

SECOND AMENDMENT OF THE AGREEMENT FOR CUSTODIAL
SERVICES FOR LEE COUNTY SPORTS PARKS AND STADIUMS

THIS SECOND AMENDMENT OF THE AGREEMENT FOR CUSTODIAL
SERVICES FOR LEE COUNTY SPORTS PARKS AND STADIUMS, made and entered into
by and between the Lee County Board of County Commissioners, a political subdivision of the
State of Florida ("County") and Clean 17, Inc. dba Jan-Pro Cleaning Systems of Southwest
Florida ("Vendor"), collectively, the "Parties."

WHEREAS, the County entered into an Agreement for the purchase of custodial services
for Lee County Sports Parks and Stadiums through Solicitation No. RFP190379CJV with Vendor
on the 9th day of October, 2019 ("Agreement"); and,

WHEREAS, after the execution of the Agreement it was determined that the County
needed to add a new location to the Agreement, the CenturyLink Sports Complex; and,

WHEREAS, the Parties agree to add the location to the Exhibit A. Specifications or Scope
of Services, and the Exhibit B, Fee Schedule; and,

WHEREAS, the Parties desire to modify the Agreement pursuant to Article XIV.
MISCELLANEOUS of the Agreement.

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

1. The Parties agree that the Section 1.1 of the Exhibit A. Specifications or Scope of
Services of the Agreement shall be superseded by the following:
 - 1.1 Lee County Board of County Commissioners seeks to contract with a qualified Vendor to provide
custodial services that include, but are not limited to pressure washing, trash collection, and bathrooms
cleaning services for JetBlue Park, City of Palms Park, Player Development Complex, Terry Park, and
CenturyLink Sports Complex on an as needed basis.

2. The Parties agree that the following Exhibit B. Fee Schedule table shall supersede the existing Exhibit B. Schedule table of the Agreement:

| City Of Palms Park Average number of events per year: 119 | | | |
|--|-----------|--------------------------|-----------|
| Section A. Event Areas | Base Cost | Attendance Level | Price |
| Stadium Bowl | \$ - | 50-499 | \$ 300.00 |
| | \$ - | 500-1499 | \$ 400.00 |
| | \$ - | 1500-2999 | \$ 500.00 |
| | \$ - | 3000-5999 | \$ 600.00 |
| | \$ - | (Maximum Capacity) 6000+ | \$ 700.00 |
| Section A Maximum Capacity Total Cost | | | \$ 700.00 |
| Section B. Restrooms | Base Cost | Quantity | Price |
| Office Areas | | | |
| 1st Floor Office Area | \$ 50.00 | 1 | \$ 50.00 |
| 2nd Floor Office Area | \$ 6.00 | 1 | \$ 6.00 |
| 3rd Floor Suite Area | \$ 6.00 | 3 | \$ 18.00 |
| 3rd Floor Press Area | \$ 10.00 | 2 | \$ 20.00 |
| Clubhouse | | | |
| Home Club House | \$ 50.00 | 2 | \$ 100.00 |
| Visitor Clubhouse | \$ 50.00 | 2 | \$ 100.00 |
| Dugouts - 1st & 3rd Base | \$ 20.00 | 2 | \$ 40.00 |
| Concourse Restrooms | | | |
| Concourse Family Restroom | \$ 15.00 | 2 | \$ 30.00 |
| Concourse Women's Restroom | \$ 50.00 | 2 | \$ 100.00 |
| Concourse Men's Restroom | \$ 50.00 | 2 | \$ 100.00 |
| Umpire Locker Room | \$ 20.00 | 1 | \$ 20.00 |
| First Aid/Security Room | \$ 10.00 | 1 | \$ 10.00 |
| Section B Total Cost | | | \$ 594.00 |
| Section C. Other Areas / Rooms | Base Cost | Quantity | Price |
| 3rd Floor Press Area/Rooms | \$ 7.00 | 9 | \$ 63.00 |
| 3rd Floor Suites | \$ 10.00 | 3 | \$ 30.00 |
| 2nd Floor Offices | \$ 10.00 | 5 | \$ 50.00 |
| 1st Floor Offices (near elevator) | \$ 10.00 | 3 | \$ 30.00 |
| 1st Floor Offices (near Ticket Office) | \$ 6.00 | 7 | \$ 42.00 |

| | | | |
|---|----------------------|------------------|--------------|
| First Aid/Security Room | \$ 45.00 | 1 | \$ 45.00 |
| Visitor's Clubhouse | \$ 10.00 | 2 | \$ 20.00 |
| Stairwells | \$ 40.00 | 4 | \$ 160.00 |
| Elevator & Lobby Areas | \$ 10.00 | 4 | \$ 40.00 |
| Section C Total Cost | | | \$ 480.00 |
| Section D. Lee County Utilities Office (service once per week) | Cost per Square Foot | Quantity | Price |
| Offices / Rooms - 4003 total sq ft | \$ 0.10 | 4,003 | \$ 400.30 |
| Section D Total Cost | | | \$ 400.30 |
| CITY OF PALMS - PROJECT TOTAL AT MAXIMUM CAPACITY | \$ 2,174.30 | | |
| Although excluded from Project Total amount, Other Services shall be bid by each Proposer and will become part of the Vendor's Agreement. | | | |
| Section E. Other Services | Cost Per Event | Quantity | Price |
| Day Porters - Male & Female (per event) | \$ 175.00 | 119 | \$ 20,825.00 |
| | Cost Per Hour | | Hourly Price |
| On Demand Cleaning - Less than 500 attendees | \$ 20.00 | TBD | \$ 20.00 |
| On Demand Cleaning of any section with County Supplied Equipment | \$ 18.00 | TBD | \$ 18.00 |
| On Demand Pressure Washing | \$ 50.00 | TBD | \$ 50.00 |
| Player Development Center Average number of events per year: 205 | | | |
| Section A. Event Areas | Base Cost | Attendance Level | Price |
| Baseball Field Stands (5) | \$ - | 50-499 | \$ 300.00 |
| | \$ - | 500-1499 | \$ 400.00 |
| Section A Maximum Capacity Total Cost | | | \$ 400.00 |
| Section B. Restrooms | Base Cost | Quantity | Price |
| Maintenance Building | | | |
| Area "A" | \$ 10.00 | 2 | \$ 20.00 |
| Area "B" | \$ 8.00 | 1 | \$ 8.00 |
| Outdoor Restroom Building | | | |
| Men | \$ 8.00 | 1 | \$ 8.00 |
| Women | \$ 8.00 | 1 | \$ 8.00 |

| | | | |
|--|-----------------------|-------------------------|---------------------|
| Club House | | | |
| Office Area (men) | \$ 8.00 | 1 | \$ 8.00 |
| Office Area (women) | \$ 8.00 | 1 | \$ 8.00 |
| Umpire Room | \$ 10.00 | 1 | \$ 10.00 |
| Coach's Locker Room | \$ 10.00 | 1 | \$ 10.00 |
| Player's Locker Room Area "A" | \$ 15.00 | 1 | \$ 15.00 |
| Player's Locker Room Area "B" | \$ 15.00 | 1 | \$ 15.00 |
| Tower Building | | | |
| Family | \$ 10.00 | 1 | \$ 10.00 |
| Section B Total Cost | | | \$ 120.00 |
| Section C. Other Areas / Rooms | Base Cost | Quantity | Price |
| Club House | | | |
| West Office Area | \$ 20.00 | 1 | \$ 20.00 |
| East Office Area | \$ 20.00 | 1 | \$ 20.00 |
| Kitchen | \$ 40.00 | 1 | \$ 40.00 |
| East All-Purpose Rooms | \$ 15.00 | 2 | \$ 30.00 |
| Interior Training Area | \$ 15.00 | 1 | \$ 15.00 |
| Trainer's Offices | \$ 10.00 | 3 | \$ 30.00 |
| Trainer's Tub & Spa Room | \$ 20.00 | 1 | \$ 20.00 |
| Player's Locker Room | \$ 100.00 | 2 | \$ 200.00 |
| Umpire Locker Room | \$ 100.00 | 1 | \$ 100.00 |
| Coach's Locker Room | \$ 75.00 | 1 | \$ 75.00 |
| Laundry Room | \$ 10.00 | 1 | \$ 10.00 |
| Section C Total Cost | | | \$ 560.00 |
| PLAYER DEVELOPMENT CENTER - PROJECT TOTAL AT MAXIMUM CAPACITY | | | \$ 1,080.00 |
| <i>Although excluded from Project Total amount, Other Services shall be bid by each Proposer and will become part of the Vendor's Agreement.</i> | | | |
| Section E. Other Services | Cost per Event | Quantity | Price |
| Day Porters - Male & Female (per event) | \$ 175.00 | 205 | \$ 35,875.00 |
| | Cost Per Hour | | Hourly Price |
| On Demand Cleaning - Less than 500 attendees | \$ 20.00 | TBD | \$ 20.00 |
| On Demand Cleaning of any section with County Supplied Equipment | \$ 18.00 | TBD | \$ 18.00 |
| On Demand Pressure Washing | \$ 50.00 | TBD | \$ 50.00 |
| Terry Park | | | |
| <i>Average number of events per year: 230</i> | | | |
| Section A. Event Areas | Base Cost | Attendance Level | Price |
| Stadium Seating Area | \$ - | 50-299 | \$ 200.00 |
| | \$ - | 300-900 | \$ 300.00 |

| | | | |
|---|------------------|-----------------|------------------|
| Section A Maximum Capacity Total Cost | | | \$ 300.00 |
| Section B. Restrooms / Showers | Base Cost | Quantity | Price |
| Club House 1 (North or Home) | | | |
| Restroom & Showers | \$ 40.00 | 3 | \$ 120.00 |
| Club House 2 (South or Visitors) | | | |
| Restroom & Showers | \$ 40.00 | 3 | \$ 120.00 |
| Outdoor Restroom Complex (large) | | | |
| Men | \$ 40.00 | 1 | \$ 40.00 |
| Women | \$ 40.00 | 1 | \$ 40.00 |
| Outdoor Restroom Complex (small) | | | |
| Family | \$ 10.00 | 2 | \$ 20.00 |
| Admin | | | |
| Family | \$ 10.00 | 2 | \$ 20.00 |
| Annex Building | | | |
| Family | \$ 10.00 | 3 | \$ 30.00 |
| Section B Total Cost | | | \$ 390.00 |
| Section C. Other Areas / Rooms | Base Cost | Quantity | Price |
| Administration Office 1st Floor (Serviced Mon - Fri) | | | |
| Entry Areas | \$ 4.00 | 4 | \$ 16.00 |
| Offices | \$ 15.00 | 1 | \$ 15.00 |
| Meeting Rooms | \$ 4.00 | 1 | \$ 4.00 |
| Common Area | \$ 4.00 | 1 | \$ 4.00 |
| Administration Office 2nd Floor (Serviced Mon - Fri) | | | |
| Offices | \$ 8.00 | 1 | \$ 8.00 |
| Stairs | \$ 3.00 | 1 | \$ 3.00 |
| Annex Building (Serviced Mon - Fri) | | | |
| Exterior Entry Areas | \$ 5.00 | 3 | \$ 15.00 |
| Offices | \$ 6.00 | 1 | \$ 6.00 |
| Common Areas | \$ 3.00 | 1 | \$ 3.00 |
| Club House 1 (North or Home) | | | |
| Coaches Office | \$ 5.00 | 1 | \$ 5.00 |
| Trainer's Room | \$ 10.00 | 1 | \$ 10.00 |
| Main Locker Room | \$ 25.00 | 1 | \$ 25.00 |
| Exterior Entry Area | \$ 3.00 | 3 | \$ 9.00 |
| Club House 2 (South or Visitors) | | | |
| Umpires Entry / Area | \$ 15.00 | 1 | \$ 15.00 |
| Staff Breakroom | \$ 5.00 | 1 | \$ 5.00 |
| Field Concession Building | | | |

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|--|-----------------------|-------------------------|---------------------|
| Rooms | \$ 40.00 | 2 | \$ 80.00 |
| Section C. Other Areas Total Cost | | | \$ 223.00 |
| TERRY PARK - PROJECT TOTAL AT MAXIMUM CAPACITY | | | \$ 313.00 |
| <i>Although excluded from Project Total amount, Other Services shall be bid by each Proposer and will become part of the Vendor's Agreement.</i> | | | |
| Section E. Other Services | Cost per Event | Number of Events | Price |
| Day Porters - Male & Female (per event) | \$ 175.00 | 230 | \$ 40,250.00 |
| | Cost Per Hour | | Hourly Price |
| On Demand Cleaning - Less than 500 attendees | \$ 20.00 | TBD | \$ 20.00 |
| On Demand Cleaning of any section with County Supplied Equipment | \$ 18.00 | TBD | \$ 18.00 |
| On Demand Pressure Washing | \$ 50.00 | TBD | \$ 50.00 |
| Jet Blue Stadium | | | |
| <i>Average number of events per year: 315</i> | | | |
| Section A. Spring Training Game | Cost Per Game | Quantity | Price |
| Pre-Game Cleaning | \$ 250.00 | 17 | \$ 4,250.00 |
| Post- Game Trash/Debris Removal / Cleaning | \$ 1,000.00 | 17 | \$ 17,000.00 |
| Restroom Attendants (male & female all locations) during game | \$ 150.00 | 17 | \$ 2,550.00 |
| Post-game Restroom Cleaning: | \$ 525.00 | 17 | \$ 8,925.00 |
| Pressure Washing | \$ 1,000.00 | 17 | \$ 17,000.00 |
| Section A Total Cost | | | \$ 49,725.00 |
| Section B. Restrooms | Base Cost | Quantity | Price |
| Area 1 | | | |
| 1st Floor Concourse Stadium Public Restrooms | | | |
| Men | \$ 47.50 | 4 | \$ 190.00 |
| Women | \$ 45.00 | 5 | \$ 225.00 |
| Family | \$ 10.00 | 4 | \$ 40.00 |
| Monster Deck Level Restrooms | | | |
| Men | \$ 40.00 | 1 | \$ 40.00 |
| Women | \$ 40.00 | 1 | \$ 40.00 |
| Family | \$ 10.00 | 1 | \$ 10.00 |
| Subtotal Area 1 | | | \$ 545.00 |
| Area 2 | | | |
| Cloverleaf Public Restrooms | | | |
| Men | \$ 10.00 | 1 | \$ 10.00 |
| Women | \$ 10.00 | 1 | \$ 10.00 |
| Subtotal Area 2 | | | \$ 20.00 |

| | | | |
|--|-----------------------|-------------------------|---------------------|
| Area 3 | | | |
| Stadium Dugout Restrooms (1st & 3rd base) | | | |
| Unisex | \$ 15.00 | 2 | \$ 30.00 |
| Stadium Bullpen Restrooms | | | |
| Unisex | \$ 15.00 | 2 | \$ 30.00 |
| Umpire Room | \$ 20.00 | 1 | \$ 20.00 |
| 1st Aid Room | \$ 15.00 | 1 | \$ 15.00 |
| Ticket Office Restroom | \$ 10.00 | 1 | \$ 10.00 |
| Center Field Restroom | \$ 15.00 | 1 | \$ 15.00 |
| 2nd Floor Control Room | | | |
| Men | \$ 10.00 | 1 | \$ 10.00 |
| Women | \$ 10.00 | 1 | \$ 10.00 |
| 2nd Floor Press Dining Restroom | | | |
| Men | \$ 10.00 | 1 | \$ 10.00 |
| Women | \$ 10.00 | 1 | \$ 10.00 |
| Subtotal Area 3 | | | \$ 160.00 |
| Section B Total Cost | | | \$ 725.00 |
| Section C. Events | Base Cost | Attendance | Price |
| Stadium Spring Training | \$ 2,675.00 | 9750 | \$ 2,675.00 |
| Stadium Other Events (i.e. concert) | \$ 1,100.00 | 500 - 1499 | \$ 1,100.00 |
| | \$ 1,600.00 | 1500 - 4999 | \$ 1,600.00 |
| | \$ 2,000.00 | 5000+ | \$ 2,000.00 |
| Other non-stadium Events | \$ 1,100.00 | 500 - 1499 | \$ 1,100.00 |
| | \$ 1,600.00 | 1500 - 4999 | \$ 1,600.00 |
| | \$ 2,000.00 | 5000+ | \$ 2,000.00 |
| Section C. Events Maximum Capacity Total Cost | | | \$ 2,675.00 |
| JET BLUE PROJECT TOTAL AT MAXIMUM CAPACITY | | | \$ 53,125.00 |
| <i>Although excluded from Project Total amount, Other Services shall be bid by each Proposer and will become part of the Vendor's Agreement.</i> | | | |
| Section D. Other Services as needed | Cost Per Event | Number of Events | Price |
| Restroom Attendant - Male & Female | \$ 175.00 | 315 | \$ 55,125.00 |
| | Cost Per Hour | | Hourly Price |
| On Demand Cleaning | \$ 20.00 | TBD | \$ 20.00 |
| On Demand Pressure Washing | \$ 75.00 | TBD | \$ 75.00 |
| CenturyLink Sports Complex <i>Average number of events per year: 260</i> | | | |
| Section A. Spring Training Game | Cost Per Game | Quantity | Price |

| | | | |
|---|------------------|-----------------|--------------------|
| Pre-Game Cleaning | \$150.00 | 17 | \$2,550.00 |
| Post- Game Trash/Debris removal / Cleaning | \$1,050.00 | 17 | \$17,850.00 |
| Restroom Attendants (male & female) during game | \$275.00 | 17 | \$4,675.00 |
| Trash Attendant & Emergency Cleanup during game | \$425.00 | 17 | \$7,225.00 |
| Post-game Restroom Cleaning | \$712.00 | 17 | \$12,104.00 |
| Pressure Washing | \$1,200.00 | 17 | \$20,400.00 |
| Section A Total Cost | | | \$64,804.00 |
| Section B. Restrooms | Base Cost | Quantity | Price |
| Maintenance Building | | | |
| Unisex | \$10.00 | 2 | \$20.00 |
| Softball Complex Building | | | |
| Men | \$12.00 | 1 | \$12.00 |
| Women | \$12.00 | 1 | \$12.00 |
| Academy | | | |
| Men | \$11.00 | 1 | \$11.00 |
| Women | \$11.00 | 1 | \$11.00 |
| Press Dining Area | | | |
| Unisex | \$10.00 | 1 | \$10.00 |
| Ticket Office | | | |
| Unisex | \$10.00 | 1 | \$10.00 |
| Stadium Handicap Restrooms | | | |
| Men | \$10.00 | 2 | \$20.00 |
| Women | \$10.00 | 2 | \$20.00 |
| Concourse | | | |
| Men | \$47.50 | 3 | \$142.50 |
| Women | \$47.50 | 3 | \$142.50 |
| Family Restroom | \$10.00 | 2 | \$20.00 |
| Men - Small | \$15.00 | 1 | \$15.00 |
| Women - Small | \$15.00 | 1 | \$15.00 |
| Center Field | | | |
| Men | \$20.00 | 1 | \$20.00 |
| Women | \$20.00 | 1 | \$20.00 |
| Family Restroom | \$10.00 | 1 | \$10.00 |
| Inside Stadium | | | |
| 4th Floor Press Area | | | |
| Men | \$15.00 | 1 | \$15.00 |
| Women | \$15.00 | 1 | \$15.00 |
| Stadium Outside | | | |

| | | | |
|--|-----------------------|---|--------------------|
| 3rd Floor (1st Base) | | | |
| Men | \$20.00 | 1 | \$20.00 |
| Women | \$20.00 | 1 | \$20.00 |
| Family Restroom | \$11.00 | 1 | \$11.00 |
| 4th Floor (1st Base) | | | |
| Men | \$20.00 | 1 | \$20.00 |
| Women | \$20.00 | 1 | \$20.00 |
| 3rd Floor (3rd Base) | | | |
| Men | \$20.00 | 1 | \$20.00 |
| Women | \$20.00 | 1 | \$20.00 |
| Stadium Center | | | |
| 3rd Floor | | | |
| Men | \$15.00 | 1 | \$15.00 |
| Women | \$15.00 | 1 | \$15.00 |
| Minor League Tower | | | |
| Men | \$15.00 | 1 | \$15.00 |
| Women | \$15.00 | 1 | \$15.00 |
| First Aid Room | | | |
| Unisex | \$10.00 | 1 | \$10.00 |
| Section B Total Cost | | | \$712.00 |
| PROJECT TOTAL | | | \$65,516.00 |
| <i>Although excluded from Project Total amount, Other Services shall be bid by each Proposer and will become part of the Vendor's Agreement.</i> | | | |
| Section C. Other Services as needed | Cost Per Event | | |
| Restroom Attendant - Male & Female | \$25.00 | | |
| High School Homestand | \$395.00 | | |
| | Cost Per Hour | | |
| On Demand Cleaning | \$40.00 | | |
| On Demand Pressure Washing | \$75.00 | | |

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IN WITNESS WHEREOF this Second Amendment of the Agreement has been signed and sealed, in duplicate, by the respective Parties hereto.

WITNESS:

Signed By:

Print Name:

Vito Papasodero

**CLEAN 17, INC. DBA JAN-PRO CLEANING
SYSTEMS OF SOUTHWEST FLORIDA**

Signed By:

Print Name:

Frank Papasodero

Title:

President

Date:

3-1-22

LEE COUNTY

**BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA**

BY:

CHAIR

DATE:

3-4-22

ATTEST:

CLERK OF THE CIRCUIT COURT

BY:

DEPUTY CLERK

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

BY:

OFFICE OF THE COUNTY ATTORNEY

