



Palos Heights School District 128

12809 S. McVicker Ave • Palos Heights, IL 60463
Phone: (708) 597-9040 • Fax: (708) 597 9089 • www.palos128.org

Merryl B. Brownlow, Ed.D.
Superintendent

Date: March 18, 2026
From: Bryan Neubacher, Director of Maintenance and Grounds
Subject: Recommendation for 2026 Landscaping Services Contract

The purpose of this memorandum is to provide the Board of Education with a formal recommendation regarding the procurement of landscaping services for the 2026 season. The proposed contract covers comprehensive grounds maintenance for all district facilities (Indian Hill, Chippewa, Navajo, and Independence) for the period of April 1, 2026, through November 30, 2026. This seasonal maintenance is essential to ensure the safety, curb appeal, and structural integrity of our campus grounds during the peak growing and leaf-fall months.

Service Scope Comparison

A thorough review of the bids submitted by three pre-qualified vendors reveals significant variations in the scope of work provided. While all vendors meet the basic requirements for lawn maintenance, the level of comprehensive care differs as follows:

- **CNC Lawn Care:**
 - Scope is limited strictly to weekly grass cutting and perimeter trimming.
 - Does not include seasonal cleanup or debris management.
- **SN Landscaping (Recommended):**
 - Includes weekly cutting and trimming across all four district locations.
 - **Comprehensive Spring and Fall Cleanups:** Includes full leaf removal and bed preparation.
 - **Debris Removal:** Includes regular clearing of grass clippings and organic debris from parking lots and walkways, reducing drainage issues and slip hazards.
- **AR Lawn Service:**
 - Standard weekly cutting and trimming services.
 - Includes basic leaf blowing, but lacks the intensive spring/fall deep-cleaning and specialized parking lot debris removal offered by SN Landscaping.

INDIAN HILL
12800 S. Austin Ave
(708) 597-1285

CHIPPEWA
12425 S. Austin Ave
(708) 388-7260

NAVAJO HEIGHTS
12401 S. Oak Park Ave
(708) 385-3269

INDEPENDENCE JR. HIGH
6610 W. Highland Dr
(708) 448-0737



Palos Heights School District 128

12809 S. McVicker Ave • Palos Heights, IL 60463
 Phone: (708) 597-9040 • Fax: (708) 597 9089 • www.palos128.org

Merryl B. Brownlow, Ed.D.
 Superintendent

Vendor Cost Comparison Table

The following table provides a detailed financial breakdown of the three competitive bids received for the 2026 Landscaping Services Contract. Costs are calculated based on a 35-week service season (April 1 – November 30).

Cost Category	CNC Lawn Care	SN Landscaping	AR Lawn Service
Indian Hill (Weekly)	\$205.00	\$200.00	\$355.00
Chippewa (Weekly)	\$155.00	\$300.00	\$295.00
Navajo (Weekly)	\$255.00	\$300.00	\$335.00
Independence (Weekly)	\$190.00	\$200.00	\$2225.00
Total Weekly Expenditure	\$805.00	\$1,000.00	\$1,190.00
Total Monthly Expenditure (Avg)	\$3,220.00	\$4,000.00	\$4,760.00
Total Annual Contract Value	\$25,760.00	\$32,000.00	\$38,080.00

Analysis and Recommendation

Value Analysis

Upon reviewing the three submitted bids, the Maintenance and Grounds Department has conducted a thorough value analysis beyond the base financial figures.

- **CNC Lawn Care (\$25,760.00):** While CNC represents the lowest numerical bidder, its scope is strictly limited to routine cutting and trimming. This would necessitate separate purchase orders or internal labor for seasonal cleanups, likely erasing the initial cost savings.
- **SN Landscaping (\$32,000.00):** SN Landscaping occupies the 'middle ground' in pricing but offers the highest service-to-value ratio. Their contract is comprehensive, including full spring and fall cleanups as well as the removal of debris from parking lots and walkways. This 'all-in' approach ensures campus aesthetics are maintained during transition months without additional billing.
- **AR Lawn Service (\$38,080.00):** AR offers a scope similar to SN Landscaping but at a significantly higher price point (approximately 19% higher than SN), which does not align with the district's fiscal responsibility goals, given the comparable service levels available.

INDIAN HILL
 12800 S. Austin Ave
 (708) 597-1285

CHIPPEWA
 12425 S. Austin Ave
 (708) 388-7260

NAVAJO HEIGHTS
 12401 S. Oak Park Ave
 (708) 385-3269

INDEPENDENCE JR. HIGH
 6610 W. Highland Dr
 (708) 448-0737



Palos Heights School District 128

12809 S. McVicker Ave • Palos Heights, IL 60463
Phone: (708) 597-9040 • Fax: (708) 597 9089 • www.palos128.org

Merryl B. Brownlow, Ed.D.
Superintendent

Formal Recommendation

Based on the Director of Maintenance and Grounds' rationale regarding the service-to-value ratio, it is recommended that the contract be approved for **SN Landscaping** for the 2026 season.

INDIAN HILL
12800 S. Austin Ave
(708) 597-1285

CHIPPEWA
12425 S. Austin Ave
(708) 388-7260

NAVAJO HEIGHTS
12401 S. Oak Park Ave
(708) 385-3269

INDPENDENCE JR. HIGH
6610 W. Highland Dr
(708) 448-0737