



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 a Landscape Maintenance Contract for La Vista Landscape and Lighting Assessment District 14 with Los Loza Landscaping, Inc. in a Not-to-Exceed Amount of \$300,000 Over Five Years

RECOMMENDATION

That City Council adopts a resolution (Attachment II) authorizing the City Manager to negotiate and execute a landscape maintenance contract for La Vista Landscape and Lighting Assessment District (LLAD) 14 with Loz Loza Landscaping, Inc. (Los Loza) in a not-to-exceed amount of \$300,000 over five years.

SUMMARY

Maintenance Services' Landscape Division maintains eighteen (18) Landscape and Lighting Assessment Districts (LLAD) and two (2) Maintenance Districts. On March 28, 2025, a request for quotes (RFQ) was to seek an experienced and qualified contractor to provide landscape maintenance within La Vista (LLD 14). Staff received and evaluated four (4) bids. Los Loza submitted the lowest bid, totaling \$50,688 annually. Staff recommends awarding the landscape maintenance contract to Los Loza in a not-to-exceed amount of \$300,000 over five years. The agreement term will be effective from July 1, 2025 – June 30, 2028, with an option to extend for two one-year extensions through June 2030. The agreement is also subject to an annual CPI increase.

BACKGROUND AND DISCUSSION

On May 20, 2025, staff released RFQ 25-045 that detailed maintenance required for landscaping, trees, bioretention areas, irrigation, and walking paths on a weekly, quarterly, and annually schedule. On June 19, 2025, staff received the following bids:

Vendor	Monthly Bid	Yearly Bid
LOS LOZA, INC	\$ 4,224	\$ 50,688
BAYSCAPE MANAGEMENT, INC	\$ 7,995	\$ 95,940
PACHECO LANDSCAPE MANANAGEMENT, INC	\$8,150	\$ 97,800
NEW IMAGE LANDSCAPE COMPANY	\$ 10,200	\$ 122,400

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 expected yearly cost, inclusive of 3% annual CPI increase, is outlined below.

Cost Type	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
Contractual Services	\$ 50,688	\$ 52,209	\$ 53,775	\$ 55,338	\$ 57,050	\$ 269,109
Contingency	\$ 6,179	\$ 6,178	\$ 6,178	\$ 6,178	\$ 6,178	\$ 30,891
Total	\$ 56,867	\$ 58,387	\$ 59,953	\$ 61,566	\$ 63,228	\$ 300,000

FISCAL AND ECONOMIC IMPACT

Each LLAD collects tax assessments levied on the parcels within the community. LLAD 14 (Fund 282) has sufficient funds for this agreement. This item has no impact on the General Fund.

Routine landscape maintenance provides economic benefits, such as reduced blight, increased property values, and enjoyable outdoor spaces for recreational activities.

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 and termination date through FY2030 for La Vista LLAD 14.

Prepared by: Manny Grewal, Management Analyst

Recommended by: Todd Rullman, Director of Maintenance Services

Approved by:



Jayanti Addleman, Interim City Manager