

Marina at the Bluffs

Property Services Proposal



OAKMONT
PROPERTY SERVICES

Marina at the Bluffs Leadership,

On behalf of Oakmont Property Services, I extend my sincere appreciation for considering us as your prospective landscape management services provider. The prospect of forging a partnership with you is truly exhilarating! We are eager for the opportunity to fulfill all your landscape needs as your exclusive maintenance partner. The core values that define our culture are a steadfast commitment to **QUALITY, CUSTOMER SERVICE, and COMMUNICATION.**

For us, quality signifies the adherence to established and mutually agreed-upon standards. At Oakmont Property Services, we initiate this commitment from the inception through our thorough assessment and estimation of your property. Our dedicated team invests considerable time on-site, utilizing advanced measuring and budgeting software, and drawing upon decades of field experience. This comprehensive approach ensures a nuanced understanding of the unique agronomic and horticultural characteristics of your property. Our meticulous quantifying process serves as our blueprint for each job, guaranteeing precise determination of hours, crew size, type and size of equipment, and clearly defined specifications. This results in exact daily, weekly, and annual work processes.

As you delve into the following pages, you will gain insights into Oakmont Property Services and discover why we stand out as the ideal organization for your needs. Our aspiration is to cultivate partnerships through diligent effort, fostering enduring relationships. We firmly believe that landscaping transcends mere aesthetics, and we look forward to demonstrating precisely what that philosophy entails. Once again, we express our gratitude for the opportunity to submit our bid for a partnership with Marina at the Bluffs.

Oakmont's approach to Communication



Oakmont prioritizes direct and efficient communication with its clients. To ensure a seamless partnership, we've implemented a unique approach.

Ownership-Driven Management: Our community management is led by owners of Oakmont. This direct involvement fosters a deep understanding of the community's needs and values.

We are the Dedicated Account Managers: Each community is assigned a full-time account manager who is also an Owner. This provides clients with direct access to a decision-maker and ensures that their concerns are addressed promptly.

Streamlined Communication: By eliminating the need for unnecessary intermediaries, we minimize response times and streamline issue resolution.

Our proactive communication style ensures that clients feel informed and supported.

This approach reflects our commitment to exceptional customer service and our belief that open and honest communication is essential for building strong partnerships.

Oakmont's approach to Quality

Elevating the quality of outdoor spaces is the essence of our mission at Oakmont Services. We recognize that a well-crafted landscape not only enhances aesthetics but also promotes safety, comfort, and tranquility, transforming spaces into places worth savoring. This commitment is not just a duty for us, it's a responsibility we hold dear. Every member of our team upholds the values and dedication to quality that define Oakmont Property Services, evident in every project we undertake.

In our approach to initiating and managing Marina at the Bluffs, we prioritize quality through tailored introductory meetings, meticulous consideration of community expectations, and a strategic action plan to achieve the desired landscaping outcome. The critical first 90 days of a project establish the tone for success, emphasizing constant communication during initial meetings to thoroughly understand and exceed expectations. To ensure transparency and accountability, we provide detailed weekly and monthly reports promptly sent to the community association manager upon project completion. Oakmont Property Services is committed to working hand in hand with you, aiming to not only improve but also enhance the current landscape, setting new standards for quality and excellence.



The Oakmont Difference

At Oakmont Property Services, we're dedicated to going above and beyond for our trusted partners. Our full-spectrum landscape service plans go way past the basics of mowing and trimming. Through regular site visits, we not only maintain the quality of our work but also proactively address challenges to your landscape's appearance, always on the lookout for opportunities to enhance it. As part of our comprehensive landscape management service, we regularly inspect your irrigation system, assess plant health, and determine fertilization needs—all with the goal of creating and preserving an inviting atmosphere for your community. With flexible scheduling, we make sure our service teams won't disrupt your tenants and their guests. It's about more than maintenance; it's about crafting an environment that speaks volumes about your property.



Accurate Estimating and Pricing

Oakmont Property Services excels in a meticulous work process and strict adherence to property-specific requirements. This precision allows us to accurately estimate the resources required for each task, ensuring that the necessary work is performed effectively. Estimating is a cornerstone best practice at Oakmont Property Services, reflecting our commitment to excellence and pride in delivering precise and reliable services.



**Precise
Quantities**



**Compliance to
Specifications**



**Accurate Hours
and Crew Size**

Marina at the Bluffs Equipment List

If awarded the contract for Landscape Services. Oakmont would provide a new fleet of equipment to Marina at the Bluffs to service Mowing, Detail, and Weed-Control.

- 2-SCAG V-Ride XL 61" Mower
- 1-SCAG V-Ride II 36" Mower
- 4-ECHO Professional Grade Trimmer
- 4-ECHO Professional Grade Edger
- 4-ECHO Professional Grade Backpack Blower
- 4-ECHO Professional Hedge Trimmer
- 4-ECHO Backpack Sprayer



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Description of Services

Item No.	Frequency	Description of Services	Totals
General Maintenance	Monthly (Based on a 42 Week Maintenance Cycle)	Mowing, edging, string trimming, weeding of beds, blowing and disposal of trash/litter.	\$60,556
Fertilization	Not Included	Granular applications to develop soil, plants, and grasses as well as weed control and pre-emergent. Granular slow-release fertilization to provide sustained nourishment over time and minimizing the risk of nutrient runoff.	Not Included
Pesticide Application	Not Included	The application of formulated solutions to remove/deter harmful insects and fungus in turf and ornamentals. (Grubs are not included in this proposal)	Not Included
Annuals	Not Included	Bi-Annual removal, clean up, furnish and installation of annual flowers	Provided Upon Request
Pruning/Trimming	Monthly 12 x Per Year	Trimming/Pruning of beds and hedges to maintain a formal manicured appearance. Seed pods and dead fronds on Palm Trees (Pygmy Date/Adonidia) up to 10'. Monthly weed control in beds, pavers, and gravel beds.	\$51,905
Palm and Leaf Clean Up	12 x Per Year	Removal of Palm Fronds and Leaves around the property.	Included in General Maintenance
Irrigation Inspections	Monthly 12 x Per Year	Monthly Checks of all stations and pumps, including proposals for adjustments and repairs	\$5,537

Annual Totals

Total Amounts

General Maintenance	\$60,556
Fertilization and Pesticide Application	Not Included
Pruning/Trimming	\$51,905
Irrigation	\$5,537

Base Maintenance Total

Monthly Cost	\$9,833.16
Annual Cost	\$117,998

Optional/Additional Services

Annuals	TBD
Tree Trimming	TBD

Grand Total

Total	\$117,998
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