

**SUBJECT:** Amendment No. 5 to Contract for Landscape Maintenance Services with Terracare Associates

**DEPARTMENT:** Parks and Recreation

**STAFF:** E. Harith Aleem, Jr., Director of Parks and Recreation  
Aaron Wanden, Parks Maintenance Manager  
Tammy Homan, Senior Management Analyst

**TITLE/RECOMMENDATION**

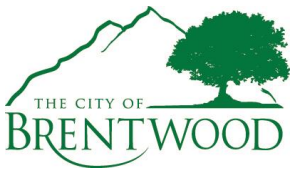
Adopt a Resolution approving and authorizing the City Manager or designee to execute Amendment No. 5 to the Contract for Landscape Maintenance Services with Terracare Associates for a two-year term from January 1, 2026 to December 31, 2027, in the amount of \$9,879,251.31, plus funding authorization of 15% for additional work in the amount of \$1,481,887.70, for a total authorized not to exceed contract amount of \$33,925,996.99 (for the 7-year contract term that began in January of 2021), and authorize the City Manager or designee to approve necessary documents for the additional work, if appropriate.

**FISCAL IMPACT**

If approved, the cost of Amendment No. 5 to the Contract for Landscape Maintenance Services for Parks, LLADs, and "R" Areas with Terracare Associates is \$9,879,251.31 plus funding authorization of 15%, or \$1,481,887.70, for unanticipated additional work, for a total spending authorization amount of \$33,925,996.99 for the 7-year contract term that began in January of 2021.

Funding for this amendment for a two-year term is as follows:

<b>Funding Source</b>	<b>Amendment Amount</b>
Citywide Park Assessment District	\$4,147,267.86
Lighting and Landscape Assessment Districts (LLAD's)	\$4,524,680.74
General Fund	\$1,207,302.71
Allocation Based on Service Location (Citywide Park, LLAD, or General Fund)	\$1,481,887.70
<b>Total Cost of Amendment</b>	<b>\$11,361,139.01</b>



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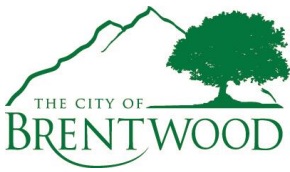
The cost for the portion of the services to be performed in FY 2025/26 is included in the adopted 2025/26 Operating Budget. The cost for the remaining eighteen months of service in subsequent fiscal years will be included in the draft 2026/27 – 2027/28 Operating Budget that will be presented to the City Council at the Operating Budget workshop in May of 2026.

The total not to exceed contract amount is summarized, as follows:

<b>Fiscal Year</b>	<b>Annual Landscape Maintenance Services Contract</b>	<b>Unanticipated Additional Services (15%) Authorized</b>	<b>Total Not to Exceed Authorized Amount</b>
<b>Original Contract</b>			
2020/21 (Jan.-June)	\$1,681,956.50	\$252,293.48	\$1,934,249.98
2021/22 (July-June)*	\$3,464,830.39	\$519,724.56	\$3,984,554.95
2022/23 (July-June)*	\$3,568,775.30	\$535,316.30	\$4,104,091.60
2023/24 (July-Dec)*	\$1,837,919.28	\$275,687.89	\$2,113,607.17
<b>Subtotal</b>	<b>\$10,553,481.47</b>	<b>\$1,583,022.23</b>	<b>\$12,136,503.70</b>
<b>Amendment #4</b>			
2023/24 (Jan. – June)	\$2,200,522.74	\$330,078.41	\$2,530,601.15
2024/25 (July – June)*	\$4,533,076.84	\$679,961.53	\$5,213,038.37
2025/26 (July – Dec.)*	\$2,334,534.57	\$350,180.19	\$2,684,714.76
<b>Subtotal Amend #4</b>	<b>\$9,068,134.15</b>	<b>\$1,360,220.13</b>	<b>\$10,428,354.28</b>
<b>Amendment #5</b>			
2025/26 (Jan. – June)	\$2,397,352.84	\$359,602.93	\$2,756,955.77
2026/27 (July – June)*	\$4,937,546.85	\$740,782.03	\$5,679,328.88
2027/28 (July – Dec.)*	\$2,543,351.62	\$381,502.74	\$2,924,854.36
<b>Subtotal Amend #5</b>	<b>\$9,879,251.31</b>	<b>\$1,481,887.70</b>	<b>\$11,361,139.01</b>
<b>Grand Total</b>	<b>\$29,500,866.93</b>	<b>\$4,425,130.06</b>	<b>\$33,925,996.99</b>
*Includes Not to Exceed estimated CPI of 3%			

**BACKGROUND**

At its regular meeting on November 20, 2020, the City Council awarded a Contract for Landscape Maintenance Services – Parks and LLADs to Terracare Associates (“Terracare”) for a three-year term commencing January 1, 2021. In addition, at the same meeting, a Contract for Landscape Maintenance Services – Right-of Way Areas (“R” Areas) was awarded to Del Conte’s Landscaping (“Del Conte”). Each contract



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was written to include two additional two-year renewal options at the discretion of the City.

Amendment No. 1 to the contract with Terracare was executed in July 2021, allowing the ability to use contingency funds for additional work for FY 2021/22. Amendment No. 2 was executed in July 2022, allowing the ability to use contingency funds for additional work for FY 2022/23, and Amendment No. 3 was executed in June 2023 to allow use of contingency funds for additional work for FY 2023/24.

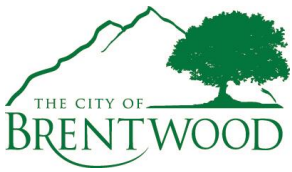
In fall 2023, staff issued an RFP seeking proposals for maintenance of the "R" Areas due to dissatisfaction with the contractor that had been performing those services. After review of the proposals, on November 14, 2023, by City Council Resolution 2023-136, the City Council approved a 2-year contract extension with Terracare through December 31, 2025, and awarded the "R" Areas to be included in Terracare's scope of service effective January 1, 2024.

Terracare has been serving Brentwood by providing high quality landscape maintenance services in parks, LLADs, and right-of-way areas for seventeen years. The City has been satisfied with the services provided. In addition, Terracare has participated in various community activities involving the City, school districts, and various other local groups at their own time and expense. Terracare has demonstrated a strong dedication to the Brentwood community. Due to Terracare's consistent high levels of service and responsiveness, staff recommends a two-year extension of the Parks and LLADs contract with Terracare through December 31, 2027.

The term of Amendment No. 5 (which includes Parks, LLADs, and "R" Areas) is for two years, from January 1, 2026 through December 31, 2027. In fall 2027, staff will issue a new RFP to seek proposals for the City's landscape maintenance services.

The fiscal impact for Amendment No. 5 to the Contract for Landscape Maintenance Services for Parks, LLADs, and "R" Areas with Terracare Associates is \$9,879,251.31 plus funding authorization of 15% for unanticipated additional work (such as vandalism, storm related damages, vehicle accident damages, additional accepted areas, and extra work/services not currently included in the scope of services) in the amount of \$1,481,887.70, for a total spending authorization amount of \$33,925,996.99 (for the 7-year contract term that began in January of 2021).

Effective the following 12-month period (July 1, 2026 – June 30, 2027), and again the 6-month period after that (July 1, 2027 – December 31, 2027), the City will increase the total not to exceed contract amount, using the Consumer Price Index (CPI) – Urban Wage Earners and Clerical Works for the San Francisco – Oakland –



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Hayward metropolitan area as of April 30<sup>th</sup> of each year (in no event will the CPI increase exceed 3%, without further Council approval). The amounts in the table in the Fiscal Impact section above reflect a maximum 3% increase, which is already included in the overall contract amount of \$29,500,866.93.

**CITY COUNCIL STRATEGIC INITIATIVE**

Not Applicable.

**PREVIOUS ACTION**

Previous Action by the City Council is included on Attachment 1.

**DATE OF NOTICE**

Not Applicable.

**ENVIRONMENTAL DETERMINATION**

Not Applicable.

**ALTERNATIVE OPTION(S)**

1. Do not approve staff's recommendation. If not approved, staff would be required to re-bid the landscape maintenance services, which is a lengthy process, and would result in not having landscape maintenance services in place beginning January 1, 2026.
2. Direct staff to return to City Council at a later date with more information.

**ATTACHMENT(S)**

1. Previous Action
2. Resolution
3. Amendment No. 5 to the Contract for Landscape Maintenance Services