

**CITY OF SIMI VALLEY  
STAFF REPORT**

**AGENDA ITEM NO.**

**Consent (6)**

January 26, 2026

**To:** City Council

**From:** Public Works Department  
Ron Fuchiwaki, Public Works Director

**Subject:** Award a contract to Venco Western Inc. For Simi Valley Landscape District No. 1 Maintenance Services, Contract A, Specification No. SV 26-12

**Staff Recommendation**

It is recommended that the City Council:

1. Award a contract to Venco Western Inc. (Venco) (Attachment A), for the Simi Valley Landscape District No. 1 Maintenance Services, Contract A, Specification No. SV 26-12, for an amount not-to-exceed \$751,707.84 for a two-year term from March 1, 2026, to February 29, 2028, with an option to extend for three (3) additional one-year terms; and,
2. Authorize the City Manager, or her designee, to approve any subsequent contract amendments as well as incorporate future budgeted funds into the contract amount for the one-year term extensions in accordance with the contract.

**Background**

On November 20, 2025, staff solicited bids for the Simi Valley Landscape District No. 1 Maintenance Services, Contract A, Specification No. SV 26-12 that services the west side of Simi Valley. Three (3) bids were received on December 18, 2025. The City's current contract was awarded on February 8, 2021, for \$721,709.15 with a not-to-exceed amount of \$1,918,855.58, which expires on February 28, 2026. The proposed contract is a two-year term from March 1, 2026, to February 29, 2028, with an option to extend for three (3) additional one-year terms.

**Discussion**

On November 20, 2025, a Notice Inviting Bids was published in the local newspaper, submitted to various plan rooms, emailed to contractors on the City's contractors' list, and posted on the City's website. An online pre-bid meeting was held on December 4, 2025, with representatives from ten (10) landscape maintenance companies. On December 18, 2025, the City received three (3) bids for the Simi Valley Landscape District No. 1 Maintenance Services, Contract A, Specification No. SV 26-12. The bids for Schedule I are summarized below.

<b>CONTRACTOR</b>	<b>Schedule I Two-Year Bid</b>
Venco Western, Inc.	\$701,707.84
Parkwood Landscape	\$706,568.57*
Mariposa Landscape, Inc.	\$828,804.71*

*\*Reflects revised calculations due to mathematical errors.*

Staff reviewed the bids and found that Venco Western, Inc. submitted the lowest bid and met the specification requirements. Therefore, Venco has been determined to be the lowest responsive and responsible bidder.

The award of the contract is based on the total of Schedule I and Schedule II allocations combined. Schedule I represents complete landscape maintenance care for the City's Landscape Zones and Areas, and work at the Sanitation Plant during the term of the contract. Schedule II represents potential supplemental work for site upgrades, repair work due to unforeseen reasons, or other such work not included in Schedule I. Schedule II contingency funds will only be spent if needed, and any unspent funds will be reallocated at the end of each fiscal year. The amounts listed in the table below under Schedule II are based on estimated quantities, and actual expenditures may vary, but will stay within the budgetary limits of \$25,000 per fiscal year.

### **Financial Impact**

The total cost is \$751,707.84. The cost for the remainder of the current fiscal year was included in the FY 2025-26 Adopted Budget. Ongoing operating costs are spread over FY 2025-26, FY 2026-27, and FY 2027-2028. The approximate breakdown for the total contract cost is as follows:

<b>Fiscal Year</b>	<b>Schedule I Landscape Maintenance</b>	<b>Schedule I Sanitation</b>	<b>Schedule I Bid Subtotal</b>	<b>Schedule II (Contingency)</b>	<b>Total Cost</b>
2025-26 March - June	\$108,749.64	\$8,400	\$117,149.64	Up to \$8,333	\$125,482.64
2026-27 July - June	\$325,653.92	\$25,200	\$350,853.92	Up to \$25,000	\$375,853.92
2027-28 July - February	\$216,904.28	\$16,800	\$233,704.28	Up to \$16,667	\$250,371.28
<b>Totals</b>	<b>\$651,307.84</b>	<b>\$50,400</b>	<b>\$701,707.84</b>	<b>\$50,000</b>	<b>\$751,707.84</b>

These costs will be included in the Department's operating budget as part of the annual budget process for City Council consideration.

**City Council Priority**

This item supports the Reliable Infrastructure Pillar of Excellence.

**Suggested Motion**

I move to award a contract to Venco Western Inc. (Venco) (Attachment A), for the Simi Valley Landscape District No. 1 Maintenance Services, Contract A, Specification No. SV 26-12, for an amount not-to-exceed \$751,707.84 for a two-year term from March 1, 2026, to February 29, 2028, with an option to extend for three (3) additional one-year terms; and, authorize the City Manager, or her designee, to approve any subsequent contract amendments as well as incorporate future budgeted funds into the contract amount for the one-year term extensions in accordance with the contract.

**Summary**

On November 20, 2025, staff solicited bids for the Simi Valley Landscape District No. 1 Maintenance Services, Contract A, Specification No. SV 26-12 that services the west side of Simi Valley. Three (3) bids were received on December 18, 2025. The City's current contract was awarded on February 8, 2021, for \$721,709.15 with a not-to-exceed amount of \$1,918,855.58, which expires on February 28, 2026. The proposed contract is a two-year term from March 1, 2026, to February 29, 2028, with an option to extend for three (3) additional one-year terms. It is recommended that the City Council award a contract to Venco for the Simi Valley Landscape District No. 1 Maintenance Services, Contract A, Specification No. SV 26-12, for an amount not-to-exceed \$751,707.84 for a two-year term from March 1, 2026, to February 28, 2028, with an option to extend for three (3) additional one-year terms; and, authorize the City Manager, or her designee, to approve any subsequent contract amendments as well as incorporate future budgeted funds into the contract amount for the one-year term extensions in accordance with the contract.

**Prepared by:** Dylan Gunning, Senior Management Analyst

**Attachment**

Attachment A – Contract

**PUBLIC WORKS CONTRACT  
BETWEEN  
THE CITY OF SIMI VALLEY AND  
VENCO WESTERN, INC.**

This CONTRACT is entered into this 26<sup>th</sup> day of January, 2026, by and between the CITY OF SIMI VALLEY, a general law city and municipal corporation (“the City”) and VENCO WESTERN, INC, a California CORPORATION (“the Contractor”).

**1. WORK.**

- A. The Contractor will provide all work required by the Contract Documents (the “Work”). The Contractor agrees to do additional work arising from changes ordered by the City in accordance with the Contract Documents.
- B. The Contractor and the City agree to abide by the terms and conditions contained in the Contract Documents;
- C. The Contractor will furnish all of the labor; supplies and materials; equipment; printing; vehicles; transportation; office space and facilities; all tests, testing and analyses; and all matters whatsoever (except as otherwise expressly specified to be furnished by the City) needed to perform and complete the Work and provide the services required of the Contractor by the Contract Documents.
- D. “Contract Documents” means the Notice Inviting Bids; Instructions to Bidders; Supplementary Instructions to Bidders; Proposal; this Contract; Standard Specifications; Supplementary Conditions; Exhibits; Technical Specifications; List of Drawings; Drawings; Addenda; Notice to Proceed; Change Orders; Notice of Completion; and all other documents identified in the Contract Documents which together form the contract between the City and the Contractor for the Work. The Contract Documents constitute the complete agreement between the City and the Contractor and supersede any previous agreements or understandings.

**2. CONTRACT SUM.**

- A. The City agrees to pay the Contractor a sum not to exceed (NTE) seven hundred fifty-one thousand seven hundred seven dollars and eighty-four cents (\$751,707.84) for the Work in the manner set forth in the Contract Documents. The City may adjust this amount as set forth in the Contract Documents.
- B. If the City exercises renewal options, the NTE will be increased for each optional term by adding the March Consumer Price Index (CPI) adjustment of not less than 2% but not more than 3% for all billing rates. Subsequent

option years would be calculated based on the adjusted billing rates from the previous year plus the January CPI escalator as specified above.

### 3. TIME FOR PERFORMANCE.

- A. The Contractor will fully complete the Work within two years after City issues a Notice to Proceed. Unless extended by City, this Contract terminates on February 29, 2028. The City Manager may exercise up to three options to extend the term for one year, not to exceed a total of three additional years (the "Contract Time."
- B. The Contract Time will commence when the City issues a notice to proceed. The Contract Documents will supersede any conflicting provisions included on the notice to proceed issued pursuant to this Contract.
- C. The Contractor may not perform any Work until:
  - i. The Contractor furnishes proof of insurance as required by the Contract Documents; and
  - ii. The City gives the Contractor a written, signed, and numbered purchase order and notice to proceed.
- D. By signing this Contract, the Contractor represents to the City that the Contract Time is reasonable for completion of the Work and that the Contractor will complete the Work within the Contract Time.
- E. Should the Contractor begin the Work before receiving written authorization to proceed, any such Work is at the Contractor's own cost and risk.

4. **DISPUTES.** Disputes arising from this contract will be determined in accordance with the Contract Documents and Public Contracts Code §§ 10240-10240.13.

5. **THIRD PARTY CLAIMS.** In accordance with Public Contracts Code § 9201, the City will promptly inform the Contractor regarding third-party claims against the Contractor, but in no event later than ten (10) business days after the City receives such claims. Such notification will be in writing and forwarded in accordance with the "Notice" section of the Contract Documents. As more specifically detailed in the Contract Documents, the Contractor agrees to indemnify and defend the City against any third-party claim.

6. **TAXPAYER IDENTIFICATION NUMBER.** The Contractor will provide the City with a Taxpayer Identification Number.

7. **PERMITS AND LICENSES.** Unless otherwise provided, the Contractor, at its sole expense, will obtain and maintain during the Contract Time, all necessary permits, licenses, and certificates that may be required in connection with the Work.

8. **OWNERSHIP OF DOCUMENTS.** All documents, data, studies, drawings, maps, models, photographs and reports prepared by the Contractor under the Contract Documents are the City's property. The Contractor may retain copies of said documents and materials as desired, but will deliver all original materials to the City upon the City's written notice.

9. **INDEMNIFICATION.** The Contractor agrees to indemnify, defend, and hold the City harmless as set forth in the Contract Documents. The requirements as to the types and limits of insurance coverage to be maintained by the Contractor as required by the Contract Documents, and any approval of such insurance by the City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract Documents, including, without limitation, to the provisions concerning indemnification.

10. **INDEPENDENT CONTRACTOR.** The City and the Contractor agree that the Contractor will act as an independent contractor and will have control of all work and the manner in which is it performed. The Contractor will be free to contract for similar service to be performed for other employers while under contract with the City. The Contractor is not an agent or employee of the City and is not entitled to participate in any pension plan, insurance, bonus or similar benefits the City provides for its employees. Any provision in this Contract that may appear to give the City the right to direct the Contractor as to the details of doing the work or to exercise a measure of control over the work means that the Contractor will follow the direction of the City as to end results of the work only.

11. **AUDIT OF RECORDS.** The Contractor will maintain full and accurate records with respect to all services and matters covered under this Contract. The City will have free access at all reasonable times to such records, and the right to examine and audit the same and to make transcript therefrom, and to inspect all program data, documents, proceedings and activities. The Contractor will retain such financial and program service records for at least three (3) years after termination or final payment under the Contract Documents.

12. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

**City of Simi Valley**  
**Contract No. 3260080**  
**Venco Western, Inc.**  
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The City

Attention: Ronald K. Fuchiwaki  
 Public Works Director  
 City of Simi Valley  
 2929 Tapo Canyon Road  
 Simi Valley, CA 93063

Staff Contact: Michael Sandoval  
 Maintenance Superintendent  
 805-583-6450  
 MSandoval@simivalley.org  
 phone

The Contractor

Attention: Mario DelNagro  
 President  
 Venco Western Inc.  
 2400 Eastman Ave, Oxnard CA 93030  
 805-432-0493  
 mdelnagro@vencowestern.com

Any such written communications by mail will be conclusively deemed to have been received by the addressee three (3) days after deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph.

**13. NO THIRD PARTY BENEFICIARY.** This Contract and every provision herein is for the exclusive benefit of the Contractor and the City and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the Contractor's or the City's obligations under this Contract.

**14. INTERPRETATION.** This Contract was drafted in, and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this Contract will be in Ventura County.

**15. EFFECT OF CONFLICT.** In the event of any conflict, inconsistency, or incongruity between any provision of the Contract Documents, precedence will be as follows:

- A. This Contract;
- B. The Standard Specifications; and
- C. Precedence of documents as determined in the Standard Specifications.

**16. SEVERABILITY.** If any portion of the Contract Documents are declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Contract will continue in full force and effect.

**17. AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Contract and to engage in the actions described herein. This Contract may be modified by written amendment. The City's city manager, or designee, may execute any such amendment on the City's behalf.

**18. ELECTRONIC SIGNATURES.** This Contract may be executed by the Parties on any number of separate counterparts, and all such counterparts so executed constitute one agreement binding on all the Parties notwithstanding that all the Parties are not signatories to the same counterpart. In accordance with Government Code §16.5, the Parties agree that this Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract will be considered signed when the signature of a party is delivered by electronic transmission. Such electronic signature will be treated in all respects as having the same effect as an original signature.

**19. COVENANTS AND CONDITIONS.** The parties agree that all of the provisions hereof will be construed as both covenants and conditions, the same as if the words importing such covenants and conditions had been used in each separate paragraph.

**20. CAPTIONS.** The captions of the paragraphs of this Contract are for convenience of reference only and will not affect the interpretation of this Contract.

**21. TIME IS OF ESSENCE.** Time is of the essence for each and every provision of the Contract Documents.

[SIGNATURES ON FOLLOWING PAGE]

**City of Simi Valley**  
**Contract No. 3260080**  
**Venco Western, Inc.**  
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IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

**Attest:** **City of Simi Valley, A Municipal Corporation**

\_\_\_\_\_  
Lucy Blanco, City Clerk

By: \_\_\_\_\_  
Dee Dee Cavanaugh, Mayor of the  
City of Simi Valley, California

**Approved as to Form:** **Venco Western, Inc.**

\_\_\_\_\_  
Algeria R. Ford, City Attorney

By: \_\_\_\_\_  
Print Name: Mario DelNagro

**Approved as to Content:** Title: President

\_\_\_\_\_  
Samantha C. Argabrite, City Manager

By: \_\_\_\_\_  
Print Name: Peter R Christl

\_\_\_\_\_  
Johanna Medrano,  
Deputy Administrative Services Director/  
Budget & Purchasing

Title: CFO

\_\_\_\_\_  
Ronald K. Fuchiwaki,  
Public Works Director