

LIVERMORE AMADOR VALLEY TRANSIT AUTHORITY

STAFF REPORT

SUBJECT: Award of Landscape Maintenance Services Agreement with BrightView Landscape Services, Inc.

FROM: Michael Tobin, Director of Operations and Planning
Salomon Abdel-Aziz, Manager of Administrative Services

DATE: May 26, 2026

Action Requested

Staff request that the Finance and Administration Committee refer Resolution 18-2026 to the Board of Directors, authorizing the Executive Director to execute a three-year Agreement with BrightView Landscape Services Inc, in a form approved by legal counsel, for a not-to-exceed amount of \$299,199.48, with authority to exercise up to two (2) one-year option terms, and a total contract value not to exceed \$518,416.20, inclusive of optional services and one-time fees.

Background

The Livermore Amador Valley Transit Authority (LAVTA) is responsible for maintaining landscaped areas at its facilities to ensure safe, clean, and professional environments for employees, passengers, and the public. LAVTA most recently procured landscaping services in 2022 and currently maintains a contract with RMT Landscape Contractors, Inc. (RMT) for these services. In order to transition to the new services provider, the existing agreement with RMT will be cancelled for convenience in accordance with its contract terms.

In March 2026, LAVTA issued RFP No. 2026-09 for Landscape Maintenance Services. One proposal was received by the submittal deadline. The proposal was evaluated in accordance with the RFP criteria, including experience, technical qualifications, cost, and the ability to meet LAVTA's service requirements. Following this evaluation, BrightView Landscape Services, Inc. was determined to be responsive and responsible.

Staff negotiated final contract terms consistent with the RFP and BrightView's proposal, resulting in a comprehensive agreement that clearly defines scope, performance standards, remedies, and cost controls.

The proposed Agreement covers landscape maintenance services at three (3) LAVTA-owned facilities located in Livermore, which support core transit operations, passenger and administrative functions. These locations include the Atlantis Bus Yard at 875 Atlantis Court, the Administrative Offices and Bus Yard at 1362 Rutan Court, and the Livermore Transit Center at 2500 Railroad Avenue. Services at these facilities are necessary to maintain safe,

accessible, and well-kept environments for riders, employees, and the public. The Agreement establishes a three-year base term commencing June 12, 2026, with two (2) optional one-year extensions exercisable at LAVTA's sole discretion. The not-to-exceed cost for the three-year base term is \$299,199.48, plus a one-time fee of \$1,890.00 for initial condition assessments and baseline reports. If both option years are exercised, the total not-to-exceed contract amount would be \$518,416.20.

Discussion

Approval of the proposed Agreement for Landscape Maintenance Services is necessary to ensure the continued upkeep of LAVTA's facilities. Well-maintained landscaping contributes to a safe and welcoming environment for riders, employees, and visitors, protects public assets, and supports the Authority's commitment to providing reliable and professional transit services.

The proposed Agreement establishes clearly defined service standards, performance expectations, and remedies, including liquidated damages for missed or incomplete service. These provisions provide accountability while allowing LAVTA to manage costs and service quality effectively over a multi-year period. Entering into a three-year agreement also promotes continuity of service and reduces the administrative burden associated with more frequent procurements.

The procurement process was conducted in accordance with LAVTA policies through a competitive Request for Proposals. BrightView Landscape Services, Inc., was selected based on demonstrated experience, qualifications, and cost competitiveness. The Agreement includes two optional one-year extensions that may be exercised at LAVTA's sole discretion, allowing the Authority to evaluate performance annually and align future commitments with operational needs and budget availability.

Approval of this Agreement supports the Boards' priorities by maintaining safe and accessible facilities, ensuring fiscal responsibility through defined contract limits, and supporting efficient operations through proactive facility maintenance.

Fiscal Impact

Funding for the base three-year term of the Agreement in the amount of \$299,199.48 is included within the Operating Budget for facilities and maintenance services. The Agreement also includes two (2) optional one-year extension terms, exercisable at LAVTA's sole discretion, with a combined not-to-exceed amount of \$217,326.72. If all option years are exercised, the total not-to-exceed compensation for the full potential five-year term of the Agreement would be \$518,416.20. The proposed BrightView Landscape Services agreement results in a cost savings of \$137,287.80 compared to the existing RMT agreement over the maximum five-year term, inclusive of all base years, option years, and one-time startup costs.

The Agreement establishes a clear maximum compensation cap and does not obligate LAVTA to exercise any option terms, while allowing the agency to terminate the Agreement for convenience at any time if it is determined to be in the best interests of the agency.

Next Steps

Upon Board approval, staff will proceed with executing the Agreement with BrightView Landscape Services, Inc., in a form approved by legal counsel.

The Agreement will become effective on June 12, 2026, and staff will coordinate with the contractor to complete initial condition assessments and baseline reporting. Staff will monitor contractor performance throughout the term of the Agreement to ensure compliance with service requirements and performance standards. Any consideration of optional extension terms will be evaluated in advance of expiration, based on performance, operational needs, and available funding, and will be brought forward for Board consideration as appropriate.

Recommendation

Staff recommend that the Finance and Administration Committee refer Resolution 18-2026 to the Board of Directors, authorizing the Executive Director to execute a three-year Agreement for Landscape Maintenance Services with BrightView Landscape Services, Inc., in a form approved by legal counsel, for a not-to-exceed amount of \$299,199.48, with authority to exercise up to two (2) one-year option terms and a total contract value not to exceed \$518,416.20.

Strategic Plan Goal

Operational Effectiveness, which focuses on streamlining LAVTA's operations through proven best practices to ensure reliable, safe, and efficient transit services.

Attachments:

1. Resolution 18-2026

RESOLUTION NO. 18- 2026

A RESOLUTION THE BOARD OF DIRECTORS OF THE LIVERMORE AMADOR VALLEY TRANSIT AUTHORITY AUTHORIZING A THREE-YEAR AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES WITH BRIGHTVIEW LANDSCAPE SERVICES, INC.

WHEREAS, the Livermore Amador Valley Transit Authority (LAVTA) is responsible for maintaining landscaped areas at its facilities to ensure safe, functional, and visually appropriate environments for employees, riders, and the public; and

WHEREAS, LAVTA issued Request for Proposals No. 2026-09 for Landscape Maintenance Services and conducted a competitive procurement process; and

WHEREAS, BrightView Landscape Services, Inc. was determined to be the most responsive and responsible proposer based on experience, qualifications, and cost; and

WHEREAS, staff has negotiated a three-year Agreement for Landscape Maintenance Services with BrightView Landscape Services, Inc., with a base contract amount not to exceed \$299,199.48, and with provisions allowing up to two (2) one-year option terms at the sole discretion of LAVTA; and

WHEREAS, the Agreement establishes a total not-to-exceed contract value of \$518,416.20, inclusive of optional services and one-time fees, and includes performance standards and liquidated damages to ensure service quality;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Livermore Amador Valley Transit Authority that the Executive Director is hereby authorized to execute a three-year Agreement for Landscape Maintenance Services with BrightView Landscape Services, Inc., in a form approved by legal counsel, for a not-to-exceed amount of \$299,199.48, with authority to exercise up to two (2) one-year option terms, and a total contract value not to exceed \$518,416.20.

PASSED AND ADOPTED this 1th day of June 2026.

Julie Testa, Board Chair

ATTEST:

Christy Wegener, Executive Director