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AMENDMENT NO. 6
TO
SUBORDINATE CONTRACT NO. MA-042-22011767
FOR
LANDSCAPE MAINTENANCE AT VARIOUS LOCATIONS

This Amendment ("Amendment No. 6") to Contract No. MA-042-22011767 for Landscape Maintenance at Various Locations is made and entered into upon execution ("Effective Date") between So Cal Land Maintenance, Inc. ("Contractor"), with a place of business at 3121 E La Palma Ave., Ste. K, Anaheim, CA 92806, and the County of Orange, a political subdivision of the State of California ("County"), through its Health Care Agency, with a place of business at 405 W. 5th St., Santa Ana, CA 92701. Contractor and County may sometimes be referred to individually as "Party" or collectively as "Parties".

RECITALS

WHEREAS, the County of Orange, through its OC Public Works Agency, issued Cooperative Contract No. MA-080-21011569 for Landscape Maintenance at Various Locations, effective July 1, 2021, through June 30, 2026; and

WHEREAS, the Parties executed Subordinate Contract No. MA-042-22011767 for Landscape Maintenance at Various Locations, effective July 1, 2022, through June 30, 2023, in an amount not to exceed $161,026 ("Contract"); and

WHEREAS, the Parties executed Amendment No. 1 to renew the Contract for a period of two years, effective July 1, 2023 through June 30, 2025, in an amount not to exceed $154,620, for a new total amount not to exceed $315,646, to replace Attachment B (Scope of Work) with Attachment B-1 (Scope of Work), and to replace Attachment C (Compensation/Invoicing) with Attachment C-1(Compensation/Invoicing); and

WHEREAS, the Parties executed Amendment No. 2 to renew the Contract for a period of one year, effective July 1, 2025 through June 30, 2026, in an amount not to exceed $360,000, for a new total amount not to exceed $675,646; and

WHEREAS, the Parties executed Amendment No. 3 to increase the Contract's amount not to exceed by $58,800, for a new total amount not to exceed $734,446, to replace Attachment B-1 (Scope of Work) with Attachment B-2 (Scope of Work) to add services to location #4 8300 Marine Way, Irvine, CA 92618 with services to begin on (08/17/2025), and to replace Attachment C-1 (Compensation/Invoicing) with Attachment C-2 (Compensation/Invoicing); and

WHEREAS, the Parties executed Amendment No. 4 to renew the Contract for a period of one year, effective July 1, 2026 through June 30, 2027, in an amount not to exceed $220,000, for a new total amount not to exceed $954,446; and

WHEREAS, the Parties executed Amendment No. 5 to correct an administrative error in Amendment No. 4, changing the amount not to exceed for the renewal period from $220,000 to $200,000, and changing the total amount not to exceed from $954,446 to $934,446; and

WHEREAS, the Parties now desire to enter into this Amendment No. 6 to increase the Contract's amount not to exceed by $231,560, for a new total amount not to exceed $1,166,006, to replace Attachment

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B-2 (Scope of Work) with Attachment B-3 (Scope of Work) to add two additional service locations, and to replace C-2 (Compensation/Invoicing) with Attachment C-3 (Compensation/Invoicing).

NOW THEREFORE, Contractor and County agree to amend the Contract as follows:

1. The Contract's amount not to exceed is increased by $231,560 on the amended terms & conditions, for a new total amount not to exceed $1,166,006 for the term of this Contract.

2. Attachment B-2 (Scope of Work) is deleted in its entirety and replaced with Attachment B-3 (Scope of Work), which is incorporated by this reference.

3. Attachment C-2 (Compensation/Invoicing) is deleted in its entirety and replaced with Attachment C-3 (Compensation/Invoicing), which is incorporated by this reference.

4. Contractor shall continue to reference invoices with MA-042-22011767 and to forward invoices to Orange County Health Care Agency, Accounts Payables, P.O. Box 689, Santa Ana CA 92702 or via email to hcaap@ochca.com.

This Amendment No. 6 modifies the Contract only as expressly set forth herein. Wherever there is a conflict in the terms or conditions between this Amendment No. 6 and the Contract, the terms and conditions of this Amendment No. 6 prevail. In all other respects, the terms and conditions of the Contract not specifically changed by this Amendment No. 6 remain in full force and effect.

SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 6. On the date following their respective signature

SO CAL LAND MAINTENANCE, INC.

If Contractor is a corporation, signatures of two specific corporate officers are required as further set forth.

- The first corporate officer signature must be one of the following: 1) Chairman of the Board, 2) President, 3) Vice President; and
- The second corporate officer signature must be one of the following: 1) Secretary, 2) Assistant Secretary, 3) Chief Financial Officer, 4) Assistant Treasurer.

In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signature to bind the company.

Signature	Name	Title	Date
DocuSigned by: Stephen Guise ADCCDCBBC5B746D...	Stephen Guise	President	October 22, 2026
Signed by: Daren Doucette 7D10387E30494C5...	Daren Doucette	Sec/VP	October 22, 2026

COUNTY OF ORANGE, a political subdivision of the State of California

COUNTY AUTHORIZED SIGNATURE:

Signature	Name	Title	Date
		Deputy Procurement Agent	

Approved as to form:
County Counsel

Signature	Name	Title	Date
Signed by: Brittany McLean D63D13AC012A4CC...	Brittany McLean	**Deputy**	10/22/2026

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ATTACHMENT B-3

SCOPE OF WORK

1. DEFINITIONS

A. County: The County of Orange.

B. Deputy Purchasing Agent: The designee of the Director of CEO/Purchasing authorized to act on his behalf in regards to this Contract.

C. HCA Building Manager: The on-site person at each location designated by HCA to conduct site inspections, coordinate the Contractor's operations and coordinate ongoing facility operations.

D. Contract Coordinator: The designated member of HCA Facilities staff in charged with the preparation, interpretation, general performance and coordination of this Contract.

E. Contract Manager: The manager supervising Contract at HCA Facilities.

F. 17th St. Facility: The total site for HCA facilities consisting of the administration building, Learning Center Trailer at 1729-E W. 17th St., Public Health Laboratory at 1729 W. 17th St, Communicable Disease Control Division (previously known as Epidemiology) trailer at 1719 W. 17th St., additional storage buildings, patios etc., including all parking lots at related areas at 1725 W. 17th St., Santa Ana, CA Public Health Clinic.

G. Daily: Shall include the period of normal work week, i.e., Monday through Friday, including Saturdays Sunday, when necessary or so designated.

H. Weekly: Shall be per calendar week.

I. Bi-Weekly: Every two Weeks. It shall be per calendar month regardless of the number of days in the month.

J. Monthly: Shall be per calendar month regardless of the number of days in that month. All work to be performed on a monthly basis shall be performed during the first full week of that month.

K. Quarterly: Shall be every three (3) months. All work to be performed on a quarterly basis shall be performed during the second full week of the first month of that quarter. The first quarter shall commence upon the effective date of the Contract and all subsequent quarters shall commence on three (3) month intervals thereafter.

L. Semi-Annually: Shall be every six (6) months. All work to be performed on a semi-annual basis shall be performed during the third full week of the first month of the semi-annual period. The first semi-annual period shall commence upon the effective date of the Contract and all subsequent semi-annual periods shall commence on six (6) months intervals thereafter.

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M. Annual: Shall be once (1) per year. All work to be performed on an annual basis shall be performed during the fourth full week of the first month of the year. The first annual period shall commence upon the effective date of the Contract and all subsequent annual periods shall commence on one (1) year intervals thereafter.

2. GENERAL SCOPE OF WORK

This Contract is for landscape and irrigation maintenance at HCA Facilities. Contractor shall, throughout the duration of the Contract, provide all personnel, equipment, tools, materials, supervision and other items and services necessary to perform landscape services in a professional, systematic and thorough manner for the listed facilities. These services shall include, but are not limited to, mowing, edging, watering, weed control, aeration, fertilization, shrub care, turf care, irrigation maintenance, tree maintenance and general maintenance. All associated parking lots and walkways shall be maintained in a neat, clean, and orderly manner. These specifications indicate the minimum level of service and frequency deemed acceptable. It is intended that Contractor will schedule its operations to meet or exceed these requirements.

Each service period, as listed in the definitions below, will commence on the effective date of the Contract unless otherwise designated by the County's Project Manager or designee. Contractor shall provide a mutual agreeable calendar to the County's Project Manager or designee and the Building Manager for weekly, biweekly, monthly, quarterly, semi-annual and annual service items within 10 days of the effective date of the Contract. Contractor shall notify the County's Project Manager or designee and the Building Manager of any deviation from the schedule.

I. CONTROL OF WORK

The Building Manager and the County's Project Manager or designee shall decide any and all questions which may arise as to the quality of acceptability of the work performed, the manner and rate of performance, interpretation of the specifications, and/or the acceptable fulfillment of the Contract by Contractor. The Building Manager and the County's Project Manager or designee shall also direct the inspection/administration of the work and decide questions regarding compensation.

A. Deficient Performance: Contractor shall maintain a log with the Building Manager in the Business Offices at (1725 W. 17th St., Santa Ana) to record deficiencies and corrections.

The Building Manager, Contract Coordinator, or County's Project Manager shall inspect and judge the quality of the work. County reserves the right to deduct from payments due or to become due to the Contractor for incomplete or deficient performance. The amount of such deductions will be based on the extent of the unsatisfactory work and the cost/actors established in the bid. A copy of the inspection record with the associated deduction calculation will be furnished to the Contractor.

Payment deductions are not an acceptable alternative to performance. Repetitive deductions will be sufficient grounds for remedial action including termination

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B. Licenses/Permits: Contractor shall supply all licenses and permits required to perform this work in accordance with state and local restrictions and shall pay all fees related to the acquisition of necessary licenses and permits. The facilities are located within Orange County territory. In accordance with California Code of Regulations, Title 16, Division 8, Article 3, Classifications, Contractor shall possess a valid Class C-27 Landscaping Contractor License.

C. Changes: Changes in the areas serviced and/or specifications may be necessary during the term of this Contract. Changes in the Contract requirements and corresponding changes in compensation may be implemented upon mutual agreement of County and Contractor. All such changes will be processed through the County's Project Manager or designee.

D. Damage: Contractor shall be responsible for all damage resulting from its operations. Any such damage to vehicles or property shall be reported by Contactor within twenty-four (24) hours to the County's Project Manager or designee.

E. Safety: Contractor shall take all necessary safety precautions for the protection of its employees, County staff and the public using these facilities including, but not limited to, the use of signs, barricades, and traffic warning devices such as flashers and cones.

F. Inspections: The Building Manager, County's Project Manager or designee shall be in charge of inspections and administration of this Contract. The Building Manager, County's Project Manager or designee will provide Contractor with copies of inspection reports showing corrective actions needed. Contractor shall promptly respond to either written or oral requests by County's Project Manager or designee relative to the corrective action required to meet the Contract specifications.

II. BUILDING SECURITY

A. Keys (if applicable): County will issue such keys (key cards) as necessary for access to the work area. Contractor shall assume full responsibility for theft or loss of said keys and shall pay for re-keying all locks operated by these keys. Keys shall not be duplicated.

B. Loss: At no time shall Contractor or his/her employees enter other areas of the facility not specifically included in this Contract for landscape maintenance services. Contractor shall be held responsible for full replacement for losses which are directly or indirectly due to the actions of his/her employees.

C. Damage: Contractor shall immediately report all conditions and occurrences out of the norm to the Orange County Sheriff to include vandalism and/or other damage to the landscaped areas or irrigation system, and shall also report broken window, vandalism, and/or facility damage.

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III. CONTRACTOR'S RESPONSIBILITIES

A. Background/Security: All personnel engaged in performance of this work shall be employees of the Contractor and as such shall be warranted to possess sufficient experience and security records to perform this work. Contractor shall research the employment and police records of each employee and shall maintain a copy of that research.

B. Health: All personnel shall be in good health and free of contagious diseases. Contractor shall not allow any person(s) under the influence of alcohol or drugs on the premises. Neither shall the Contractor allow the use or presence of alcohol or drugs on the premises.

C. Identification: All personnel shall wear uniforms, furnished by Contractor, at all times during the performance of this work. Contractor's supervisor may wear badges in lieu of uniforms.

D. Conduct: No person(s) shall be employed for this work that is found to be incompetent, disorderly, and troublesome, under the influence of alcohol or drugs, who fails or otherwise refuses to perform the work properly and acceptably, or is otherwise objectionable. Any person found to be objectionable shall be discharged immediately and not re-employed on this job.

E. Supervision: Contractor shall provide a supervisor or foreman who shall be present at all times during Contract operations, and who shall be responsible for both conduct and workmanship. The said supervisor or foreman shall be able to communicate effectively in both written and oral English.

F. Training: Contractor shall have an ongoing training program for its entire staff. Contractor shall provide only personnel that have been fully trained for performance of this work. Supervisors shall have been trained in supervision as well as technical training in landscape services.

G. Vehicles**:** Contractor owned or leased vehicles to provide transportation and parking fees to meet the Contract specifications.

H. Schedule**:** Within the first two weeks of the Contract, Contractor shall prepare a schedule for the monthly, quarterly, semi-annual and annual services. The schedule shall be given to the Building Manager and the County's Project Manager or designee. Any deviation from this schedule must be approved by Building Manager or the County's Project Manager or designee.

I. In order for the Contractor to receive full payment for the monthly services, Contractor's foreman must sign in on the landscape log book with the following information: number of workers, workers name(s), time in/time out and total time worked. The location of the log books for each of the designated facilities will be given to Contractor at the beginning of the Contract. If the landscape log book hours do not match the service hours

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listed in Attachment B-3, Article 2, Monthly Cost, Contractor's monthly invoice will be deducted the amount of hours that has not been performed.

IV. CONSERVATION OF UTILITIES

Contractor shall make sure Contractor's employees practice utilities conservation. Contractor shall be responsible for operation under conditions that prevent the waste of utilities which shall include but not be limited to the following:

A. Automatic irrigation timers shall be programmed to provide adequate watering to sustain proper growth and appearance without excessive runoff.

B. Automatic irrigation timers shall be programmed to operate after sunset and before sunrise to reduce evaporation caused by wind and heat.

V. CONTRACTOR'S OFFICE/EMERGENCY

Contractor shall maintain an office or base of operations within Orange County. The only exception will be if Contractor can fully demonstrate that they are capable of meeting all of the requirements including emergency operations specified herein. Contractor shall maintain a telephonic communications system such that:

A. Twenty-four hour emergency notification is possible.

B. All calls are to be returned within one (1) hour and are toll free from Santa Ana (714 area code).

C. Emergency response to the site will be no more than two (2) hours.

VI. PROTECTION AND RESTORATION

Contractor shall protect all existing facilities from damage by its operations. All damage shall be repaired or replaced, at the option of County at Contractor's expense. Repairs and/or replacements shall be equal to original in all aspects. Repairs shall be completed in accordance with the following:

A. Irrigation or utility damage shall be repaired prior to the end of the work day.

B. All damage to facilities shrubs, trees or turf shall be repaired or replaced within five (5) working days.

C. Turf damage shall be corrected by replacement sod (not reseeding).

D. Minor damage to trees such as bark lost from impact of mowing equipment shall be remedied by a qualified tree surgeon or arborist. If damage results in loss of tree, the damaged tree shall be removed and replaced with a tree of the same species.

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E. Minor shrub damage may be corrected by appropriate pruning. Major shrub damage shall be corrected by removal of the damaged shrub and replacement with the same species.

F. All damage resulting from chemical operations; either spray drift or lateral leaching shall be repaired in accordance with the above.

G. All repairs shall meet the approval of County's Project Manager or designee.

VII. SAFETY AND SECURITY

A. Contractor shall perform all the work required in such a manner as to meet all accepted standards for safe practices during all operations and to maintain safe condition of premises and right of ways at all times.

B. Contractor shall accept the sole responsibility for complying with all applicable local, County, State or other legal requirements including but not limited to full compliance with the intents and terms of the applicable OSHA and Cal/OSHA safety orders at all times so as to protect all persons, including Contractor's employees, agents of County, members of the public or others from foreseeable injury, or damage to their property.

C. Contractor shall conduct its operations as to offer the least possible obstruction and inconvenience to the public to include disruption of the noise levels within the area.

D. Contractor shall provide and pay for all barricades, lights, signs and other warning devices necessary to comply with all applicable State and County requirements for maintaining public safety. Placement of all warning devices shall be in accordance with the Traffic Manual published by the Department of Transportation, Business and Transportation Agency, State of California.

E. All extraordinary circumstances incidents including but not limited to crimes, thefts, vandalism, hazards, etc., shall be reported immediately by phone to County's Project Manager or designee and followed by confirmation in writing.

VIII. COOPERATION COLLATERAL WORK

Contractor shall recognize that during the course of the Contract other activities and operations will be conducted by County forces and other Contractors. These activities will include but are not limited to: landscape refurbishment, irrigation system modification or repair, construction, storm related operation, rodent control, etc. Contractor may be required to modify or curtail certain operations and shall promptly comply with any request by the Project Manager or his/her designee to cooperate.

IX. ENVIRONMENTAL REQUIREMENTS

A. Sound Control:

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1. Contractor shall comply with all County and local City sound control and noise level rules, regulation and ordinances which apply to any work performed pursuant to the Contract, and shall make every effort to control any undue noise resulting from the operation.

2. All internal combustion engines used for any purpose on the job or related to the job shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated in performance of the work without said muffler.

3. The noise level from Contractor's operations between the hours of 8 p.m. and 7 a.m. on weekdays, including Saturdays, or at any time on Sunday or a County holiday, shall be in accordance with County ordinance covering "Noise Control". The noise level from Contractor's operation during the above specified times shall not exceed 86 DBA at a distance of 50 feet. This requirement in no way relieves Contractor from responsibility for complying with local ordinances regulating noise level.

4. Said noise level requirement shall apply to all equipment on the job or related to the job, including but not limited to trucks, mowers, or tractors that may or may not be owned by Contactor. The use of loud sound signals shall be avoided in favor of light warnings except those required by safety laws for the protection of personnel.

B. Water Conservation:

1. Whenever possible the use of water shall be minimized, particularly during cleanup operations.

2. All irrigation supply systems shall be kept in good working condition and leaks shall be repaired promptly.

3. Nothing in this section shall relieve Contractor from adequately maintaining this area in accordance with these specifications.

C. Air Pollution:

In accordance with the provisions of Section 11017 of Title 2, Division 3, Part 1 Chapter 1 of the Government Code, Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes.

D. Best Management Practices:

1. Contractor shall conduct operations under this Contract so as to assure that pollutants do not enter municipal storm drain systems which systems are comprised of, but are not limited to curbs and gutters that are part of the street systems ("Stormwater Drainage System"), and to ensure that pollutants do not directly impact "Receiving Waters" (as used herein, Receiving Waters include, but are not limited to, rivers, creeks, streams, estuaries, lakes, harbors, bays and oceans).

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2. The Santa Ana and San Diego Regional Water Quality Control Boards have issued National Pollutant Discharge Elimination System (NPDES) permits ("Stormwater Permits") to the County of Orange, and to the Orange County Flood Control District (District) and cities within Orange County, as co-permittees (hereinafter collectively referred to as "County Parties") which regulate the discharge of urban runoff from areas within the County of Orange, including the Premises under this Contract. The County Parties have enacted water quality ordinances that prohibit conditions and activities that may result in polluted runoff being discharged into the Stormwater Drainage System.

3. To assure compliance with the Stormwater Permits and water quality ordinances, the County Parties have developed a Drainage Area Management Plan (DAMP) which includes a Local Implementation Plan (LIP) for each jurisdiction that contains Best Management Practices (BMPs) that parties using properties within Orange County must adhere to. As used herein, a BMP is defined as a technique, measure, or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in a cost effective manner. These BMPs are found within the County's LIP in the form of Model Maintenance Procedures and BMP Fact Sheets (the Model Maintenance Procedures and BMP Fact Sheets contained in the DAMP/LIP shall be referred to hereinafter collectively as "BMP Fact Sheets") and contain pollution prevention and source control techniques to eliminate non-stormwater discharges and minimize the impact of pollutants on stormwater runoff.

4. BMP Fact Sheets shall include but not be limited to the following which may be viewed and downloaded at:
http://ocwatersheds.com/documents/bmp/industrialcommercialbusinessesactivities

   a) IC3 b) IC7 c) IC17 d) IC21 d) IC24

5. These BMP Fact Sheets may be modified during the term of the Contract; and County's Project Manager or designee shall provide Contractor with any such modified BMP Fact Sheets.

6. Contractor shall, throughout the term of this Contract, comply with the BMP Fact Sheets as they exist now or are modified, and shall comply with all other requirements of the Stormwater Permits, as they exist at the time this Contract commences or as the Stormwater Permits may be modified. Contractor agrees to maintain current copies of the BMP Fact Sheets on the job sites throughout the term of this Contract. The BMPs applicable to uses authorized under this Contract must be performed as described within all applicable BMP Fact Sheets.

7. Contractor may propose alternative BMPs that meet or exceed the pollution prevention performance of the BMP Fact Sheets. Any

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such alternative BMPs shall be submitted to the County's Project Manager or designee for review and approval prior to implementation.

8. County's Project Manager or designee may visit the job sites and/or review Contractor's records at any time to assure that activities conducted on the job sites comply with the requirements of this section. Contractor may be required to implement a self-evaluation program to demonstrate compliance with the requirements of this section.

X. MATERIALS AND EQUIPMENT

Contractor shall furnish at its expense all necessary equipment, tools, materials and supplies required to perform this work. All equipment shall be kept in good working condition and conform to all state and local laws. All materials and supplies shall be new, high quality, free of defects and designed for the intended use and shall be subject to approval by County's Project Manager or designee. The equipment, tools, materials and supplies shall include but not be limited to:

A. Equipment: mowing equipment, edging equipment, leaf blower/vacuum, chemical spray equipment, bob tail dump truck for disposal/hauling, transportation for crews and equipment, and aeration equipment.

B. Tools: Brooms, rakes, hoes, shovels, etc. to properly maintain all the locations.

C. Chemicals: Contractor shall have a listing of proposed chemicals prepared by a licensed California Pest Control Advisor to include commercial name, chemical components, concentration rates and usage. Chemicals shall only be applied by those persons possessing a valid California Pest Control Applicator's license. All applications shall be in strict accordance with all governing regulations and to limit drift to a maximum of six (6) inches (**When turf is fertilized with dry granules it shall be swept off of walkways, stairs, ramps and roadways)** Records of the original proposed listing and all operations starting dates, times, methods of application, chemical formulations, applicators names and weather conditions shall be made and retained in an active file for a minimum of one (1) year after completion of this Contract.

D. Supplies: Contractor shall furnish at their expense all of the materials required to perform this work, to include, but not limited to, irrigation system repairs, irrigation system damage, fertilization, vegetation control chemicals, pest control chemicals, turf grass seed or sod, plants shrubs and ground cover.

XI. CONTRACTOR'S PERFORMANCE

These specifications indicate the minimum level of service and frequency deemed acceptable. It is intended that Contractor will schedule its operations to meet or exceed these requirements. It is further intended that Contractor shall put forth a level of effort sufficient to provide thorough maintenance of the landscaped areas

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to include adequate watering, fertilization, trimming, pruning, pest, and weed control. It is additionally intended that all associated parking lots and walkways be maintained in a neat, clean, and orderly manner.

Contractor shall at all times provide adequate supervision of Contractor's employees to ensure complete and satisfactory performance of all work in accordance with the terms and conditions of this Contract.

XII. SCHEDULE OF DEDUCTIONS

The Schedule of Deductions, as specified in Attachment B-3, will aid County in understanding the cost allocation for the different items that Contractor will be performing under this Contract. Contractor's associated cost for each service task identified is specified in the Schedule of Deductions.

In the event that County finds, in a scheduled or random inspection, that Contractor has not completed the services in accordance with the Contract requirements, monetary deductions will be made against monthly invoices in accordance with the Schedule of Deductions section. Be advised that the amount of the invoice deduction for an individual service may exceed the amount listed in the Schedule of Deductions.

XIII. SERVICES TO BE PROVIDED

The Contractor shall, as a minimum, perform the following services:

A. Trash: Contractor shall remove and dispose of all trash and debris generated from its operations prior to the completion of each day's activities. County dumpsters shall NOT be used for this purpose.

B. General Maintenance:

1. Contractor shall sweep or use blower depending on specifications of sidewalks, ramps, docks, steps, decks, patios, atriums and porches on each regular service.

2. Contractor shall remove all loose trash, litter, broken glass, all material that may be stuck to the sidewalk, leaves, branches, weeds and other debris from the entire area around the facility to include landscaped areas, sidewalk areas and parking lots weekly (Day of week to be set by Contractor at the start of the Contract).

3. The Contract price per month for landscape maintenance services includes full compensation for providing all labor, material, equipment and incidentals required for the landscape maintenance services as specified in these specifications including tree trimming.

C. Turf Grass Maintenance:

1. Contractor shall mow all turf areas once per week during the period of April 1st to October 31st and once every other week during the

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period of November 1st to March 31st. Dates shall be set on annual calendar to provide 45 mows per year.

2. Work shall be performed on the same day(s) each week. Initial week schedule and any changes shall be approved by the County Project Manager or designee prior to implementation.

3. Mowing missed due to inclement weather shall be rescheduled and completed within two (2) days on the weekly schedule and four (4) days on the bi-weekly schedule. If weather or ground conditions persist, the County's Project Manager or designee may change annual schedule to allow 45 mows per year.

4. Cutting heights shall be adjusted according to the type of grass in accordance with the following:

Bluegrass and Fescue	June thru September	2-1/4" reel or rotary
Bluegrass and Fescue	October thru May	1-3/4" reel or rotary
St. Augustine	Year Round	2-1/4" reel
Bermuda	Year Round	¾" reel

5. All warm season grasses to include Bermuda and St. Augustine shall be mowed with a power-driven reel type mower. Bluegrass and Fescue may be mowed with either power-driven reel type or rotary type mowers. All equipment shall be adjusted to the proper cutting heights and shall be adequately sharpened.

6. All glass, leaves, paper and other debris shall be removed and disposed of offsite prior to mowing.

7. All portable obstructions such as picnic tables and trash containers shall be moved in order to mow all portions of turf.

8. All walkways, roadways, parking lots or other areas dirtied by mowing operations shall be cleaned and all debris disposed of offsite prior to the completion of that day's mowing operations or the end of the day, whichever occurs first.

9. All visible grass clippings shall be collected and removed from the site prior to the completion of that day's mowing operations or the end of the day, whichever occurs first. **Use of County dumpsters is not allowed.**

10. All turf grass borders shall be neatly and uniformly edged or trimmed concurrent with every mowing. Mechanical methods shall

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be used except where physically not possible or practical. Chemical application shall be used on areas such as planters, buildings, around trees, around sprinkler heads under fence lines, etc. Prior to application of chemicals, all areas shall be trimmed to the proper mowing heights.

11. A regular program of chemical application shall be used to control weed growth, supplemented by hand removal of noxious weeds or grasses as necessary. A broad spectrum pre-emergent weed control (such as Treflan) shall be applied to all ground cover areas and shrub beds in April and September.

12. Chemical control of broadleaf weeds shall be employed as often as necessary to maintain turf grass areas in a “weed-free” condition. Bluegrass areas shall be treated with a pre-emergent crab grass control compound in March and with a broad spectrum fungicide (Acitzone RZ) in June and December.

13. Chemicals shall be applied to limit drift to six inches (6”). All precautionary measures necessary to ensure public and worker safety shall be employed since areas may be open for public access during application.

14. All turf grass areas shall be fertilized as follows:

Bluegrass and Fescue	January, March, May, July, September, November	16-16-16 w/trace elements. 1 lb. actual nitrogen/1,000 square feet.
Bermuda	December	Ammonia Nitrate 33.5-5-0-0. 1 lb. actual nitrogen/1,000 square feet.
Urea	March, May, July, September	46-0-0. 1 lb. actual nitrogen/1,000 square feet.
Augustine	April	Ammonia Nitrate 33.5-5-0-0. 1 lb. actual nitrogen/1,000 square feet.

15. All areas shall be free of moisture at the time the fertilizer is applied then shall be thoroughly soaked immediately after the fertilizer is applied.

16. All bare, worn, or sparse areas in the turf grass shall be over seeded (or re-sod) as necessary to Re-establish the turf grass to a quality comparable to that of existing turf grass in May or upon request.

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17. All turf grass areas shall be maintained free of rodents to include gophers and ground squirrels, and pests to include snails, sow bugs and caterpillars that could cause damage to the turf grass, irrigation system, facilities or cause erosion.

18. All turf grass areas shall be aerated yearly in March or April.

D. Landscape Maintenance:

1. All landscaped areas shall be irrigated as required to maintain adequate growth and appearance between the hours of 1:00 a.m. and 5:00 a.m. Special watering may be required during daytime hours after periods of extreme dryness but shall be monitored to prevent overspray or prevent access to facilities.

2. A regular program of chemical applications shall be used to control weed growth, supplemented by hand removal of noxious weeds or grasses as necessary. A broad spectrum pre-emergent weed control (such as Treflan) shall be applied to all ground cover areas and shrub beds in April and September.

3. Weeds and grasses shall be removed from all planted areas within fourteen (14) days from the time they are first visible. Crack grass shall be removed within fourteen (14) calendar days from the time it is first visible. Method for removal shall be hand removal or cultivation dependent upon planting concentration. **Weed-Eaters SHALL NOT be utilized to remove weeds.**

4. All landscaped areas shall be fertilized as follows:

Herbaceous Plants (such as Ice Plants) and Ground Cover (such as African Daisy)	March, June, September	16-16-16 w/trace elements. 1 lb. actual nitrogen/1,000 square feet.
Shrubs	April and July	20-10-5
Trees	April and July	2-20 gram tablets/shrub or free

All areas shall be free of moisture at all time the fertilizer is applied, and then shall be thoroughly soaked immediately after the fertilizer is applied.

6. All ground cover and shrubs shall be trimmed to restrict growth from sidewalks, facility entrances or other access ways.

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7. All deciduous trees shall be sprayed in December when trees are in full dormancy with a dormant spray fungicide that controls anthracnose and other tree diseases.

   All deciduous trees shall be sprayed in April when buds start to open with an insecticide spray that controls aphids, oak moth's spider mites, scale, thrips, caterpillars, beetles and mealy bugs.

8. All conifers shall be sprayed in April with an insecticide spray that controls spider mites.

9. All shrubbery shall be trimmed, shaped, and thinned in April and in September to produce sound shrubs, symmetrical in appearance. All cuts shall be made sufficiently close to the parent stem so that healing can readily start under normal conditions. All limbs 1" or greater in diameter shall be undercut to prevent splitting. All equipment utilized shall be clean, sharp, and expressly designed for tree pruning. Shrubbery shall be trimmed on an as needed basis. All leaves shall be raked from under shrubs once every two weeks.

10. All trimmings and debris shall be removed and disposed of off-site at the end of each day's work.

11. All landscaped areas shall be maintained free of rodents to include gophers, ground squirrels, and pests to include snails, sow bugs and caterpillars that could cause damage to the ground cover, plants shrubs, tress, irrigation system, facilities or cause erosion. All methods shall conform to EPA or other environmental regulations. All damage resulting from Contractor's failure to control rodents and/or pests shall be repaired or replaced at Contractor's expense.

12. All walkways, roadways or other areas dirtied by landscape maintenance operations shall be cleaned and all debris removed and disposed of off-site prior to completion of each day's operation.

13. Other Responsibilities: **(Extra Work)**

    a. Contractor will replace any dead or seriously damaged trees or shrubs and re-plant all bare areas within the ground cover with plant material similar in kind and size (15 gallon maximum) to existing surrounding plants. Contractor will provide a written quotation to County's Project Manager or designee.

    b. County's Project Manager or designee will review the submittal and with either 1) authorize Contractor to begin work based on submittal, 2) review the submittal with Contractor and authorize work based on a revised scope of work as agreed to by County and Contractor or 3) issue a competitive solicitation for the listed work (if a solicitation is

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issued, Contractor will have the right to submit a competitive bid using any rates it feels are appropriate).

14. All leaves and debris shall be raked from under shrubs and trees every other week and maintained on a weekly basis.

E. Irrigation System:

1. All turf and landscaped areas shall be irrigated as required to maintain adequate growth and appearance between the hours of 1:00 a.m. and 5:00 a.m. Special watering may be required during daytime hours after periods of extreme dryness but shall be monitored to prevent overspray or prevent access to facilities.

2. Contractor shall maintain the entire irrigation system to include all components from connection at the meter (controllers, controller boxes, remote control, valves, gate valves, backflow devices, main and lateral lines, and sprinkler heads) in an operational state at all times.

3. Contractor shall be responsible for the complete management, operation and maintenance of all controllers and irrigation systems. Contractor shall ensure that the systems are in good working and reparable condition at all times. Contractor shall employee a plumber, certified in the state where work is performed, for all work involving backflow devices. Contractor shall provide maintenance to keep all irrigation systems in proper working order including results of vandalism, pilferage, vehicular damage, utility repair, building repair, system fatigue, erosion, freezing, natural disasters, and damage caused by animals (i.e. gophers, etc.) to all irrigation valves, electrical wires, controllers, irrigation sprinkler heads, irrigation lines, remote controllers, any and all parts of the irrigation system. ***Contractor shall replace all plants, vegetation and trees that die for lack of water*.**

4. The repair work to the existing sprinkler system consists of locating and repairing or replacing defective and broken electric and manual valves, valve control boxes, metal irrigation valve pit covers, controllers, controller boxes, electrical wiring (between clock and valves), controller pedestals, sprinkler heads, risers, water lines, automatic and manual drains, backflow preventers, air vacuum breakers, all types of fittings (tees, unions, nipples, clamps, etc.), pipes and underground sleeves used for water lines (regardless of how deep the systems are placed in the ground). Sprinkler heads and valve control boxes shall be flush with the ground and smooth. (Note: services covered by this Contract are for maintenance of existing system(s) only. New irrigation systems are outside the scope of this Contract).

5. Within ten (10) days after the award of the Contract; Contractor shall complete the inspection and testing of the entire irrigation system. Contractor shall submit to County's Project Manager or

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designee a listing of all parts and labor that is required to bring the system into a fully operational condition. County's Project Manager or designee may:

a. Authorize the Contractor to commence work based on the submittal.

b. Review the submittal with Contractor and authorize the work based on a revised scope as agreed to by County and Contractor.

c. Issue a competitive solicitation for the listed work (if a solicitation is issued, Contractor will have the right to submit a competitive bid using any rates it feels are appropriate and competitive).

6. Contractor is responsible for clearing obstructions, correcting malfunctions and replacement parts. This will be done as part of the basic maintenance Contract.

7. Contractor shall inspect and test all irrigation systems a minimum of once a week from June to October and every other week from November to May in order to:

a. Adjust system to provide adequate coverage, prevent excessive runoff, and prevent overspray onto non-landscaped areas.

b. Determine malfunctions, damage, or obstructions and implement corrective action.

c. Contractor shall monitor the water requirements of the plant material, the soil conditions, seasonal temperature variations, wind conditions, and rainfall and shall recommend and implement changes in the duration of the water cycle.

d. All replacements shall be with original type and model materials unless a substitute is approved by the County's Project Manager or designee. Contractor shall implement repairs in accordance with all effective warranties.

e. Costs for excessive utility usage due to failure to repair malfunctions on a timely basis or unauthorized changes in irrigation frequency may be deducted from payments to Contractor based upon comparisons with historical expenditures.

XIV. EXTRA WORK

Contractor shall provide all labor, equipment tools and materials required to perform any necessary extra work to repair the damaged irrigation

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systems and/or replace any damaged landscaping up to the limit listed below. Contractor shall maintain a record of the work included with an approximate cost on an annual basis. The cost of this extra work shall be included in the monthly landscape maintenance cost and is intended to minimize administration of routine maintenance items. Should the estimated cost of such repairs exceed the limit established in any single Contract year, County may accomplish repairs by separate means, including a separate contract. Final resolution of repairs shall be determined by the County's Project Manager or designee following proper purchasing practices. Exception: If the damage is the result of the operations by Contractor, they shall be repaired by Contractor at their expense and shall be exempt from the established extra work limit.

XV. PERFORMANCE SCHEDULE SUMMARY

Bi-Weekly	Test entire irrigation system
January:	Mow every other week
	Fertilize Bluegrass and Fescue
	Disc/turn under vegetation on semi and non-improved grounds (if applicable).
February:	Mow every other week
March:	Pre-emergent crab grass control for Bluegrass
	Fertilize Bluegrass and Fescue
	Fertilize herbaceous plants, Alta Fescue and ground cover
	Mow every other week
	Disc/turn under vegetation on semi and non-improved grounds (if applicable).
April:	Pre-emergent weed control in ground cover areas
	Pre-emergent weed control in other landscaped areas
	Fertilize St. Augustine
	Fertilize trees and shrubs
	Spray insecticide on conifer trees
	Trim shrubs
	Mow weekly
May:	Fertilize Bluegrass and Fescue

	Reseed or re-sod turf areas
	Mow weekly
June:	Broad spectrum fungicide for Bluegrass
	Fertilize herbaceous plants, Alta Fescue, ground cover
	Mow weekly
	Disc/turn under vegetation on semi and non-improved grounds (if applicable).
July:	Fertilize Bluegrass and Fescue
	Fertilize trees and shrubs
	Mow weekly
August:	Mow weekly
September:	Pre-emergent weed control in ground cover areas
	Pre-emergent weed control in other landscaped areas
	Fertilize Bluegrass and Fescue
	Fertilize herbaceous plants Alta Fescue, ground cover
	Trim Shrubs
	Mow weekly
October:	Mow weekly
	Trim Trees
	Disc/turn under vegetation on semi and non-improved grounds (if applicable).
November:	Fertilize Bluegrass and Fescue
	Mow every other week
December:	Spray spectrum fungicide for bluegrass
	Fertilize Bermuda
	Spray fungicide on deciduous trees
	Mow every other week
As necessary:	Broadleaf weed control in turf grass areas

Adjust duration of watering cycles

Control rodents and pests

Remove Crack grass in asphalt parking lots, sidewalks and curb areas

Mow, trim and/or disc, cut grass/weeds on semi or non-improved grounds

1. 17TH ST. FACILITY – HCA PUBLIC HEALTH CAMPUS

I. SERVICE AREA INFORMATION

Areas to be serviced: All related areas around 1725 W. 17th St. Public Health Campus including:

- 1729-E W. 17th St., Santa Ana, 92706 (Learning Center Trailer)

- 1729 W. 17th St, Santa Ana, 92706 (Public Health Laboratory)

- 1719 W. 17th St., Santa Ana, 92706 (Communicable Disease Control Division

- 1725 W. 17th St., Santa Ana, 92706 and additional storage buildings, patios etc., including all parking lots at related areas

II. OPERATIONAL HOURS OF SERVICED FACILITY

1725 W. 17th St. Public Health Clinic	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular Hours Facility Is Open to Public and Employees	7 am – 6 pm	7 am – 6 pm	7 am – 6 pm	7 am – 6 pm	8 am – 6 pm	8 am – 5 pm	Closed

1719 W. 17th St. Communicable Disease Control Division	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular Hours Facility Is Open to Public and Employees	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	Closed	Closed

1729 W. 17th St. Public Health Lab	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	9 am – 1 pm	Closed

1729-E W. 17th St. Learning Center Trailer	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	3 pm – 9 pm	3 pm – 9 pm	3 pm – 9 pm	3 pm – 9 pm	3 pm – 9 pm	Closed	Closed

2. 401 S. TUSTIN ST., BLDGS. A/B, C, D, E ORANGE, CA 92866

I. SERVICE AREA INFORMATION

Areas to be serviced:

HCA Interim Care Facility
401 S. Tustin St., Bldg. A/B, C, D, E
Orange, CA 92866

II. OPERATIONAL HOURS OF SERVICED FACILITY

401 S. Tustin Bldg. A/B (REI)	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	9 am – 9 pm	9 am – 9 pm	9 am – 9 pm	9 am – 9 pm	9 am – 9 pm	9 am -3 pm	Closed

401 S. Tustin Bldg. C (Wellness Center)	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	9 am – 5 pm	9 am – 5 pm	9 am – 5 pm	9 am – 5 pm	9 am – 5 pm	9 am – 5 pm	Closed

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401 S. Tustin Bldg. D (Coastal Star)	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	24x7	24x7	24x7	24x7	24x7	24x7	24x7

401 S. Tustin Bldg. E (Storage)	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	7 am – 5:30 pm	7 am – 5:30 pm	7 am – 5:30 pm	7 am – 5:30 pm	7 am – 5:30 pm	Closed	Closed

3. 23228 MADERO, MISSION VIEJO, CA 92691

I. SERVICE AREA INFORMATION

Areas to be serviced:

PACT SOUTH
23228 Madero
Mission Viejo, CA 92691

II. OPERATIONAL HOURS OF SERVICED FACILITY

23228 Madero Mission Viejo (Pact South)	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	8 am-6 pm	8 am-6 pm	8 am-6 pm	8 am-6 pm	8 am – 5pm	Closed	Closed

Operational hours may vary at each facility. Contractor shall work with Building Manager or County's Project Manager or designee if servicing schedule needs to be revised.

4. 8300 MARINE WAY, IRVINE, CA 92618

I. SERVICE AREA INFORMATION

Areas to be serviced:

Marine Way Facility
8300 Marine Way
Irvine, CA 92618

III. OPERATIONAL HOURS OF SERVICED FACILITY

8300 Marine Way, Irvine, CA	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	7am – 6pm	7am – 6pm	7am – 6pm	7am – 6pm	7am – 6pm	Closed	Closed

5. 265 S. ANITA DR., ORANGE, CA 92868 (Effective November 4, 2026)

I. SERVICE AREA INFORMATION

Areas to be serviced:

(BHS Orange Campus)
265 S Anita Dr.
Orange, CA 92668

IV. OPERATIONAL HOURS OF SERVICED FACILITY

265 S Anita Dr, Orange, CA	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	24x7	24x7	24x7	24x7	24x7	24x7	24x7

6. 7850 MARINE WAY, IRVINE, CA 92618 (Effective November 4, 2026)

I. SERVICE AREA INFORMATION

Areas to be serviced:

(BHS Irvine Campus)
7850 Marine Way
Irvine, CA 92618

V. OPERATIONAL HOURS OF SERVICED FACILITY

7850 Marine Way, Irvine, CA	MON	TUE	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	24x7	24x7	24x7	24x7	24x7	24x7	24x7

ATTACHMENT C-3

COMPENSATION/INVOICING

1. **Compensation:** This is a fixed-price contract not to exceed the amount of $431,560 per year between County and Contractor for as provided in Attachment B-3, Scope of Work. Contractor agrees to accept the specified compensation as set forth in this Contract as full remuneration for performing all services and furnishing all staffing and materials called for; for any reasonably unforeseen difficulties under the responsibility of Contractor which may arise or be encountered in the execution of the services until their acceptance; for risks connected with the services; and for performance by Contractor of all of its duties and obligations hereunder.

2. **Fees and Charges:** County shall pay the following fees in accordance with the provisions of this Contract:

	Monthly	Yearly
401 S Tustin St., Orange	$2,760.00	$33,120.00
17th Street Complex, Santa Ana	$4,400.00	$52,800.00
23228 Madero, Mission Viejo	$5,725.00	$68,700.00
8300 Marine Way, Irvine	$4,900.00	$58,800.00
265 S. Anita Dr, Orange (Effective November 4, 2026)	$5,100.00	$35,700.00
7850 Marine Way, Irvine (Effective November 4, 2026)	$14,130.00	$98,910.00
Total	$37,015.00	$348,030.00

Weed Maintenance Parking Lot	Quarterly
7850 Marine Way, Irvine (Effective November 4, 2026)	$800.00
Total	$800.00

Maintenance Extra Work	Yearly
Total	$96,150

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3. **Payment Terms and Schedule:** Payment shall be made in arrears within thirty (30) days upon Auditor-Controller's receipt of an approved invoice submitted in accordance with the terms set forth herein. The invoice must be verified and approved by County's Project Manager or designee and is subject to routine processing requirements of County.

   Payments made by County shall not preclude the right of County from thereafter disputing any items involved or billed under this Contract and shall not be construed as acceptance of any part of the goods and services.

4. **Payment – Invoicing Instructions:** Contractor shall provide an invoice on Contractor's letterhead for goods and/or services rendered. Each invoice shall have a unique number and shall include the following information:

   a. Contractor's name and address
   b. Contractor's remittance address
   c. Contractor's Federal Taxpayer ID Number and CA Board of Equalization Permit Number
   d. Name of County Agency: Health Care Agency
   e. Delivery/Services Address
   f. Master Agreement Number: **MA-042-22011767**
   g. Agency's Account Number, if applicable
   h. Date of invoice
   i. Product/Service description, quantity, and fees
   j. Sales tax, if applicable
   k. Total

   The responsibility for providing acceptable invoice(s) to County for payments rests with Contractor. Incomplete or incorrect invoices are not acceptable and will be returned to Contractor for correction.

   Invoices and supporting documentation shall be submitted to: HCAAP@ochca.com or:

   County of Orange Health Care Agency
   Accounts Payable
   P.O. Box 689
   Santa Ana, CA 92702-0689