

B230548WCD
Athletic Turf Maintenance and Reconstruction
JSM Services, Inc. – Amendment 1

**FIRST AMENDMENT OF ANNUAL AGREEMENT FOR ATHLETIC
TURF MAINTENANCE AND RECONSTRUCTION**

THIS FIRST AMENDMENT OF THE ANNUAL AGREEMENT FOR ATHLETIC TURF MAINTENANCE AND RECONSTRUCTION, is made and entered into by and between the Lee County Board of County Commissioners, a political subdivision of the State of Florida ("County") and JSM Services, Inc., ("Vendor"), collectively, the "Parties."

WHEREAS, the County entered into an Agreement for athletic turf maintenance and reconstruction services, through Solicitation B230548WCD, with Vendor on the 13th day of February 2024 ("Agreement");

WHEREAS, after the execution of the Agreement, the County installed Paspalum grass at Crescent Beach Family Park, located at 1100 Estero Blvd Fort Myers Beach, FL 33931, adding another one (1) acre of land requiring 'HIGH DEMAND' turf maintenance service; and,

WHEREAS, after the execution of the Agreement, the County also began construction of a skate park at the Schandler Hall Community Park service location, located at 419 Royal Palm Park Rd, Fort Myers, FL 33905, eliminating 1.5 acres of 'HIGH DEMAND' turf maintenance services from the Agreement; and,

WHEREAS, after the execution of the Agreement, the County also gave 16 acres of the Estero Community Park & High School Field service location, located at 9200 Corkscrew Palms Blvd., Estero, FL 33928, to the Village of Estero, eliminating the 16-acre High School field portion of the service location, consisting of 'HIGH DEMAND' turf maintenance services, from the Agreement; and,

WHEREAS, after the execution of the Agreement, the County also reduced the service area at the Bayshore Elementary Soccer service location, located at 17050 Williams Rd, North Fort Myers, FL 33917, from 10 acres to 8 acres, eliminating 2 acres of 'HIGH DEMAND' turf maintenance services from the Agreement; and,

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WHEREAS, the Parties desire to supplement the Agreement pursuant to Article XVI. MISCELLANEOUS to update the 'TURF MAINTENANCE LOCATIONS' table of the Exhibit A. SCOPE OF WORK AND SPECIFICATIONS of the Agreement to remove the Schandler Hall Community Park services, reduce the services at the Estero Community Park and the Bayshore Elementary Soccer service locations, and add Crescent Beach Family Park service location and update the Exhibit B. FEE SCHEDULE of the Agreement to account for the overall reduction of 'High Demand Maintenance' Services in Line Items 2 of 'Category 1 – Required Maintenance.'

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL COVENANTS CONTAINED HEREIN, IT IS AGREED AS FOLLOWS:

1. Effective immediately upon full execution of this Amendment, the 'TURF MAINTENANCE LOCATIONS' table in Section 5. TURF MAINTENANCE of the Exhibit A. SCOPE OF WORK AND SPECIFICATIONS of the Agreement shall be superseded by the following:

	TURF MAINTENANCE LOCATIONS	AVERAGE DEMAND	HIGH DEMAND	PROFESSIONAL STADIUM FIELDS
1	ALVA COMMUNITY PARK	3		
2	BAYSHORE ELEMENTARY SOCCER		8	
3	BROOKS PARK		4.5	
4	BUCKINGHAM COMMUNITY PARK		11	
5	CRESCENT BEACH FAMILY PARK		1	
6	CYPRESS LAKEHIGH SCHOOL		3.5	
7	DUNBAR HIGH SCHOOL		2.5	
8	ESTERO COMMUNITY PARK	3		
9	FIVE PLEX		15	
10	HANCOCK COMMUNITY PARK		7.5	
11	FORT MYERS HIGH SCHOOL		3.5	
12	HARLEM HEIGHTS		1.5	
13	JETBLUE STADIUM		18	3
14	JETBLUE SOCCER EAST		12	
15	JETBLUE SOCCER WEST		9	
16	JUDD PARK		1	
17	KELLY ROAD		18.5	
18	LAKES PARK	3		

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19	LEE COUNTY SPORTS COMPLEX		23.25	3
20	LEHIGH ACRES COMMUNITY PARK		16	
21	LEHIGH ACRES MIDDLE SCHOOL		9	
22	NORTH FORT MYERS PARK		10	
23	PHILLIPS PARK	1		
24	PINE ISLAND ELEMENTARY	2		
25	RIVERDALE HIGH SCHOOL		4.5	
26	RUTENBURG COMMUNITY PARK		9	
27	SAN CARLOS ELEMENTARY		3.5	
28	SOUTH FORT MYERS HIGH SCHOOL		3.5	
29	TANGLEWOOD ELEMENTARY		4	
30	TERRY PARK		10	
31	THREE OAKS PARK		10	
32	VETERANS COMMUNITY PARK		11	
33	VETERANS MIDDLE SCHOOL		2	
34	VILLAS ELEMENTARY		4	
35	WA-KE HATCHEE SOCCER		2	
36	WA-KE HATCHEE PARK		1.5	
37	NORTH FORT MYERS ACADEMY OF THE ARTS		5	
	TOTAL	12	244.75	6

2. The Parties agree that the addition of one (1) acre of turf maintenance services for the Crescent Beach Family Park service location, and the removal of one and a half (1.5) acres of turf maintenance for the Schandler Hall Community Park, sixteen (16) acres from the Estero Community Park, and two (2) acres from the Bayshore Elementary Soccer service locations results in an overall reduction of eighteen and a half (18.5) acres of 'HIGH DEMAND' services, at a savings of \$8,565.50 per month.
3. Effective immediately upon full execution of this Amendment, Exhibit B. FEE SCHEDULE of the Agreement shall be superseded by the following:

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Category 1 - Required Maintenance			
Item	Description	Total Number of Acres	Cost Per Acre Per Month
1	Average Demand Maintenance	12	\$428.00
2	High Demand Maintenance	244.75	\$463.00
3	Professional Stadiums Fields	6	\$1,832.00

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Category 2 - Required Additional Services			
Service A	Description-Aerification	Unit of Measure	Unit Price
1	Standard	Per Acre	\$140.00
2	Deep Tine	Per Acre	\$735.00
3	Pro Core	Per Acre	\$625.00
4	Shockwave	Per Acre	\$510.00
5	Drag Cores In	Per Acre	\$110.00
6	Pick Up Cores	Per Acre	\$850.00
7	Flag Sprinkler Heads and Remove Flags	Per Field	\$110.00
Service B	Description-Verticutting	Unit of Measure	Unit Price
1	Vacuum	Per Acre	\$650.00
2	Flag Sprinkler Heads and Remove Flags	Per Field	\$110.00
3	Verticutting	Per Acre	\$500.00
Service C	Description-Fertilizing Labor Only	Unit of Measure	Unit Price
1	Hand Spreading	Per Acre	\$240.00
2	Tractor Spreading	Per Acre	\$160.00
Service D	Description-Sod, Celebration, Premier, Tif Tuf, Bimini, Paspalum	Unit of Measure	Unit Price
1	Rolled Sod TE Platinum Paspalum (Sod Supplied and Installation)	Per Square Ft.	\$2.50
2	TE Platinum Paspalum by the Pallet (Sod Supplied and Installation)	Per Pallet	\$1,600.00
3	Rolled Certified Celebration Sod (Sod Supplied and Installation)	Per Square Ft.	\$1.20
4	Certified Celebration by the Pallet (Sod Supplied and Installation)	Per Pallet	\$480.00
5	Certified Rolled Premier Sod (Sod Supplied and Installation)	Per Square Ft.	\$1.30
6	Certified Premier Sod by the Pallet (Sod Supplied and Installation)	Per Pallet	\$520.00
7	Rolled Certified Tif Tuf Sod (Sod Supplied and Installation)	Per Square Ft.	\$1.30
8	Certified Tif Tuf Sod by the Pallet (Sod Supplied and Installation)	Per Pallet	\$520.00
9	Rolled Certified Bimini Bermuda (Sod Supplied and Installation)	Per Square Ft.	\$1.30
10	Certified Bimini Bermuda (Sod Supplied and Installation)	Per Pallet	\$520.00
Service E	Description/Sprigging-800 Bushels Per Acre Installed	Unit of Measure	Unit Price
1	Certified Celebration	Per Acre	\$8,520.00
2	Certified Premier	Per Acre	\$9,655.00
3	TE Platinum Paspalum	Per Acre	\$14,483.00
4	Certified Bimini Bermuda	Per Acre	\$9,655.00
5	Certified Tif Tuf	Per Acre	\$9,655.00
Service F	Description-Ant Control (Labor and Materials)	Unit of Measure	Unit Price
1	Amdro-Tractor Spread	Per Acre	\$200.00
2	Amdro-Hand Spread	Per Acre	\$255.00
3	Top Choice -Tractor Spread	Per Acre	\$455.00
4	Top Choice-Hand Spread	Per Acre	\$565.00
Service G	Description-Granular Iron Treatments (Labor and Materials)	Unit of Measure	Unit Price
1	Tractor Spreading	Per Acre	\$260.00
2	Hand Spreading	Per Acre	\$275.00
Service H	Description-Spraying Liquid Iron (12-00)	Unit of Measure	Unit Price
1	Tractor Spreading	Per Acre	\$260.00
2	Hand Spreading	Per Acre	\$275.00
Service I	Description-Treating for Nematodes	Unit of Measure	Unit Price
1	Curfew Labor and Materials	Per Acre	\$1,200.00
2	Stressgard Labor Only	Per Acre	\$240.00
3	Stressgard Labor and Materials	Per Acre	\$605.00

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Service J	Description-Spraying for Fungas, Weeds and Insects	Unit of Measure	Unit Price
1	Labor and Materials (Supplied by Vendor)	Per Acre	\$300.00
2	Labor Only	Per Acre	\$175.00
Service K	Description-Dual Receiver Laser Grading	Unit of Measure	Unit Price
1	Dual Receiver Laser Grading	Per Acre	\$5,500.00
2	Dual Receiver Laser Grading	Per Infield	\$1,000.00
Service L	Description-Primo Treatement	Unit of Measure	Unit Price
1	Primo Treatment	Per Acre	\$225.00
Service M	Description-Sod to Sprig	Unit of Measure	Unit Price
1	Sod to Sprig	Per Acre	\$19,000.00
Service N	Description-Top Dressing (Labor Only"County will provide sand)	Unit of Measure	Unit Price
1	Top Dressing - Labor Only Per Load of Sand	Per Load	\$550.00
Service O	Description-RotaDairon (Reverse Till)	Unit of Measure	Unit Price
1	RotaDairon (Reverse Till)	Per Acre	\$2,500.00
2	RotaDairon (Reverse Till)	Per Infield	\$600.00
Service P	Description-Fraze Mowing	Unit of Measure	Unit Price
1	Fraze Mowing	Per Acre	\$3,500.00
Service Q	Description-Spring Training Package	Unit of Measure	Unit Price
1	Spring Training Package	Per Acre	\$297.00
2	Asset and Nutriplant (minors) Title Phyte (0-0-50)	Per Acre	\$286.00
3	Aspa-80 (wetting agent)	Per Acre	\$258.00
4	Heritage, Bandol, Chlorothalonil & Subdue (Fungicides)	Per Acre	\$605.00
5	Bifen XTS and Imid 2F (insectides)	Per Acre	\$299.00
6	Liquid Calcium	Per Acre	\$234.00
7	Exteris Stressgard	Per Acre	\$605.00
Service R	Description-Organo Treatment (Labor and Materials)	Unit of Measure	Unit Price
1	Organo Treatment - Labor Only	Per Acre	\$320.00
2	Organo Treatment - Labor and Materials	Per Acre	\$680.00
Service S	Description-Mowing Fields with Reel Mower	Unit of Measure	Unit Price
1	Mowing Fields with Reel Mower-Negotiable (Depending on Acreage)	Per Acre	\$125.00
Service T	Description-Wetting Agent (Labor and Materials)	Unit of Measure	Unit Price
1	Granular Infield-Sidelines and Apron will be walked with hand spreader. Outfields can be done with tractor and hopper.	Per Acre	\$504.00
3	Liquid	Per Acre	\$265.00
Service U	Description-Recycle Dressing	Unit of Measure	Unit Price
1	Recycle Dressing	Per Acre	\$850.00
Service C	Service C - Fertilization Provided By Vendor	Fertilizer Markup or Discount (Percentage markup may not excedeed 15%)	
1	Fertilization Mark Up	15%	

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IN WITNESS WHEREOF, this First Amendment of the Agreement has been signed and sealed, in duplicate, by the respective parties hereto. Each individual signing this Amendment directly and expressly warrants that he/she has been given and has received and accepted authority to sign and execute the Amendment on behalf of the party for whom it is indicated he/she has signed, and further has been expressly given and received and accepted authority to enter into a binding amendment on behalf of such party with respect to the matters contained herein and as stated herein.

DATED 8/21/2026 | 7:22 AM EDT by the Lee County Board of County Commissioners.

COUNTY: LEE COUNTY, FLORIDA

Signed by:
Mack Young
BY: BFB9FAF4BA73419...
Mack Young
Director, Parks & Recreation, on behalf of
the Board of County Commissioners

APPROVED as to Form for the Reliance of
Lee County Only

DocuSigned by:
Amanda L. Swindle
BY: EC9B5A5584DD473...
County Attorney's Office

DATED this 20th day of August, 2026 by JSM Services, Inc.

ATTEST:

Latti Padellaro
(Witness)

BY: [Signature]
Authorized Signature

James W Stamps III
Authorized Signature Printed Name

Vice President
Authorized Signature Title

CORPORATE SEAL: