

# OAK PARK CSA 4

## Monthly Report

November 30, 2025

Mariposa Landscape Contractor for CSA 4							
FISCAL YEAR 2024 - 2025							
July 1, 2025 to June 30, 2026							
Inv. Date	Invoice #	Description	Payment Approved	Monthly Contract	Extra Work	Reimbursement of Expenses	
					\$100,000	\$50,000	Accumulative
							\$392,784.00
7/31/2025	115122	July Base Charge		\$32,732.00			(\$32,732.00)
8/31/2025	115530	Aug Base Charge		\$32,732.00			(\$32,732.00)
9/30/2025	116197	Sept Base Charge		\$32,732.00			(\$32,732.00)
9/24/2025	115910	Extra Work 1st Sprinkler			\$ (9,980.50)		
10/22/2025	116434	Extra Work backfill Golden Eagle			\$ (566.67)		
10/31/2025	116465	October Base Charge		\$32,732.00	\$89,452.83		-\$32,732.00
10/31/2025	116905	Fallen tree removal Kanan Rd			\$ (641.23)		
10/31/2025	116970	Irr Enclosure Locks			(\$1,267.16)		
10/31/2025	116972	Phase 2 Irr Repairs			\$(11,987.25)		
10/31/2025	116971	New Irr Controller w/enclosure			\$ (2,658.15)		
					\$72,899.04		\$261,856.00

CSA 4: OAK PARK - SCHOOL CROSSING GUARDS						
FISCAL YEAR 2025/2026						
FROM:		July 1 2025				
TO:		June 30, 2026				
OPUSD Invoice #	OPUSD Invoice Date	Inv. No.	Crossing Guard Services		INVOICE AMT	PAYMENTS TO
						263,018.00
AR26-00020	9/9/2025	102661	8/3/2025	8/16/2025	-13,150.89	249,867.11
AR26-00021	9/9/2025	102839	8/17/2025	8/30/2025	-14,612.10	235,255.01
AR26-00027	9/29/2025	103180	8/31/2025	9/13/2025	-13,150.89	222,104.12
AR26-00042	10/20/2025	103959	9/28/2025	10/11/2025	-13,150.89	208,953.23

VIP				
FY2025-26	8/1/2025	6,250	6,250	Q1
	10/1/2025	6,250	6,250	Q2
				Q3
				Q4

CSA 4 - Oak Park		<b>Sweeping</b>			
July		7/10/2025	CA25000770	3,960.00	3,960.00
August		8/10/2025	CA25001539	\$3,960.00	7,920
Sept		Sep-25	CA25002258	3,960.00	11,880.00
Oct		25-Sep	CA25002258	8,989.20	20,869.00



## Landscape Service Slip

**Irrigation:** The second phase of irrigation has been completed. The securing of irrigation controllers. The addition of irrigation enclosures has been completed. Locks have been added to all enclosures per Ventura County's request.

The as needed painting for irrigation enclosures is 80% done. This will be worked on until 100% is complete. Deer Hill had the replacement of a new timer and enclosure completed per our recommendation due to the state of the system.

**Maintenance:** The fourth rotation has been completed. On Friday November 7, 2025, a tree fell on the slope of Kanan Rd and was picked up that same day for safety. It was blocking the sidewalk. When something like this happens, please submit a ticket to the county so that Mariposa can respond as soon as possible.

**Soil Test/Water Test:** The soil test results are currently still pending. Last week we sent in a water sample for testing. This will help with the selection of the plant replacement for Hawthorne Dr.

### Kanan Road Monument Landscape Design

**Removal of roses from consideration (including ground cover varieties).** The lantana selected are low growing that can be categorized as a ground cover. Does this mean all 6 proposals provided have been rejected? Normally what is provided is 2 options by Mariposa per the request and direction of the customer. Please clarify a few of the questions as I believe we are starting to have too many options. What is the goal for this area. Is it a variety of colors to be added? To cover the area in green? To just fill in the area? If there is a specific plant other than lantana, please advise otherwise lantana seems to be the best option.

**Evaluate reduced planting area (approx. 16' x 17') to lower cost and water usage.** To help get a better cost for a color install please let us know what the dollar amount range you are looking for. Water usage is not something we have access to. Water is what we manage but do not keep track of as that would be the Department of Water Resources most likely. We can only make recommendations for drought-tolerant plants if water usage is a big deciding factor. If you have any specific plants in mind, please suggest otherwise the lantana suggested would fit the low cost and concern for water usage. How much of the area would you like not to be plants? Half? A third? A quarter? Please advise.

**Consider use of fire-safe, low-maintenance ground cover (e.g., river rock) to complement stacked stone monument.** We do not recommend the use of rock as a design for this area because it might not flow design wise. However, if this is the direction you would prefer to go in, please confirm. This may become a higher cost than you expect due to having us cut down on the irrigation in this area as less water will be needed. Plus, we will have to remove dirt from the area to make room for the rock. Mariposa's concern would be people removing the rocks and causing possible car or harm to another person. Please tell us how much rock is requested of the area? All? Half? A third?

A quarter?

### **Questions for Mariposa.**

**What is the current annual cost of maintaining annuals at this location?** Nothing, no amount was set aside specifically for this at the time of bid. This is why it is based off by proposal.

**What is included in the existing contract budget for annuals?** Nothing is included in the contract budget as it was never asked to be included during the bidding process. If a service that you would like is not included in the base of the contract it would be provided per each proposal.

**What are the estimated costs for replanting with annuals or low-growing/trailing lantana with reduced planting space?** Please clarify what you mean by overall space. Do you mean adding rock in place or changing the spacing done in between each plants?

**What water savings might result from reduced planting area with either option?** Water reduction was never requested to be included at the time of approval. Mariposa does not keep track of the amount of water that is used in total as that is not part of the service. We only manage the water that exists. The overall way to save water is to remove plants from the area. Less plants mean the possibility of dirt running off as there will be nothing in the area to filter dirt from going on the sidewalk.

### **Cost Estimates**

#### **Questions for Mariposa:**

**What do the "not to exceed" cost estimates include (labor, materials, ongoing maintenance)?**

**Are these one-time costs?** Included is labor, materials, equipment to install everything is what is part of the price not to exceed. There is no fee for ongoing maintenance as this is a one-time planting that is done as requested.

**If not, what are the annual costs associated with each option (annuals vs. lantana)?** Annual cost would be based off your choice. The proposal is only a one-time service not an ongoing service. Unless an excessive number of plants are replaced like what might happen to Hawthorne there will be no increase to the monthly service.

### **Design Services**

**Clarify if planting design services are included in Mariposa's contract scope.** No, this service is not included as it is time-consuming and was not requested at the time of bid. Pricing would change from project to project so there is no set price. Making this request would take longer when it comes to providing things.

**Discuss expectations for detailed design and cost breakdowns to support final decisions.** What kind of design is required since no plants have been chosen at this time? This is a time-consuming extra that would delay the progress of the projects being moved along.

**Site-specific agenda items-**At this time areas of improvement need to be worked on one at a time. Due to the season, availability of plants, and time it is taking to decide on items it is best to focus only on the color for signs and Hawthorne replanting at this time. Therefore, the below other locations will have to wait and be put in order of propriety. Thank you for your understanding.  
**Kanan Rd. & Golden Eagle Dr. (NE Hillside Corner) - Review plant list and "not to exceed" cost**



estimate.

**Lindero Canyon Rd. & Golden Eagle Dr. (North Side) - Review plant list and "not to exceed" cost estimate.**

**Hawthorne Dr. (Bowfield St. to Kanan Rd.) - Final decision on plant list and cost estimate.**

**Kanan Rd. Median "Welcome to Oak Park" Monument Sign - Final design decision; planting to be completed by (?)**

**Tamarind St. Community Sign - Final design decision; planting to be completed by end of December 2025.**





















