

**MODIFICATION NO. 2  
TO AGREEMENT 24262-3  
Lawncare and Landscape Services**

This Modification to Agreement 24262-3 (“**Modification**”) is made effective upon signing by Lake County, IL (“**County**”) and Yellowstone Landscape (“**Yellowstone**”), with principal offices at 610 W. Liberty St. Wauconda, IL 60084. The County and Yellowstone are referred to as the “**Parties.**”

RECITALS

WHEREAS,

1. Yellowstone was awarded a contract by the County for lawncare and landscape services which was on September 10, 2024.
2. The Parties executed Modification 1 to add an additional location to the Agreement on September 18, 2025.
3. The Regional Office of Communications (“ROC”) requires wetland management and landscape maintenance services.
4. The Parties have agreed to amend the terms of the Agreement as set forth in this Modification.

NOW, THEREFORE, in consideration of the recitals above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree that the Agreement shall be modified as follows:

**New sections added to the Agreement:**

<b>BID PRICING SHEET FOR GROUP C – LAKE COUNTY FACILITIES VARIOUS SITES</b>							
<b>Bid Item</b>	<b>Site Description</b>	<b>Address</b>	<b>Service Type</b>	<b>Qty</b>	<b>Unit</b>	<b>Unti Price</b>	<b>Extension</b>
106.	ROC	656 W. Winchester Rd. Libertyville, IL	2026 Wetland Management	1	Flat rate	\$42,548	\$42,548
107.*	ROC	656 W. Winchester Rd. Libertyville, IL	Landscape Maintenance April – Nov, 2026	8	Month	\$2,105	\$16,840

\* Landscape Maintenance for years 2027 and 2028 are subject to a price increase of up to 3.1%.  
Total costs for each season are below:

<b>Season</b>	<b>Service Type</b>	<b>Qty</b>	<b>Unit</b>	<b>Unti Price</b>	<b>Extension</b>
April – Nov, 2027	Landscape Maintenance	8	Month	\$2,170	\$17,360
April – Nov, 2028	Landscape Maintenance	8	Month	\$2,235	\$17,880

CONTRACT MODIFICATION EXHIBITS

- Exhibit A: 2026 Wetland Management Scope of Work and Service Area
- Exhibit B: Lawn Maintenance Scope of Work and Service Area

REMAINING PROVISIONS: The remaining provisions of the Agreement are not amended by this Modification and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Modification to be executed in their names or their official acts by their respective representatives, each of whom is duly authorized to execute the same.

Lake County

Yellowstone Landscape

\_\_\_\_\_

\_\_\_\_\_

Yvette Albarran

Name:

Purchasing Agent

Title:

Date: \_\_\_\_\_

Date: \_\_\_\_\_

DRAFT

## Exhibit A

### 2026 Wetland Management Scope of Work

#### Stewardship:

- Visit the natural area inside the paved path multiple times during the growing season to prevent weeds from dominating the area.
  - Each visit will consist of a herbicide application and/or mowing. Includes cattail/phragmite treatment but not their physical removal which can be proposed separately.
  - Four to six (4-6) visits per year may be needed to adequately control the weeds.
  - Annual invasive weed control is necessary for the establishment and ongoing health of native plantings.

#### Seeding:

- Oats cover crop will be broadcast to fill bare areas that have been created by herbicide applications to invasive species. Two (2) visits in spring and late summer 2026.
- Native seed mixes will be broadcast after one full season of weed control. One (1) visit in November/December 2026.



(Service Area)

## Exhibit B

### Landscape Maintenance Scope of Work

#### I. GENERAL SERVICES

Clean up (policing) of landscape grounds to remove miscellaneous debris, branches, etc., will be done weekly during the period of the maintenance contract.

##### Mowing

1. All mowing shall be done in a neat and orderly manner. Equipment shall be moved onto and off the area in such a manner that will minimize tracks or marks that will detract from the finished turf.
2. All turf areas will be mowed, as needed, to maintain a height of three to three and one-half (3 to 3-1/2) inches within a seven-day cycle. This shall be interpreted to mean weekly mowing except in those weeks where the grass does not reach a minimum of one (1) inch growth from the prior week's cutting.
  - The end of the week shall be considered Friday, at 5:00 p.m. If, due to weather conditions, the grass must be cut on weekends to complete the weekly cutting schedule. This must be approved by the County.
3. Mowers shall be kept sharp and in good adjustment at all times during the mowing. The grass must be cut evenly so that no ridges remain in the finished cut to the best of ability based on the property's contour/terrain.
4. All mowing equipment shall be operated in a manner that will prevent damage to trees, shrubs and other property from collision. Any damage will be paid for by Yellowstone Landscape.
5. All turf areas adjoining hard surfaces, obstructions and cultivated areas shall be kept neat by edging and/or trimming.
6. All grass clippings and debris, whether from mowing or edging, shall be removed from the sidewalks, streets, lots, docks, dumpster enclosures and entrances by the end of the service day.
7. No debris shall be placed in the property's garbage container for disposal.
8. Grass next to foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs etc. shall be trimmed to keep a neat appearance.
9. To protect both Parties from potential damage during the performance of these contracted services, the following will be applied:
  - When the turf abuts foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, etc., Yellowstone Landscape will submit a proposal to create a "buffer" of an approximate 12" wide area consisting of mulched or planting bed space. These improvements will greatly reduce the potential for damage to equipment and structures during regular performance of the contracted services.
  - Any cables, wires, any and all irrigation components, etc. not buried to specification (at least 6") will be the responsibility of the appropriate entity in the case where they may be damaged while Yellowstone Landscape is carrying out contracted services such as edging of beds, edging of walks, cultivation, etc.

#### II. ADDITIONAL SERVICES

Additional work requiring labor will be charged on a proposal basis and only performed upon client's approval.



(Service Area)