



DATE: April 21, 2026

TO: Mayor and City Council

FROM: Director of Maintenance Services

SUBJECT: Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a Five-Year Landscape Maintenance Contract for Cannery Place Landscape and Lighting Assessment District 13 with Los Loza, Inc. with Maximum Compensation Not-to-Exceed \$470,000 Over Five Years

RECOMMENDATION

That the City Council adopts a resolution (Attachment II) authorizing the City Manager to negotiate and execute a landscape maintenance contract for Cannery Place Landscape and Lighting Assessment District 13 with Los Loza, Inc. (Los Loza) with a maximum compensation not-to-exceed \$470,000 for five years.

SUMMARY

Maintenance Services' Landscape Division maintains eighteen (18) Landscape and Lighting Assessment Districts (LLAD) and two (2) Maintenance Districts. In January 2026, staff released requests for quotes (RFQ) to seek experienced and qualified contractors to provide landscape maintenance within Cannery Place (LLAD 13). Staff received and evaluated three (3) After review, staff recommend awarding the landscape maintenance contract to Los Loza with a maximum compensation not-to-exceed \$470,000. The agreement will have a five-year term and is subject to an annual CPI increase.

FISCAL IMPACT AND

This item has no impact on the General Fund. Each LLAD collects tax assessments levied on the parcels within the community. LLAD 13 (Fund 281) has sufficient funds for this agreement.

BACKGROUND AND DISCUSSION

On January 13, 2026, staff released RFQ 26-015 LLD 13. On February 25, 2026, staff received and evaluated three (3) bids, ranging from \$80,000 to \$148,000 annually. Staff recommends awarding the contract to Los Loza, the lowest bidder. 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 and 10% contingency, is outlined below.

Cost Type	FY 27	FY 28	FY 29	FY 30	FY 31	Total
Contractual Services	\$80,784	\$83,208	\$85,704	\$88,275	\$90,923	\$428,893
Contingency	\$8,000	\$8,000	\$8,000	\$8,000	\$9,107	\$41,107
Total	\$88,784	\$91,208	\$93,704	\$96,275	\$100,030	\$470,000

ECONOMIC IMPACT

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 Cannery Place LLAD 13 with a maximum compensation not-to-exceed \$470,000 over five years.

Prepared by: Manny Grewal, Management Analyst

Recommended by: Todd Rullman, Director of Maintenance Services

Approved by:



Jennifer Ott, City Manager