



**DATE:** March 2, 2021

**TO:** Mayor and City Council

**FROM:** Director of Maintenance Services

**SUBJECT:** Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a Landscape Maintenance Contract for Route 238 (Phase 1 and 2) with Los Loza Landscaping, in an Annual Amount of \$270,000 and Approving an Additional \$20,000 Annually for Contingencies

## **RECOMMENDATION**

That the Council adopts a resolution (Attachment II) authorizing the City Manager to negotiate and execute a landscape maintenance contract for Route 238 (Phase 1 and 2) with Los Loza Landscaping in an annual amount of \$270,000 and approving an additional \$20,000 annually for contingencies.

## **SUMMARY**

A request for quotes<sup>1</sup> (RFQ) was published to solicit quotes for contracted landscape maintenance of the Route 238 (Phase 1 and 2) areas. The project scope includes 537,673 square feet of Bay Friendly landscaping. A total of five quotes were received. Staff recommends executing the landscape maintenance contract with Los Loza Landscaping in an annual amount of \$270,000 per year. The term of this agreement will be through June 2023. The City will have the option to extend the contract for up to three one-year extensions through June 2026. If the City chooses to exercise the option to extend the agreement, the annual base amount of \$270,000 would be subject to a CPI increase for each extension. Staff also requests approval of an additional annual \$20,000 contingency to cover additional services that may be required during the contract term.

## **BACKGROUND**

On November 27, 2007, the Council approved the project for Phase 1 of the Route 238 Corridor Improvement, which included roadway, street, and landscape improvements on Mission Boulevard (from A Street to Industrial Parkway) and Foothill Boulevard (from

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<sup>1</sup> [URL](#) - RFQ 2107-111920, Maintenance Route 238 Phase 1 & 2

Mission Boulevard to Apple Avenue).<sup>2</sup> On July 20, 2010<sup>3</sup>, Council approved the award of the construction contract for Phase 1. Phase 1 was completed by the contractor and accepted by the City in 2014; a monthly landscape maintenance contract was then awarded.

As a continuation of Phase 1, the Phase 2 project included improvements on Mission Boulevard from Industrial Parkway to the southern City limit near Blanche Street. On January 16, 2018, Council approved the award of construction contract for Phase 2.<sup>4</sup> In December 2020, the Phase 2 landscape improvements were completed by the contractor and accepted by the City. Following acceptance, a Request for Qualifications (RFQ) was issued to request quotes seeking a single landscape maintenance contract that included both Phase 1 and 2 of the Route 238 areas. The Route 238 (Phase 1 and 2) project included a total investment of \$5,745,271 in landscape infrastructure and Bay Friendly plant material.

The RFQ was developed with a goal to maintain the Bay Friendly Certified landscaping in an excellent condition and accomplish the following:

- **Public Safety** - with 1,074 trees, the landscape contract requires annual pruning of all trees under 25 feet and all trees regardless of height to maintain a 6-foot, 6-inch clearance over sidewalks and 13 feet on the street side. The landscape contract requires 20 yards of decomposed granite each year to replenish tree wells and the median maintenance bands to prevent pedestrian trip and fall accidents. The landscape contract requires annual hard pruning of grasses to 12 inches in protected bike lane planters to maintain motorist visibility. The landscape contract requires weekly clean-up of sidewalks to be cleared of trash and debris.
- **Protected bike lanes** – bike lanes extend from Industrial Boulevard to the City limits on both sides of Mission Boulevard. These lanes are too narrow for street sweeper access; therefore, the landscape contract requires weekly cleaning of organic plant materials and litter.
- **Water Management** - the landscape contract requirements include enhanced irrigation language to help manage water consumption. During the weekly irrigation checks, the vendor is required to repair irrigation heads and emitter issues as part of the scope of work to prevent water loss due to damaged irrigation heads. The landscape contract requires management of weather-based irrigation controllers to manage and conserve water resources.
- **Mulch replenishment** - with a total of 537,673 square feet of landscaping, the landscape contract requires 900 yards of mulch to be added per year to maintain the Bay Friendly requirement of three inches of cover.

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<sup>2</sup> [URL](#) - Council Report – Route 238 Phase 1, Project Approval, November 27, 2007

<sup>3</sup> [URL](#) - Council Report – Route 238 Phase 1, Award of Contract, July 20, 2010

<sup>4</sup> [URL](#) - Council Report – Route 238 Phase 2, Award of Contract, January 16, 2018

- **Entry Monument** - the landscape contract requires weekly maintenance of the entry monument area.

**DISCUSSION**

This report requests approval of the Route 238 (Phase 1 and 2) landscape maintenance service contract. The RFQ was developed to keep the City’s major thoroughfare through the City looking good while meeting Bay Friendly requirements.

Five vendors responded to RFQ 2011-111920<sup>5</sup>, with quotes ranging from \$252,000 to \$399,400. The Municipal Code does not require maintenance contracts of this type to be awarded to the lowest bidder. Selection of a maintenance contractor is based on price, qualifications, experience with similar projects, availability to complete the work in a timely manner, and other project-specific factors. Bayscape submitted the lowest bid at \$252,000, which included the lowest number of weekly maintenance work hours of any quote received, at 81 hours per week. Based on past performance with other City contracts, Los Loza has demonstrated a superb ability to provide the required maintenance and care for already existing Bay Friendly landscapes. In addition, the 121 hours listed in the Los Loza quote is more closely aligned with the level of service required for the area to maintain the Bay Friendly certification. Los Loza was chosen over Bayscape for their quality workmanship, number of hours, and trouble-free performance on several other projects throughout the City. Based on these additional considerations, Los Loza Landscaping was selected at \$270,000 and 120 work hours per week. A summary of submitted quotes is below.

**Vendor Bid Amount**

- 1. Bayscape - \$252,000, 81 hours per week
- 2. Los Loza - \$270,000, 120 hours per week
- 3. Pacheco - \$297,000, 92 hours per week
- 4. Del Conde - \$328,321, 90 hours per week
- 5. New Image - \$399,400, 135 hours per week

A graphic of the Route 238 (Phase 1 and 2) areas are represented in the image below.

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<sup>5</sup> [URL](#) - RFQ 2107-111920, Maintenance Route 238 Phase 1 & 2



## SUSTAINABILITY FEATURES

The Route 238 Project (Phase 1 and 2) includes landscape improvements that have the following sustainability features:

1. **Water** - The project includes the installation of drought tolerant plants to reduce the amount of water usage. The project irrigation includes weather-based controllers to conserve water resources based on the weather and amount of rain received.
2. **Environment** - The project implemented Bay-Friendly landscaping techniques using native and climate appropriate plants for the median islands and sidewalk planters. The project has been Bay-Friendly certified. The project includes permeable pavers to treat storm water runoff from the sidewalk and to filter pollution from storm water before it enters the San Francisco Bay.

## FISCAL AND ECONOMIC IMPACT

The term of this agreement will be through June 2023 with the option for up to three one-year extensions through June 2026. Funds are available and appropriated for the remaining months of FY 2021. Maintaining the landscape in these key City corridors will sustain an overall positive aesthetic in the City, potentially leading to more economic investment in these areas.

## STRATEGIC ROADMAP

This agenda item contributes to the following Strategic Priorities:

1. Combat Climate Change – Improve sustainable practices and increase green spaces.

2. Support Quality of Life – Optimize City services and clean and beautify the City.

**NEXT STEPS**

If the Council adopts the attached resolution, the City Manager will execute the agreement with Los Loza Landscaping according to the terms described in this report.

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*Recommended by:* Richard Nield, Landscape Maintenance Manager  
Todd Rullman, Director of Maintenance Services

Approved by:



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Kelly McAadoo, City Manager