of this RFP;
12. to rescind a selection prior to contract execution if the PRA determines that the specifications contained in this RFP are not in conformity with law or that the process in selection of a Response was not in conformity with law or with the legal obligations of PHDC or the PRA;
13. in the event a contract is awarded, the successful Applicant or Applicants shall procure and maintain during the life of the contract liability insurance in an amount to be determined prior to the award of any contract;
14. in the event a contract is awarded, all Applicants agree to perform their services as an independent contractor and not as an employee or agent of PHDC and/or the PRA;
15. in the event a contract is awarded, all Applicants agree that no portion of performance of the contract shall be subcontracted without the prior written approval of the PRA; and
16. each Applicant agrees to indemnify, protect and hold harmless PHDC and/or the PRA from any and all losses, injuries, expenses, demands and claims against PHDC or the PRA sustained or alleged to have been sustained in connection with or resulting from (i) the submission of the Applicant's Response; (ii) the delivery by the Applicant to the PRA of any other documents or information; and (iii) any other conduct undertaken by the Applicant in furtherance of or in relation to the Applicant's proposal. Each Applicant agrees that its duty to indemnify and hold harmless shall not be limited to the terms of any liability insurance, if any, required under this RFP or subsequent contract.

Neither PHDC nor the PRA is under any obligation whatsoever to Applicant as a result of this RFP. The RFP does not represent any commitment on the part of the Authority to Applicant or the project. In no event shall the Authority be responsible for any cost, expense or fee incurred by or on behalf of Applicant in connection with the RFP. Applicant shall be solely responsible for all such costs, expenses and fees.

NOTICE: The PRA is subject to The Pennsylvania Right to Know Law. Any information provided in your response to this may be subject to disclosure to the public. Documents provided in response to this RFP may also be required to be disclosed by applicable law, subpoena, and/or court order.