



DATE: September 2, 2025

TO: Mayor and City Council

FROM: Director of Maintenance Services

SUBJECT: Adopt a Resolution Authorizing the City Manager to Negotiate and Execute Maintenance Contracts for Eden Shores Storm Water Facilities and Water Buffer Maintenance District 2 with Los Loza Landscaping, Inc. for Pond Maintenance in a Not-to-Exceed Amount of \$300,000 Over Five Years and with Pacheco Landscape Management, Inc. for Landscape Maintenance in a Not-to-Exceed Amount of \$200,000 Over Five Years

RECOMMENDATION

That the City Council adopts a resolution (Attachment II) authorizing the City Manager to negotiate and execute a maintenance contract for Eden Shores Storm Water Facilities and Water Buffer Maintenance District 2 (MD 2) with Los Loza Landscaping, Inc. (Los Loza) for pond maintenance in a not-to-exceed amount of \$300,000 over five years and a resolution (Attachment III) authorizing the City Manager to negotiate and execute a maintenance MD 2 with Pacheco Landscape Management, Inc. (Pacheco) for landscape maintenance in a not-to-exceed amount of \$200,000 over five years.

SUMMARY

Maintenance Services' Landscape Division maintains eighteen (18) Lighting and Landscape Assessment Districts (LLAD) and two (2) Maintenance Districts (MD). On May 20, 2025, request for quotes (RFQs) were released to seek an experienced and qualified contractor to provide pond and landscape maintenance within MD 2. Due to the specialized nature of these maintenance activities, separate RFQ's for pond and landscape maintenance respectively. Staff received and evaluated a total of seven (7) bids (3 for pond and 4 for landscape). For pond maintenance, Los Loza submitted the lowest bid, with \$50,400 annually. For landscape maintenance, Pacheco submitted the second-lowest bid with \$31,080 annually. Staff recommends awarding a pond maintenance contract to Los Loza in a not-to-exceed amount of \$300,000 over five years and a landscape maintenance contract to Pacheco in a not-to-exceed amount of \$200,000 over five years. The agreement terms will be effective from July 1, 2025 – June 30, 2028, with an option to extend for two one-year extensions through June 2030. The agreements are also subject to an annual CPI increase.

BACKGROUND AND DISCUSSION

On May 20, 2025, staff released RFQ 25-049 that detailed quarterly maintenance required for the buffer zone/pond. On June 19, 2025, staff received three (3) bids, summarized below.

Vendor	Monthly Bid	Yearly Bid
LOS LOZA, INC.	\$ 4,200	\$ 50,400
WATERWORKS, INC.	\$ 4,877	\$ 58,524
MCNABB CONSTRUCTION, INC.	\$ 8,493	\$ 101,916

Staff recommends awarding the contract to Los Loza. Los Loza is a Hayward landscaping company with the level of service required to maintain Bay Friendly certification. Likewise, Los Loza has been previously awarded other city contracts and has demonstrated superb ability to provide adequate maintenance, quick response times in case of emergencies, and excellent customer service. The bid results and expected yearly cost, inclusive of 3% annual CPI increase, for Los Loza are outlined below.

Cost Type	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
Contractual Services	\$ 50,400	\$ 51,912	\$ 53,469	\$ 55,073	\$ 56,726	\$ 267,580
Contingency	\$ 6,484	\$ 6,484	\$ 6,484	\$ 6,484	\$ 6,484	\$ 32,420
Total	\$ 56,884	\$ 58,396	\$ 59,953	\$ 61,557	\$ 63,210	\$ 300,000

Similarly, on May 20, 2025, staff released RFQ 25-046 that detailed biweekly, quarterly, and annually maintenance required for landscaping around the buffer zone/pond. Maintenance includes weed control, debris/trash removal, tree and shrub trimming, and irrigation duties. On June 19, 2025, staff received four (4) bids, summarized below.

Vendor	Monthly Bid	Yearly Bid
NEW IMAGE LANDSCAPE COMPANY	\$ 2,400	\$ 28,800
PACHECO LANDSCAPE MANAGEMENT, INC	\$ 2,590	\$ 31,080
BAYSCAPE MANAGEMENT, INC	\$ 2,995	\$ 35,940
LOS LOZA, INC	\$ 4,200	\$ 50,400

While New Image Landscape Company was the lowest bidder, staff recommends awarding the contract to Pacheco based on positive performance on other landscape contracts. Pacheco has been a reliable vendor to provide adequate maintenance for other city projects. The bid results and expected yearly cost, inclusive of 3% annual CPI increase, for Pacheco are outlined in

the below.

Cost Type	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
Contractual Services	\$ 31,080	\$ 32, 012	\$ 32,973	\$ 33,962	\$ 34,981	\$ 165,008
Contingency	\$ 6,998	\$ 6,998	\$ 6,998	\$ 6,998	\$ 7,000	\$ 34,992
Total	\$ 38,078	\$ 39,010	\$ 39,971	\$ 40,960	\$ 41,981	\$ 200,000

FISCAL AND ECONOMIC IMPACT

MD 2 collects tax assessments levied on the parcels within the community. MD 2 (Fund 271) has sufficient funds for this agreement. This item has no impact on the General Fund.

This item has no direct economic impact.

STRATEGIC ROADMAP AND SUSTAINABILITY FEATURES

This item is a routine operational item and does not directly support Council's Strategic Priorities or has significant sustainability features.

NEXT STEPS

If Council approves the attached resolution, the City Manager will execute the agreement with Los Loza, Inc. for a total not-to-exceed amount of \$300,000 over five years and with Pacheco Landscape Management for a total not-to-exceed amount of \$200,000 over five years for services at MD 2. Both agreements will have a termination date through FY2030.

Prepared by: Manny Grewal, Management Analyst

Recommended by: Todd Rullman, Director of Maintenance Services

Approved by:



Jayanti Addleman, Interim City Manager