SUPPLEMENTAL AGENDA ITEM
AGENDA STAFF REPORT

Control: 26001976

MEETING DATE:	11/03/2026
LEGAL ENTITY TAKING ACTION:	Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S):	District 2, District 3
SUBMITTING AGENCY/DEPARTMENT:	Health Care Agency
DEPARTMENT CONTACT PERSON(S):	Veronica Kelley, 714-834-7024 Lorraine Daniel, 714-834-4418

REASON ITEM IS SUPPLEMENTAL: The Health Care Agency will finalize the attachments after the filing deadline to the Clerk of the Board due to necessary time needed to allow for the contracting process to establish services under a County contract for Irvine and Orange Behavioral Health Campuses.
JUSTIFICATION: The Health Care Agency has effectively assumed full control of operations of both the 265 S. Anita Dr., Orange and 7850 Marine Way, Irvine sites, now known as the Behavioral Health Services Orange and Irvine campuses. HCA must establish service contracts as soon as possible to ensure continuity of operations and prevent any lapse in essential services.

SUBJECT: High Level Security Unarmed Guard Services and Landscape Maintenance

CEO CONCUR	**COUNTY COUNSEL REVIEW**	**CLERK OF THE BOARD**
Concur	Approve agreement to form	DISCUSSION 3 Votes Board Majority
Budgeted: Yes	**Current Year Cost:** $643,296	**Annual Cost:** FY 2027-28 $617,604 FY 2028-29 $617,604 FY 2029-30 $205,868
Staffing Impact: No		**Sole Source:** No
Current Fiscal Year Revenue: N/A	**Funding Source:** See Financial Impact Section	**County Audit in Last 3 years:** No
Levine Act Review Completed? Yes		
Prior Board Action: 4/14/2026 #42		

RECOMMENDED ACTION(S):

1. Approve the Contract with Universal Protection Services LP dba Allied Universal Security Services for the provision of High Level Security Unarmed Guard Services, for the term of November 4, 2026, through October 31, 2029, in an amount not to exceed $1,852,812, non-renewable unless approved by the Board of Supervisors.

2. Authorize the County Procurement Officer or Deputized designee to execute Individual Contract with Universal Protection Services LP dba Allied Universal Security Services, as referenced in the Recommended Action above.

3. Approve Amendment No. 6 to the Contract with So Cal Land Maintenance, Inc. for the provision of Landscape Maintenance at various locations, to increase the amount not to exceed by $231,560, for a cumulative amount not to exceed $1,166,006, for the term ending June 30, 2027.

4. Authorize the County Procurement Officer or Deputized designee to execute Amendment No. 6 to the Contract with So Cal Land Maintenance, Inc., as referenced in the Recommended Action above.

SUMMARY:

Approval of the Contracts with Universal Protection Services LP dba Allied Universal Security Services and So Cal Land Maintenance, Inc. for the provision of 24/7 high level security unarmed guard services and landscape maintenance services, respectively, at the newly assumed Behavioral Health Services campuses will allow for services to continue without any lapse, disruption or potential safety risks and will provide immediate grounds maintenance to support regulatory compliance and safe occupancy.

BACKGROUND INFORMATION:

The Health Care Agency (HCA) has assumed management and operational responsibility for the Behavioral Health Services (BHS) Orange Campus, located at 265 S. Anita Dr., Orange, and the BHS Irvine Campus, located at 7850 Marine Way, Irvine, effective October 5, 2026. As part of this transition, HCA is now overseeing the delivery of mental health and Substance Use Disorder (SUD) services previously operated under a different entity. At the BHS Orange Campus essential behavioral health programs are currently being provided, including Crisis Stabilization Unit (CSU), Crisis Residential Program (CRP), and residential SUD treatment services, all of which continue to operate without interruption. CSU and CRP services provide 24-hour behavioral health crisis stabilization, short-term voluntary residential care, and support for individuals with co-occurring conditions. Residential SUD treatment services remain available for adults requiring structured treatment and recovery support.

During the initial 30-day transition period, a short-term procurement bridge is required to maintain essential campus services and ensure uninterrupted facility operations, especially given the 24/7 nature of the programs on campus. As HCA assumes direct oversight of the campus, maintaining continuity of security, grounds maintenance, and other operational services is necessary to ensure safety, regulatory compliance, and readiness while longer-term procurement and facility transition activities are completed.

For landscape maintenance, on April 14, 2026, your Honorable Board of Supervisors (Board) approved the Contract with So Cal Land Maintenance under the County's Contract Cost Reduction Program under Amendment No. 4 for the provision of landscape services for HCA locations. Prior board actions are summarized in the table below:

Board Date	Contract/ Amendment	Action	Term	Contract Amount
N/A	Contract with So Cal Land Maintenance	Contract executed under Deputy Purchasing Agent (DPA) delegated authority	July 1, 2022- June 30, 2023	$161,026

N/A	Amendment #1	Contract renewal under DPA delegated authority	July 1, 2023-June 30, 2024	$154,560
N/A	Amendment #2	Contract renewal under DPA delegated authority	July 1, 2024-June 30,2026	$360,000
N/A	Amendment #3	Contract increase under DPA delegated authority	July 1, 2024-June 30,2026	$40,000
April 14, 2026	Amendment #4	Contract renewal under CEO Cost Reduction Program	July 1, 2026-June 30, 2027	$220,000
N/A	Amendment #5	Administrative amendment under DPA delegated authority to correct contract amount	July 1, 2026-June 30, 2027	$200,000

Scope of Services

High Level Security Unarmed Guard Services
Universal Protection Services LP dba Allied Universal Security Services, to be contracted under a new HCA contract subordinate to Regional Cooperative Agreement No. RCA-017-25010102, shall provide trained, qualified, and properly licensed security personnel to perform high level security unarmed guard services for both of HCA BHS Orange and Irvine campuses. As both facilities operate 24/7, continuous high level security unarmed guard services are essential to ensure the ongoing safety and protection of clients, visitors, employees, and County of Orange (County) property. High level security unarmed guard services shall include, but are not limited to, de-escalating unwanted or disruptive activity and escorting individuals off the premises, when necessary, observe and report any safety concerns or hazards, and oversee each facility's surveillance systems. Additional responsibilities include screening all individuals entering both properties and conducting regular patrols of designated areas. The Contractor shall respond to security incidents and emergencies, request assistance from local law enforcement agencies–when appropriate, and enforce property regulations and applicable County ordinances. The Contractor shall maintain a visible presence to discourage trespassing, theft, and vandalism and to support a safe and secure environment for all occupants.

Landscape Maintenance
So Cal Land Maintenance, Inc., to be contracted under HCA's existing Master Agreement No. MA-042-22011767, shall provide all labor, equipment, tools, supervision, and materials necessary to perform comprehensive landscape and irrigation maintenance services for the HCA BHS Orange and Irvine campuses. Services shall include routine lawn maintenance, fertilization, weed abatement, shrub and hedge trimming, tree trimming, and full management and operation of irrigation controllers, and all associated maintenance necessary to ensure each facility is well-maintained and in proper condition. Contractor shall inspect irrigation systems for leaks, broken sprinkler heads, and malfunctioning components, conduct irrigation performance inspections and conduct repairs at the expense of the Contractor. Any repairs or extra work, outside the contract's scope of work shall require prior written approval from Contractor and

authorization and review by HCA prior to work. Cleanup and hardscape maintenance shall be conducted after each service, to ensure walkways, curbs, and paved areas are free of debris.

Performance Outcomes

For Security services, performance outcome during the 30-day transition period will be measured by the provider's ability to maintain continuous on-site coverage with no lapses in scheduled staffing, timely completion and submission of incident reports, and consistent adherence to campus access control procedures. Security personnel are expected to respond to on-site incidents within established response standards and participate in regular coordination with HCA site leadership to support safe, 24-hour operations.

For landscape maintenance services, performance will be assessed based on the provider's ability to maintain exterior areas in a safe and compliant condition, complete routine landscaping tasks such as mowing, trimming, debris removal, and irrigation monitoring according to the service schedule, and address urgent or safety-related grounds issues within required response timeframes. The provider will also ensure the walkways, parking areas, and building access points remain clear of obstructions to support safe occupancy and operational readiness. These performance expectations align with the service levels established in prior contract years. Historical performance documentation confirms that the provider consistently met these outcomes, maintaining exterior areas in a safe and compliant condition and completing routine landscaping tasks as scheduled. Additionally, response times for urgent or safety-related grounds issues were in full compliance with required timeframes, with no significant deficiencies noted. This amendment continues the established standard of performance demonstrated in previous years.

The contracts are being presented for the Honorable Board of Supervisors (Board) approval less than 30 days before the effective date due to the County ending its partnership with the previous management entity after ongoing and extensive negotiations. HCA effectively assumed full control of operations on October 5, 2026, of both BHS Orange and Irvine campuses. HCA must establish service contracts as soon as possible to ensure continuity of operations and prevent any lapse in essential services.

The Contractor's performance has been confirmed as satisfactory. HCA has verified there are no concerns that must be addressed with respect to Contractor's ownership/name, litigation status or conflicts with County interests.

These Contractors do not currently include subcontractors or pass through to other providers. See Attachment C for the Contract Summary Forms.

The Orange County Preference Policy is not applicable to this contract award.

An analysis was completed to verify the contract provides County with persons specially trained, experienced, expert and competent to perform the special services in accordance with the law.

HCA requests that the Honorable Board of Supervisors authorize the County Procurement Officer or Deputized designee to execute Contract with Universal Protection Services LP dba Allied Universal Security Services and So Cal Land Maintenance, Inc., as referenced in the Recommended Actions.

FINANCIAL IMPACT:
Fees & Other: 50% (Medi-Cal Federal Financial Participation)

State: 45% (Behavioral Health Services Act/ Realignment)
Federal: 5% (Substance Use Prevention and Treatment Block Grant)

Appropriations for these contracts are included in Budget Control 042 FY 2026-27 and will be included in the budgeting process for future fiscal years.

The Contracts include provision allowing HCA to terminate the Contract, reduce the level of services, and/or renegotiate the levels of services provides, as necessary. This includes a notice that allows HCA adequate time to transition or terminate services to clients, if necessary.

STAFFING IMPACT:
N/A

REVIEWING AGENCIES/DEPARTMENTS:
N/A

ATTACHMENTS:
Attachment A - MA-042-27010484 Universal Protection Services DBA Allied Universal Security Services
Attachment B-MA-042-22011767 - So Cal Land Maintenance, Inc.
Attachment C - Contract Summary Forms