

AGREEMENT BETWEEN COUNTY AND FIRM

This Agreement Between County and Firm, (this “Agreement”) made and entered into by and between Marion County, a political subdivision of the State of Florida, located at 601 SE 25th Ave, Ocala, FL 34471 (hereinafter referred to as “COUNTY”) and **Oasis Landscape Services, Inc.**, located at 6812 NW 18th Drive, Gainesville, FL 32653, possessing FEIN# 59-2195081 (hereinafter referred to as “FIRM”) under seal for the I-75 South Gateway Maintenance and Service, (hereinafter referred to as the “Project”), and COUNTY and FIRM hereby agreeing as follows:

WITNESSETH:

In consideration of the mutual covenants and promises contained herein, COUNTY and FIRM (singularly referred to as “Party”, collectively “Parties”) hereto agree as follows:

Section 1 – The Contract Documents. The Contract Documents are defined as this Agreement, the Specifications, the Drawings, all Purchase Orders, Change Orders and Field Orders issued hereafter, any other amendments hereto executed by the Parties hereafter, together with the following (if any):

Marion County Bid #26BE-079 - I-75 South Gateway Maintenance and Service, the Offer, Project Bid Scope and or Specifications, Plans and Drawings, any/all Addenda as issued in support of this Bid, Recorded Bonds as required, Certificate of Insurance and Notice to Proceed.

Should any conflict arise between the contract documents and the Agreement, the terms of the Agreement shall govern.

Section 2 – Entire Agreement. The Contract Documents form the agreement between Parties for the Project and the FIRM acknowledges receipt of a copy of each and every Contract Document. The Contract Documents represent the entire and integrated agreement between the Parties and supersede prior negotiations, representations or agreements, either written or oral. The Contract Documents shall not be construed to create a contractual relationship of any kind between any persons or entities other than COUNTY and FIRM.

Section 3 – Term. This Agreement shall commence upon June 1, 2026, and will conclude May 30, 2028 (“Term”). This Bid Exemption may be renewed upon agreement from Firm and County. **TIME IS OF THE ESSENCE.** All limitations of time set forth in the Contract Documents are of the essence. Work may be presumed abandoned after ninety (90) days if FIRM terminates the Work without just cause or without proper notification to COUNTY, including the reason for termination, or fails to perform Work without just cause for ninety (90) consecutive days. All Work, defined herein, will proceed in a timely manner without delays.

Section 4 – Scope of Services. FIRM shall complete the Work for Project 26BE-079, more fully set forth on Exhibit A hereto, Scope and Cost Proposal Instruction, and Exhibit B, hereto, I-75 Gateway Maintenance Service, as per the Contract Documents furnished by COUNTY and according to the timeframe as noted herein.

Section 5 – Compensation. COUNTY shall make payment of One Hundred Ten Thousand, Four Hundred Nine and 00/100 Dollars (**\$110,409.09**) (the “Agreement Price”), in accordance with The Proposal, Exhibit C, hereto, under COUNTY’s established procedure.

FIRM shall invoice the COUNTY for each structure inspection cycle completed in the amount of \$2,177.25 after the COUNTY’s receipt of the monthly structure inspection report.

First annual structural cleaning, including main feature and COUNTY-line markers, will be invoiced to the COUNTY upon completion, with photographic evidence, in the amount of \$42,501.05. Second annual structural cleaning, including main feature and COUNTY-line markers, will be invoiced to the COUNTY upon completion, with photographic evidence, in the amount of \$42,501.05.

All invoices must reference the following and be to the attention of Ocala/Marion Visitors Convention Bureau:
CAFA 2022-M-595-00001 for work referencing COUNTY line markers
CAFA 2002-M-595-00002 for work referencing main gateway

There shall be no provisions for pricing adjustments. If during inspections FIRM determines there are items that need to be replaced or repaired, Firm will provide COUNTY with a cost estimate providing details of items needing to be

replaced and labor fees included with the replacement and/or repair. FIRM agrees that if payment is made by COUNTY procurement card (p-card), charges will not be processed until goods or services are shipped, or are received by COUNTY, and in acceptable condition.

Section 6 – Assignment. FIRM may not subcontract all or any part of this Agreement without written approval by COUNTY.

Section 7 – Laws, Permits, and Regulations. Prior to the performance of any Work hereunder, FIRM shall obtain and pay for all licenses and permits, as required to perform the Work. FIRM shall at all times comply with all appropriate laws, regulations, and ordinances applicable to the Work provided under this Agreement.

Section 8 – Amendments. This Agreement may only be amended by mutual written agreement of both Parties.

Section 9 – Books and Records. FIRM shall keep records of all transactions, including documentation accurately reflecting the time expended by FIRM and its personnel. COUNTY shall have a right to request records from FIRM, and for those records to be made available within a reasonable timeframe depending on method of acquisition.

Section 10 – Public Records Compliance

A. IF FIRM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT COUNTY’S CUSTODIAN OF PUBLIC RECORDS AT:

Public Relations | 601 SE 25th Ave, Ocala, FL 34471

Phone: 352-438-2300 | Fax: 352-438-2309

Email: publicrelations@marionfl.org

B. FIRM shall comply with public records laws, specifically:

- Keep and maintain public records required by COUNTY to perform the Work;
- Upon request from COUNTY's custodian of public records, provide COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Term and following completion of this Agreement if FIRM does not transfer the records to COUNTY; and,
- Upon completion of this Agreement, transfer, at no cost, to COUNTY, all public records in possession of FIRM or keep and maintain public records required by COUNTY to perform the Work. If FIRM transfers all public records to COUNTY upon completion of this Agreement, FIRM shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If FIRM keeps and maintains public records upon the completion of this Agreement, FIRM shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to COUNTY, upon request from COUNTY's custodian of public records, in a format that is compatible with the information technology systems of COUNTY.

C. If FIRM fails to provide the public records to COUNTY within a reasonable time, FIRM may be subject to penalties under Section 119.10 Florida Statutes and may be subject to unilateral cancellation of this Agreement by COUNTY. This section shall survive the termination of the Agreement.

Section 11 – Indemnification. FIRM shall indemnify and hold harmless COUNTY, its officers, employees, and agents from all suits, claims, or actions of every name and description brought against COUNTY for liabilities, damages, losses, and costs, including but not limited to reasonable attorneys’ fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of FIRM and other persons employed or utilized by FIRM in the performance of this Agreement. This Section shall not be construed in any way to alter COUNTY’s waiver of sovereign immunity or the limits established in Section 768.28, Florida Statutes. This section shall survive the termination of the Agreement.

Section 12 – Insurance. As applicable, during the period of Work, insurance policies shall be with a company or companies authorized to do business in the State of Florida. COUNTY shall be notified if any policy limit has

eroded to one half its annual aggregate. FIRM shall provide, within the timeframe noted in the Award Letter, a Certificate of Insurance, issued by a company authorized to do business in the State of Florida and with an A.M. Best Company rating of at least A-. Self-Insured companies that cannot be rated, will also be considered. All policies must include all requirements listed below, reference the project number and show Marion County as additional insured. The Certificate should also provide for 30-day cancellation notice to the Procurement Director's address, set forth herein.

WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

Coverage to apply for all employees at STATUTORY Limits in compliance with applicable state and federal laws.

- Employer's Liability limits for not less than \$100,000 each accident \$500,000 disease policy limit and \$100,000 disease each employee must be included.
- The FIRM, and its insurance carrier, waives all subrogation rights against Marion County, a political subdivision of the State of Florida, its officials, employees and volunteers for all losses or damages which occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not.
- The County requires all policies to be endorsed with WC00 03 13 Waiver of our Right to Recover from others or equivalent.

COMMERCIAL GENERAL LIABILITY

Coverage must be afforded under a Commercial General Liability policy with limits not less than

- \$1,000,000 each occurrence for Bodily Injury, Property Damage and Personal and Advertising Injury
- \$2,000,000 each occurrence for Products and Completed Operations

BUSINESS AUTOMOBILE LIABILITY

Coverage must be afforded including coverage for all Owned vehicles, Hired and Non-Owned vehicles for Bodily Injury and Property Damage of not less than \$500,000 combined single limit each accident.

- In the event the FIRM does not own vehicles, the FIRM shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

Section 13 – Independent Contractor. In the performance of this Agreement, FIRM will be acting in the capacity of an “Independent Contractor” and not as an agent, employee, partner, joint venture, or associate of COUNTY. FIRM shall be solely responsible for the means, methods, techniques, sequences, and procedures utilized by FIRM in the full performance of this Agreement.

Section 14 – Default/Termination. In the event FIRM fails to comply with any of the provisions of this Agreement, COUNTY may terminate this Agreement for cause by first notifying FIRM in writing, specifying the nature of the default and providing FIRM with a reasonable period of time in which to rectify such default. In the event the default is not cured within the time period given, COUNTY thereafter may terminate this Agreement for cause upon written notice to FIRM without prejudice to COUNTY. In the event of termination of this Agreement for cause, COUNTY will then be responsible to compensate FIRM only for those services timely and satisfactorily performed pursuant to this Agreement up to the date of termination. COUNTY may terminate this Agreement without cause providing at least thirty (30) days written notice to FIRM. In the event of termination of this Agreement without cause, COUNTY will compensate FIRM for all services timely and satisfactorily performed pursuant to this Agreement up to and including the date of termination. Notwithstanding any other provision of this Agreement, this Agreement may be terminated if for any reason there are not sufficient appropriated and available monies for the purpose of maintaining COUNTY or other public entity obligations under this Agreement. COUNTY shall have no further obligation to FIRM, other than to pay for services rendered prior to termination.

Section 15 – Damage to Property. FIRM shall be responsible for all material, equipment and supplies sold and delivered to COUNTY under this Agreement and until final inspection of the Work and acceptance thereof by COUNTY. In the event any such material, equipment and supplies are lost, stolen, damaged or destroyed, or COUNTY property, buildings, or equipment is damaged during delivery or unloading, or in the course of the WORK prior to final inspection and acceptance, FIRM shall replace the same or be returned to original state without additional cost to COUNTY, as applicable.

Section 16 – Termination for Loss of Funding/Cancellation for Unappropriated Funds. The obligation of COUNTY for payment to FIRM is limited to the availability of funds appropriated in a current fiscal period, and

continuation of this Agreement into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law.

Section 17 – Use of Other Contracts. COUNTY reserves the right to utilize any COUNTY contract, State of Florida contract, city or county governmental agencies, school board, community college/state university system, or cooperative bid agreement. COUNTY reserves the right to separately bid any single order or to purchase any item on this Agreement if it is in the best interest of COUNTY.

Section 18 – Employee Eligibility Verification. COUNTY hereby affirms it is duly registered, uses, and adheres to the practices of the E-Verify system, including those outlined in the clauses below.

Beginning January 1, 2021, Section 448.095, F.S., requires FIRM to register and use the E-Verify system to verify the work authorization status of all newly hired employees and prohibits FIRM from entering into this Agreement unless it is in compliance therewith. Information provided by FIRM is subject to review for the most current version of the State or Federal policies at the time of the award of this Agreement.

By previously signing the ITB Acknowledgment and Addenda Certification Form, and this Contract, FIRM has agreed to perform in accordance with the requirements of this subsection and agrees:

- a) It is registered and uses the E-Verify system to verify work authorization status of all newly hired employees.
- a) COUNTY shall immediately terminate FIRM if COUNTY has a good faith belief that FIRM has knowingly violated Section 448.09(1), F.S., that is, that FIRM knowingly employed, hired, recruited, or referred either for itself or on behalf of another, private or public employment within the State an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States.
- b) If FIRM enters into a contract with a subcontractor, FIRM shall obtain from the subcontractor an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien.
- c) FIRM shall maintain a copy of such affidavit for the duration of this Agreement and provide it to COUNTY upon request.
- d) FIRM shall immediately terminate the subcontractor if FIRM has a good faith belief that the subcontractor has knowingly violated Section 448.09(1), F.S., as set forth above.
- e) If COUNTY has a good faith belief that FIRM's subcontractor has knowingly violated Section 448.095, F.S., but that FIRM has otherwise complied, COUNTY shall promptly order FIRM to terminate the subcontractor. FIRM agrees that upon such an order, FIRM shall immediately terminate the subcontractor. FIRM agrees that if it should fail to comply with such an order, COUNTY shall immediately terminate FIRM.
- f) If COUNTY terminates this Agreement with FIRM, FIRM may not be awarded a public Agreement for at least one (1) year after the date of termination.
- g) FIRM is liable for any additional costs incurred by COUNTY as a result of a termination under this subsection.
- h) Any such termination under this subsection is not a breach of this Agreement and may not be considered as such.
- i) FIRM shall maintain records of its registration, use, and compliance with the provisions of the E-Verify system, including the registration and use by its subcontractors, and to make such records available to COUNTY or other authorized governmental entity.
- j) To comply with the terms of this Employment Eligibility Verification provision is made an express condition of this Agreement and COUNTY may treat a failure to comply as a material breach of this Contract.

Section 19 – Force Majeure. Neither FIRM nor COUNTY shall be considered to be in default in the performance of its obligations under this Agreement, except obligations to make payments with respect to amounts already accrued, to the extent that performance of any such obligations is prevented or delayed by any cause, existing or future, which is beyond the reasonable control and not a result of the fault or negligence of, the affected Party (a "Force Majeure Event"). If a Party is prevented or delayed in the performance of any such obligations by a Force Majeure Event, such Party shall immediately provide notice to the other Party of the circumstances preventing or delaying performance and the expected duration thereof. Such notice shall be confirmed in writing as soon as reasonably possible. The Party so affected by a Force Majeure Event shall endeavor, to the extent reasonable, to

remove the obstacles which prevent performance and shall resume performance of its obligations as soon as reasonably practicable. A Force Majeure Event shall include, but not be limited to acts of civil or military authority (including courts or regulatory agencies), acts of God, war, riot, or insurrection, inability to obtain required permits or licenses, hurricanes and severe floods, pandemics and epidemics.

Section 20 – Counterparts. Original signatures transmitted and received via facsimile or other electronic transmission of a scanned document, (e.g., PDF or similar format) are true and valid signatures for all purposes hereunder and shall bind the Parties to the same extent as that of an original signature. Any such facsimile or electronic mail transmission shall constitute the final agreement of the Parties and conclusive proof of such agreement. Any such electronic counterpart shall be of sufficient quality to be legible either electronically or when printed as hardcopy. COUNTY shall determine legibility and acceptability for public record purposes. This Agreement may be executed in one or more counterparts, each of which shall for all purposes be deemed to be an original and all of which shall constitute the same instrument.

Section 21 – FIRM Conduct: These Guidelines govern FIRM while doing work on COUNTY property, as well as its employees, agents, consultants, and others on COUNTY property in connection with FIRM's work or at FIRM's express or implied invitation.

- **Courtesy and Respect:** COUNTY is a diverse government institution and it is critical that FIRM and its employees conduct themselves in a manner that is lawful, courteous, businesslike, and respectful of all staff, guests, or visitors.
- **Language and Behavior:** FIRM and its employees cannot engage in behavior that is rude, threatening, or offensive. Use of profane or insulting language is prohibited. Harassment of any type, including sexual harassment is strictly prohibited. Abusive, derogatory, obscene or improper language, gestures, remarks, whistling, cat calls or other disrespectful behavior cannot be tolerated. Roughhousing, fighting, fisticuffs, physical threats, destruction of property, vandalism, littering, or physical abuse of anyone on COUNTY property is not permitted under any circumstance.
- **No Weapons, Alcohol, or Drugs:** The use, possession, distribution, or sale of any weapon, alcohol, illegal drug, or controlled dangerous substance by FIRM or its employees is prohibited. Offenders will be removed from COUNTY property and/or reported to law enforcement.
- **Smoking:** FIRM and its employees are not permitted to smoke in or near any COUNTY buildings.
- **Fraternization:** FIRM and its employees may not fraternize or socialize with COUNTY staff.
- **Appearance:** FIRM and its employees are required to wear appropriate work wear, hard hats and safety footwear, as the case may be, while on the job. Articles of clothing must be neat and tidy in appearance, and cannot display offensive or inappropriate language, symbols or graphics. COUNTY has the right to decide if such clothing is inappropriate.

FIRM is responsible for its employees, agents, consultants and guests. If prohibited conduct does occur, FIRM will take all necessary steps to stop and prevent any future occurrence. Any breach of these conditions will result in the removal of the person responsible from COUNTY property and prohibited actions could result in the immediate termination of any or all of FIRM's contracts with COUNTY.

Section 22 – Authority to Obligate. Each person signing this Agreement on behalf of either Party individually warrants that he or she has full legal power to execute this Agreement on behalf of the Party for whom he or she is signing, and bind and obligate such Party with respect to all provisions contained in this Agreement.

Section 23 – Law, Venue, Waiver of Jury Trial, Attorney's Fees. This Agreement and all the Contract Documents shall be construed according to the laws of Florida and shall not be construed more strictly against one party than against the other because it may have been drafted by one of the parties. In the event of any legal proceeding arising from or related to this Agreement; (1) venue for state or federal legal proceedings shall be in Marion County, Florida, (2) for civil proceedings, the parties consent to trial by the court and waive right to jury trial, (3) the prevailing party shall be entitled to recover all of its costs, including attorney fees. This section shall survive the termination of the Agreement.

Section 24 – Scrutinized Companies, pursuant to Section 287.135, F.S.

A. Certification.

1. If this Agreement is for One Million Dollars or more, FIRM certifies that at the time it submitted its bid or proposal for this Agreement or before entering into this Agreement or renewing same, FIRM was not then and is not now:
 - a. On the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, F.S., or
 - b. Engaged in business operations in Cuba or Syria.

2. If this Agreement is for any amount, FIRM certifies that at the time it submitted its bid or proposal for this Agreement or before entering into this Agreement or renewing same, FIRM was not then and is not now:
 - a. On the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or
 - b. Engaged in a boycott of Israel.
- B. **Termination, Threshold Amount.** COUNTY may, entirely at its option, terminate this Agreement if it is for One Million Dollars and FIRM meets any of the following criteria.
 1. Was entered into or renewed on or after July 1, 2011, through June 30, 2012, and FIRM is found to meet any of the following prohibitions:
 - a. Submitted a false certification as provided under Section 287.135(5), F.S., or
 - b. Been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, F.S.
 2. Was entered into or renewed on or after July 1, 2012, through September 30, 2016, and FIRM is found to meet any of the following prohibitions:
 - a. Submitted a false certification as provided under Section 287.135(5), F.S.;
 - b. Been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, F.S.; or
 - c. Been engaged in business operations in Cuba or Syria.
 3. Was entered into or renewed on or after October 1, 2016, through June 30, 2018, and FIRM is found to meet any of the following conditions:
 - a. Submitted a false certification as provided under Section 287.135(5), F.S.;
 - b. Been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, F.S.;
 - c. Been engaged in business operations in Cuba or Syria; or
 - d. Been placed on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel.
 4. Was entered into or renewed on or after July 1, 2018, and FIRM is found to meet any of the following prohibitions:
 - a. Submitted a false certification as provided under Section 287.135(5), F.S.;
 - b. Been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, F.S.; or
 - c. Been engaged in business operations in Cuba or Syria.
- C. **Termination, Any Amount.** COUNTY may, entirely at its option, terminate this Agreement if it is for any amount and meets any of the following criteria.
 1. Was entered into or renewed on or after July 1, 2018, and
 2. FIRM is found to have been placed on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel.
- D. **Comply; Inoperative.** The Parties agree to comply with Section 287.135, F.S., as it may change from time to time during the Term. The contracting prohibitions in this Section become inoperative on the date that Federal law ceases to authorize the State of Florida to adopt and enforce such contracting prohibitions.

Section 25 – Sovereign Immunity. Nothing in the Agreement shall be deemed to waive the sovereign immunity protections provided COUNTY pursuant to Florida law. Notwithstanding anything stated to the contrary in the Agreement, any obligation of COUNTY to indemnify FIRM, if provided, is limited and shall not exceed the limits set forth in Section 768.28, Florida Statutes. This Section shall survive the termination of the Agreement. This section shall survive the termination of the Agreement.

Section 26 – On-Going Compliance. The Parties acknowledge that the Agreement may contain provisions prescribed by laws, statutes, and regulations that can change during the Term of the Agreement. The Parties understand and agree that the Agreement is intended to reflect and require the Parties' compliance with all laws at all times. The Parties expressly and specifically agree to perform the Agreement in full compliance with the governing laws, statutes, and regulations, as same may change from time to time.

Section 27 – Exhibits/Attachments. The following attachments are hereby incorporated into this Agreement as part hereof as though fully set forth herein: **EXHIBIT A - Work for the project.**

Section 28 – Notices. The Agreement provides for Notices and all other communications to be in writing and sent by certified mail return receipt requested or by hand delivery. FIRM's and COUNTY's representatives and addresses for notice purposes are:

FIRM: Oasis Landscape Services, Inc.
6812 NW 18th Drive, Gainesville, FL 32653
CONTACT PERSON: Brent Gaffney | Phone: 352-672-7272

COUNTY: Marion County Visitors & Convention Bureau
c/o Marion County, a political subdivision of the State of Florida
601 SE 25th Ave, Ocala, FL 34471

A copy of all notices to COUNTY hereunder shall also be sent to:

Procurement Services Director
Marion County Procurement Services Department
2631 SE 3rd St., Ocala, FL 34471

Alternatively, the parties may elect to receive said notices by e-mail. COUNTY hereby elects to receive all notices solely by email and designates its email address as procurement@marionfl.org. If FIRM agrees to accept all notices solely by e-mail and acknowledges and accepts the inherent risks that come with accepting notices solely by e-mail, FIRM may designate up to two (2) e-mail addresses: brentg@oasisiam.com and austinw@oasisiam.com. Designation signifies FIRM’s election to accept notices solely by e-mail.

IN WITNESS WHEREOF the Parties have entered into this Agreement, as approved by the Marion County Board of County Commissioners, on the date of the last signature below.

ATTEST:

MARION COUNTY, A POLITICAL SUB-DIVISION OF THE STATE OF FLORIDA

GREGORY C. HARRELL, DATE
MARION COUNTY CLERK OF COURT

CARL ZALAK, III DATE
CHAIRMAN

FOR USE AND RELIANCE OF MARION COUNTY ONLY, APPROVED AS TO FORM Service AND LEGAL SUFFICIENCY

BCC APPROVED: May 19, 2026
26BE-079 | I-75 South Gateway Maintenance and

MATTHEW G. MINTER, DATE
MARION COUNTY ATTORNEY

WITNESS:

OASIS LANDSCAPE SERVICES, INC.

SIGNATURE

PRINTED NAME

BY: DATE

PRINTED:

ITS: (TITLE)

WITNESS:

SIGNATURE

PRINTED NAME

EXHIBIT A - SCOPE AND COST PROPOSAL

Scope & Cost Proposal Instructions

25P-110

I-75 Gateway Maintenance and Service

SECTION 1 – PROJECT OVERVIEW

1. Contractor Must Make a Thorough Study and Investigation

The Contractor must familiarize themselves with the project by thorough personal examination of the proposed work site(s), by due consideration of the specifications if applicable, and by use of any other means that may be necessary to determine the following:

- a. The actual conditions and requirements of the work;
- b. Any unusual difficulties that may be encountered in the prosecution of the work;
- c. The character and respective amounts of all classes of labor and material which the contractor may be required to furnish in order to complete all or any part of the work; and
- d. All circumstances and conditions affecting the work or its cost.

The Contractor's proposal must include any and all expenses he or she may incur in order to complete the work stipulated under the proposed contract. Any failure of the Contractor to acquaint himself or herself with all the available information concerning the above shall not relieve them of their responsibility for estimating properly the difficulties or cost to successfully perform the work.

SECTION 2 – MAINTENANCE SCHEDULE OUTLINE

2. Contractor Must Provide a Proposed Monthly Maintenance Schedule with Cost

The Contractor must provide a monthly maintenance schedule for all service areas. Contractor shall provide the cost associated with the services provided in this schedule based on a lump sum monthly cost.

SECTION 3 – ADDITIONAL FEES AND CHARGES

3. Contractor Must Provide a Fee Schedule for all additional charges

The Contractor must provide all fees for any additional charges that may occur. Examples include emergency visits, after-hours visits, storm clean-up, replacement parts, etc.

3.1 Contractor shall provide the appropriate pricing for Basic Services

The Contractor must provide all fees associated with the maintenance of the Bridge Mounted sign panels and the Monument Towers as specified below in Basic Services. Fees for Basic Services will be negotiated to be mutually acceptable by both the Firm and the County under the terms of the Agreement.

Basic Services

Basic services include, but may not be limited to:

1. Performing monthly inspections of signs and lighting;
2. * Preparing and submitting cost estimates for replacement lighting, or other replacement items needed, as determined by inspection;
3. Cleaning
cleaning per year if determined by inspection, or as requested;
4. Replacing lighting, as determined by inspection;
5. Performing other general maintenance or repair duties, as determined by inspection;
6. Providing other maintenance services as required in the attached "County Line Markers Community Aesthetic Feature Agreement-signed" document;
7. * Providing a report detailing any non-general maintenance issues or repairs that may be needed, as discovered by inspection.

1. **Bridge Mounted sign panels** – Coordination with City of Ocala and Florida Department of Transportation (FDOT) will be required, as well as providing appropriate Maintenance of Traffic/Temporary Traffic Control (MOT/TTC) during work periods.
 - a. Performing monthly visual inspections of sign panels, lighting, and wiring, including associated electrical panel cabinet;
 - b. * Preparing and submitting cost estimates for replacement lighting, or other replacement items needed, as determined by inspection;
 - c. Cleaning sign panels a minimum of once yearly, with one (1) additional cleaning per year if determined by inspection;
 - d. Replacing lighting, as necessary upon inspection;
 - e. Tightening/replacing sign panels and lighting mounting hardware, as determined by inspection;
 - f. Tightening electrical connections, as determined by inspection;
 - g. Performing other general maintenance or repair duties, as determined by inspection;
 - h. Providing other maintenance services as required in the attached "2022-09-22 Approved South Gateway CAF_2022-M-595-0002" document;
 - i. * Providing a report detailing any non-general maintenance issues or repairs that may be needed, as discovered by inspection;
 - j. Notifying County immediately for safety-related issues. This shall apply to, but not limited to, such things as broken sign panel mounting brackets, exposed electrical wiring, or other items that could cause immediate danger to pedestrians or vehicular traffic on SW 43rd St. Rd. and/or I-75

2. **Monument Towers** – Coordination with Florida Department of Transportation (FDOT) will be required, as well as providing appropriate Maintenance of Traffic/Temporary Traffic Control (MOT/TTC) during work periods.
- a. Performing monthly inspections of towers and lighting;
 - b. * Preparing and submitting cost estimates for replacement lighting, replacement plantings and mulch, irrigation system replacement piping and components, or other replacement items needed, as determined by inspection;
 - c. Cleaning towers a minimum of once yearly, with one (1) additional cleaning per year if determined by inspection, or as requested;
 - d. Replacing lighting, as determined by inspection;
 - e. Providing other maintenance services as required in the attached “2022-09-22 Approved South Gateway CAF_2022-M-595-0002” document;
 - f. Performing other general maintenance or repair duties, as determined by inspection;
 - g. * Providing a report detailing any non-general maintenance issues or repairs that may be needed, as discovered by inspection.

*Reports and/or cost estimates for replacement parts, materials, or items shall be submitted to the County’s managing department, and/or other designated County departments as required, for approval prior to ordering such material and performing the task. This shall also include any repair work that will incur additional costs beyond the fees associated with the listed basic services.

Additional services

Specific, related tasks may be authorized by the Owner, related to any of the above Basic Services, consistent with the terms of the Agreement.

EXHIBIT B - GATEWAY MAINTENANCE SERVICES

I-75 Gateway Maintenance Services

Basic services - "I-75 Local ID Markers"

Basic services include, but may not be limited to:

1. Performing monthly inspections of signs and lighting;
2. * Preparing and submitting cost estimates for replacement lighting, or other replacement items needed, as determined by inspection;
3. Cleaning the gateway features a minimum of once yearly, with one (1) additional cleaning per year if determined by inspection, or as requested;
4. Replacing lighting, as determined by inspection;
5. Performing other general maintenance or repair duties, as determined by inspection;
6. Providing other maintenance services as required in the attached "County Line Markers Community Aesthetic Feature Agreement-signed" document;
7. * Providing a report detailing any non-general maintenance issues or repairs that may be needed, as discovered by inspection.

Basic services - "I-75 Gateway - SW 43rd St Rd" project

Basic services include, but may not be limited to:

1. **Bridge Mounted sign panels** – Coordination with City of Ocala and Florida Department of Transportation (FDOT) will be required, as well as providing appropriate Maintenance of Traffic/Temporary Traffic Control (MOT/TTC) during work periods.
 - a. Performing monthly visual inspections of sign panels, lighting, and wiring, including associated electrical panel cabinet;
 - b. * Preparing and submitting cost estimates for replacement lighting, or other replacement items needed, as determined by inspection;
 - c. Cleaning sign panels a minimum of once yearly, with one (1) additional cleaning per year if determined by inspection;
 - d. Replacing lighting, as necessary upon inspection;
 - e. Tightening/replacing sign panels and lighting mounting hardware, as determined by inspection;
 - f. Tightening electrical connections, as determined by inspection;
 - g. Performing other general maintenance or repair duties, as determined by inspection;
 - h. Providing other maintenance services as required in the attached "2022-09-22 Approved South Gateway CAF_2022-M-595-0002" document;
 - i. * Providing a report detailing any non-general maintenance issues or repairs that may be needed, as discovered by inspection;
 - j. Notifying County immediately for safety-related issues. This shall apply to, but not be limited to, such things as broken sign panel mounting brackets, exposed electrical wiring, or other items that could cause immediate danger

to pedestrians or vehicular traffic on SW 43rd St Rd and/or I-75.

2. **Monument Towers** – Coordination with Florida Department of Transportation (FDOT) will be required, as well as providing appropriate Maintenance of Traffic/Temporary Traffic Control (MOT/TTC) during work periods.
 - a. Performing monthly inspections of towers and lighting;
 - b. * Preparing and submitting cost estimates for replacement lighting, replacement plantings and mulch, irrigation system replacement piping and components, or other replacement items needed, as determined by inspection;
 - c. Cleaning towers a minimum of once yearly, with one (1) additional cleaning per year if determined by inspection, or as requested;
 - d. Replacing lighting, as determined by inspection;
 - e. Providing other maintenance services as required in the attached "2022-09-22 Approved South Gateway CAF_2022-M-595-0002" document;
 - f. Performing other general maintenance or repair duties, as determined by inspection;
 - g. * Providing a report detailing any non-general maintenance issues or repairs that may be needed, as discovered by inspection.

* Reports and/or cost estimates for replacement parts, materials, or items shall be submitted to the County's managing department, and/or other designated County departments as required, for approval prior to ordering such material and performing the task. This shall also include any repair work that will incur additional costs beyond the fees associated with the listed basic services.

Additional services

Specific, related tasks may be authorized by the Owner, related to any of the above Basic Services, consistent with the terms of the Agreement.

Fees

Fees for both Basic Services and Additional Services will be negotiated to be mutually acceptable by both the Firm and the County under the terms of the Agreement. See Classification Table and Fee Schedule on next page.

CLASSIFICATION TABLE/FEE SCHEDULE

Classification	Hourly Rate
Principal	
Account Manager	
Clerical	
Inspection Manager	
Crew Supervisor (general maintenance/cleaning)	
Crew (general maintenance/cleaning)	

DRAFT

EXHIBIT C - Proposal



OASIS

April 7, 2026

Marion County Board of County Commissioners
Tourist Development Department
109 W Silver Springs Blvd
Ocala, FL 34474

Attention: Mr. Steven Cohoon

Subject: Florida Department of Transportation – District 5
Structure Inspection and Cleaning

Mr. Steven Cohoon

OASIS is pleased to submit our **Price Proposal** to complete **(12)** cycles of structure inspection for **\$25,407.00** and **(2)** cycles of structure clean for **\$85,002.09**.

If you require any further information or have any concerns, please do not hesitate to contact me at the numbers provided below.

We look forward to safe, quality project.

Kind Regards,

Austin Woodington
Oasis
352-672-7272
Chief Project Engineer/Business Development Officer

Oasis

Rooted in Reliability Grown for Greatness

Florida Operations
6812 NW 18th Drive
Gainesville, Florida 32653

T: 352-373-9530
E: Contactus@oasisiam.com
W: www.oasisiam.com