



AGENDA REPORT


TO: Jestin D. Johnson
City Administrator

FROM: Josh Rowan
Interim Director, Oakland
Public Works

SUBJECT: CFD 2015-1 Gateway Industrial
Landscape Maintenance Contract
2025

DATE: June 23, 2025

City Administrator Approval


Jestin Johnson (Sep 18, 2025 13:58:46 PDT)

Date: 09/18/2025

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To: 1) Award The Community Facilities District (CFD) 2015-1 Gateway Industrial Landscape Maintenance Contract 2025 (Project No. 1004284), Based On All Contract Documents And Specifications, To Los Loza, Inc. For A Three-Year Period In An Amount Not To Exceed Five Hundred Sixty Thousand Dollars (\$560,000.00); And 2) Adopting Appropriate California Environmental Quality Findings.

EXECUTIVE SUMMARY

Approval of the proposed resolution will authorize the City Administrator to execute a three-year landscape maintenance construction contract in the amount of \$560,000.00 to Los Loza, Inc., the responsible and responsive bidder, for the CFD (Community Facilities District) 2015-1 Gateway Industrial Project (Project No. 1004284), to perform landscape maintenance in the CFD 2015-1 boundary area.

BACKGROUND / LEGISLATIVE HISTORY

In 2015, Community Facilities District (CFD) 2015-1 (Gateway Industrial District) was established at the former Oakland Army Base by way of [Ordinance No. 13324 C.M.S.](#), and [Resolution No. 85724 C.M.S.](#), pursuant to the Mello-Roos Community Facilities Act of 1982. The CFD has provided the City with an additional permanent funding mechanism to maintain the infrastructure and improvements at the Gateway Industrial District (**Attachment A**) by way of property tax revenues paid by the tenants of the CFD 2015-1 and the Port of Oakland.

The proposed landscape maintenance construction contract will provide maintenance and trash pick-up of the landscaped/bio-retention areas and bike paths along Maritime Street, Burma Road, Wake Avenue, and Admiral Toney Way within the CFD 2015-1 boundary area for a three-year term.

ANALYSIS AND POLICY ALTERNATIVES

Oakland Public Works (OPW) Capital Contracts Division, in accordance with Oakland Municipal Code (OMC) 2.04.50, issues a Notice of Inviting Bids for the CFD 2015-1 Gateway Industrial Landscape Maintenance Contract 2025 (Project No. 1004284) on January 24, 2025. Bids were received on February 27, 2025, by the City Clerk for the project from two (2) vendors: \$235,000.00 from Mark Lee & Yong Kay, Inc., DBA Bay Construction Co., and \$560,000.00 from Los Loza, Inc.

All bid proposals were evaluated and verified by the Department of Workforce and Employment Standards (DWES) as shown in the Compliance Analysis (**Attachment B**) on April 11, 2025, for compliance with the City's requirements of Local and Small Business Enterprise (L/SLBE). The Compliance Analysis determined Mark Lee & Yong Kay, Inc., DBA Bay Construction Co., is a certified SLBE and meets the City's 50% L/SLBE participation requirements, but was deemed non-responsive as the bid was for a two-year term versus the requested three-year term, causing the bid to be well below the Engineer's Estimate of \$525,000.00. The Compliance Analysis Los Loza, Inc. also meets the City's 50% L/SLBE participation requirements.

Staff recommends that the Council find and determine that it is in the best interest of the City to award CFD 2015-1 Gateway Industrial Landscape Maintenance Contract 2025 landscape maintenance construction contract to Los Loza, Inc., as they are deemed the most responsive and responsible bidder.

Approval of the proposed landscape maintenance construction contract supports the Citywide priority of **holistic community safety** and **vibrant, sustainable infrastructure** by ensuring that the quality of the landscaped areas, as well as the walkways and bike paths in the CFD 2015-1 boundary area, are maintained at the highest level, thus making the area safer for community use. The Unions have been informed of this project, and no comments were received. OPW has determined that this contract is professional, scientific, technical, and temporary in nature. Entering into this contract will not result in the loss of employment or salary by any person having permanent status in competitive service.

FISCAL IMPACT

Approval of the proposed resolution authorizes the City Administrator to award a landscape maintenance construction contract for an amount not to exceed five hundred sixty thousand dollars (\$560,000.00) for CFD 2015-1 Gateway Industrial District. Funding for this contract is available from annual appropriations in Fund 2332 (Gateway Industrial Park), Org 30652 (Landscape Maintenance), Project 1004284 (OAB CFD No. 2015-1 Gateway). Project 1004284 receives annual property tax revenues from CFD 2015-1 tenants and the Port of Oakland. There is no impact on the General-Purpose Fund, and no additional funding is requested.

PUBLIC OUTREACH / INTEREST

For this landscape maintenance construction contract solicitation, OPW Fiscal Services worked with OPW Parks and Trees Services Division (PTSD), OPW Capital Contracts Division (CCD),

and DWES to conduct public outreach through legal ads, enhanced notifications, and a pre-proposal meeting.

Staff provided notice to labor representatives, per the terms and conditions of the current Memorandums of Understanding with Local 21, Service Employees International (SEIU) 1021, and International Brotherhood of Electrical Workers (IBEW) on January 10, 2025.

Notification of solicitation were distributed by several means such as the City's iSupplier system, which notifies Oakland-certified local and non-local construction contractors: regional trade and business groups, including the Oakland Metropolitan Chamber of Commerce, Oakland Black Board of Trade & Commerce, Bay Area Business Roundtable and the Construction Bidboard. Companies that register in iSupplier wait a few days before receiving access to review proposal requests in the system. If a company enters the North American Industry Classification System (NAICS) code, they are notified about projects with this code.

The legal notice for the Request for Bidders/Proposals was advertised on January 24, 2025. OPW Capital Contracts Division included printed legal notices in the Oakland Post and Daily Pacific Builder. In addition, information about the project was published in El Mundo and World Journal publications to supplement and ensure the information to L/SLBE in Black, Indigenous, People of Color (BIPOC) communities with potential contractors/Consultants.

OPW Capital Contracts Division held a pre-bid meeting in partnership with DWES and OPW Fiscal Services on February 12, 2025, virtually. The meeting served a few purposes: to discuss with potential contractors how contracts are established with the City, to make those in attendance aware of possible upcoming work, to allow opportunities for contractors to network and partner on upcoming work, and to discuss the current project bid specifications.

COORDINATION

The work to be done under this contract has been coordinated by OPW Fiscal Services, OPW Parks & Trees Services Division, OPW Capital Contracts Division, and DWES.

This report and resolution have been reviewed by the Office of City Attorney and by the Budget Bureau of the Finance Department.

SUSTAINABLE OPPORTUNITIES

Economic: The project maintains the existing City infrastructure. The contractor must be verified for L/SLBE participation with DWES. The Services provided by local firms will result in dollars spent locally.

Environmental: All maintenance services and trash removal are compliant with the City standards for Environmental Preferable Purchase Policy (EPP), Resolution no. 73968 C.M.S. dated December 16, 1997, for the adoption of integrated pest management policies, and the Stormwater Operation & Maintenance and Maintenance Verification Plan recorded and approved in April of 2019.

Race & Equity: The Gateway Industrial District services the West Oakland community by providing open space and promoting public health through physical activity and fitness with walkways and bike paths on the Bay Trail connecting those communities through the Oakland Army Base to the Bay Bridge. West Oakland contains a high proportion of disadvantaged and BIPOC communities that will greatly benefit from this open space.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This contract and project are exempt from the California Environmental Quality Act (CEQA) under sections 15061(b)(3) and 15301(h) because there are no significant effects on the environment from these actions and in the maintenance of existing landscaping.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To: 1) Award The CFD 2015-1 Gateway Industrial Landscape Maintenance Contract 2025 (Project No. 1004284), Based On All Contract Documents And Specification, To Los Loza, Inc. For A Three-Year Period In An Amount Not To Exceed Five Hundred Sixty Thousand Dollars (\$560,000.00); And 2) Adopting Appropriate California Environmental Quality Findings.

For questions regarding this report, please contact Jamie Cheng, Management Assistant, Oakland Public Works, Bureau of Administration, Fiscal Services – CFD Administration at (510) 238-7126.

Respectfully submitted,



[Josh Rowan \(Sep 15, 2025 21:26:41 PDT\)](#)

JOSH ROWAN
Interim Director, Oakland Public Works

Reviewed by:
Tom Morgan, Agency Administrative Manager
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Jamie Cheng, Management Assistant
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Attachments (2):

A: CFD 2015-1 Improvements Map
B: 1004284-2025 Compliance Analysis