


CITY COUNCIL ACTION REQUEST

DEPARTMENT(S) Finance	CEQA Categorically Exempt, File No. ER24-086, CEQA Guidelines Section 15301(h), Existing Facilities	COORDINATION City Attorney's Office; City Manager's Budget Office; Department of Transportation	Director Approval /s/ Maria Öberg
COUNCIL DISTRICT(S) Citywide			CMO Approval  6/4/2025

SUBJECT: Actions Related to the Purchase Orders with Bayscape Management, Inc., Brightview Landscape Services, Inc., and New Image Landscape Company for Landscape Maintenance Services

RECOMMENDATION

Adopt a resolution authorizing the City Manager or her designee to:

- (a) Execute purchase orders for landscape maintenance services with Bayscape Management, Inc. (Alviso, CA) for Community Facilities Districts 1, 11, 16, Maintenance Districts 1, 8, 13, 19, 20, and 22; and with Brightview Landscape Services, Inc. (Blue Bell, PA) for Community Facilities District 8, Maintenance Districts 9, 15, General Fund Contractual, General Fund Light Rail Transit, and Beautify San José areas; and with New Image Landscape Company (Fremont, CA) for Community Facilities Districts 2/3 and 12 beginning on or about July 1, 2025, and ending on or about June 30, 2026, for a combined not-to-exceed amount of \$5,000,000; and
- (b) Approve a contingency of \$1,000,000 for unanticipated landscaping maintenance and related services subject to the appropriation of funds; and
- (c) Exercise up to six one-year options to extend the term of the purchase orders, with the last option ending on or about June 30, 2032, subject to the appropriation of funds.

BASIS FOR RECOMMENDATION

The City's Department of Transportation (DOT) is responsible for landscape maintenance for public right-of-way areas (public thoroughways) located within the City's special districts and general fund areas. This includes street median islands, park strips, pocket parks, and frontages planted with enhanced landscaping such as turf, trees, shrubs, and annual plants. Special district areas receive enhanced landscaping services that are funded through additional tax assessments. There are 23 special districts throughout the City and over 12 million square feet of generally funded landscape parcels. Landscaping services are needed to maintain special district areas, including Capitol Auto Mall, Aborn / Murillo / Evergreen, Communication Hill / Dairy Hill, Communication Hill Pump Station / Adeline, Basking Ridge, Raleigh / Coronado, Los Paseos, Zanker / Plumeria / Montague, Bernal / Santa Teresa / Great Oaks, Karina / O'Neal, Silver Creek / Farnsworth / Larkspur / Yerba Buena, River Oaks / Crescent Village, Renaissance / North First, Hellyer / Silver Creek, and other generally funded areas such as Beautify SJ parcels.

In March 2025, a competitive Request for Bids was released by the Finance Department to procure these services. The Request for Bids included 17 different packages, 14 for special district areas and three for general fund areas. Bidders could bid on one or more packages. The Request for Bids provisioned for a one-year initial term and an additional six one-year options for the City to extend the term. Three responsive bids were submitted, and no protests were received. Bayscape Management, Inc. qualified for the City's local business preference. Staff recommends award to Bayscape Management, Inc., Brightview Landscape Services, Inc., and New Image Landscape Company as the lowest priced, responsive, and responsible bidders pursuant to the bidding procedures of the San José Municipal Code, Section 4.12.310B(1). Approval of this recommendation ensures the City continues to receive these essential services.

COMMISSION RECOMMENDATION AND INPUT

There is no commission recommendation or input associated with this action.

COST AND FUNDING SOURCE

The recommended action relating to this purchase order is:

- \$1,606,577 is funded by the DOT Non-Personal/Equipment appropriation in the General Fund
- \$1,023,120 is funded by the DOT Non-Personal/Equipment appropriation in the Maintenance District No. 15 (Silver Creek Valley) Fund
- \$1,022,950 is funded by the DOT Non-Personal/Equipment appropriation in the Community Facilities District No. 2 (Aborn-Murillo) and 3 (Silverland-Capriana) Fund
- \$449,413 is funded by the DOT Non-Personal/Equipment appropriation in the Community Facilities District No. 8 (Communications Hill) Fund
- \$156,800 is funded by the DOT Non-Personal/Equipment appropriation in the Maintenance District No. 1 (Los Paseos) Fund
- \$145,740 is funded by the DOT Non-Personal/Equipment appropriation in the Maintenance District No. 9 (Santa Teresa-Great Oaks) Fund
- \$136,000 is funded by the DOT Non-Personal/Equipment appropriation in the Community Facilities District No. 16 (Raleigh - Coronado) Fund
- \$102,250 is funded by the DOT Non-Personal/Equipment appropriation in the Community Facilities District No. 1 (Capitol Auto Mall) Fund
- \$94,050 is funded by the DOT Non-Personal/Equipment appropriation in the Maintenance District No. 19 (River Oaks Area Landscaping) Fund
- \$65,400 is funded by the DOT Non-Personal/Equipment appropriation in the Maintenance District No. 22 (Hellyer Ave-Silver Creek Valley Rd) Fund
- \$55,000 is funded by the DOT Non-Personal/Equipment appropriation in the Community Facilities District No. 12 (Basking Ridge) Fund
- \$53,900 is funded by the DOT Non-Personal/Equipment appropriation in the Maintenance District No. 8 (Zanker-Montague) Fund
- \$42,400 is funded by the DOT Non-Personal/Equipment appropriation in the Maintenance District No. 20 (Renaissance-N. First Landscaping) Fund
- \$23,400 is funded by the DOT Non-Personal/Equipment appropriation in the Community Facilities District No. 11 (Adeline-Mary Helen on Communications Hill) Fund
- \$23,000 is funded by the DOT Non-Personal/Equipment appropriation in the Maintenance District No. 13 (Karina-O'Nel) Fund

The Fiscal Year 2025-2026 Proposed Operating Budget was released on May 1, 2025 and is scheduled to be reviewed on June 10, 2025, and adopted on June 17, 2025, by the City Council.

FOR QUESTIONS CONTACT: Albie Udom, Deputy Director of Finance - Purchasing and Risk Management, at Albie.Udom@sanjoseca.gov.