

THIRD AMENDMENT OF THE AGREEMENT FOR  
CUSTODIAL SERVICES FOR LEE COUNTY CENTRAL ZONE

THIS THIRD AMENDMENT OF THE AGREEMENT FOR CUSTODIAL SERVICES FOR LEE COUNTY CENTRAL ZONE, made and entered into by and between the Lee County Board of County Commissioners, a political subdivision of the State of Florida ("County") and United States Service Industries, Inc. ("Vendor"), collectively, the "Parties."

WHEREAS, the County entered into an Agreement for the purchase of custodial services for Lee County Central Zone through Solicitation No. RFP180119MRH with Vendor on the 14<sup>th</sup> day of August, 2018 ("Agreement"); and,

WHEREAS, after the execution of the Agreement, the Communications building, serviced by the Vendor under the Agreement, had a flooring change, necessitating a modification to the Scope of Work and the department determined additional dusting services were also needed; and,

WHEREAS, the Parties mutually agree to supplement the Scope of Services of the Agreement in Exhibit A and modify the Exhibit B Fee Schedule to accommodate the modification due to the flooring change and additional dusting services requested by the department; and,

WHEREAS, the Parties also mutually agree to increase the price for the purchase of custodial services for Lee County North; and,

WHEREAS, the Parties mutually agree that the price increase will begin on the 1<sup>st</sup> day of October, 2020; 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 following services shall be added to Exhibit A, Scope of Services, section titled "County Facilities Included Under This Agreement" and the subsection "Communications":

**Location:** 2665 Ortiz Ave, Fort Myers, Florida

**Hours of Operation:** This site is accessible 24 hours per day, 7 days per week

#### **E-911 Area**

Because of the nature of the work performed in this area, access is restricted. Also, while cleaning in this area, it is important that the Vendor cause as little disruption as possible to the personnel and equipment. The Vendor will be required to do routine cleaning of this area. The time for this work to be done, must first be scheduled with the E-911 Supervisor as times may vary. If while cleaning in this area an emergency call comes in, the Vendor must stop all activities until the call is completely resolved.

Each day the trash cans are to be emptied in the E-911 Area.

Vacuuming the carpet in the E-911 Area. The Vendor is required to use a vacuum cleaner that produces a minimum amount of noise. This may include using the central vacuum system provided.

#### **Secured Areas**

Certain areas of this building are secured with limited access. Cleaning of these areas must be coordinated with the County Representative so that County personnel can be made available to allow access and supervise the cleaning of these areas.

#### **Mechanical/Equipment/Maintenance Rooms**

In most of our buildings there is a mechanical room(s). This room is not to be entered or cleaned without prior authorization and instructions from the County's Representative. Occasionally, you will be requested to clean this room(s). The cleaning of this room can only be done in the presence of the County's representative and will usually involve sweeping, dusting, mopping, and pressure cleaning the floor, upon request and as needed. There is to be no additional charge for this work. The cost of doing this occasional cleaning is to be included in the overall cost of cleaning the building. It is estimated that this room will be cleaned twice per year.

#### *Daily Service*

- Empty and re-line all wastebaskets. Damp wipe if necessary.
- Empty desk recycling totes into large recycling bin.
- Spot clean walls, light switches and doors.
- Damp mop floors, including any stairs and landings, remove any gum, tar or other foreign matter.
- Clean and/or polish conference room furniture and meeting room furniture.
- Vacuum carpet (office areas vacuumed two (2) times per week, common areas every day). Spot clean carpets as needed using extraction or bonnet cleaning method.

- Dust all horizontal ledges, furniture, desks and equipment (office areas dusted two (2) times per week).
- Dust all unobstructed work areas.
- Dust all air intakes and returns.
- Clean and sanitize drinking fountains.
- Do other general and emergency cleaning as required.
- Report any maintenance defects to the County Representative.
- Keep custodial closet clean and orderly.
- Wash all door glass and adjacent panels (interior and exterior).
- Vacuum floor mats and wash as necessary.
- Damp wipe tables and vending machines associated with break rooms.
- Clean and sanitize public area courtesy telephones, if applicable.
- Clean Marmoleum/Forbo floors, highlighted in the below diagram, with a rotary machine or automatic scrubber, according to manufacturer specifications.

#### *Kitchen Area (If Applicable)*

- Clean sinks with detergent/disinfectant (do not wash dishes).
- Clean tables and counters with detergent/disinfectant.
- Re-supply paper towels in County standard dispenser; re-supply soap in County standard dispenser. Wipe down dispensers.
- Damp wipe walls, as necessary.
- Empty and reline trash cans. Wash trash cans as needed.
- Damp mop floors with cleaner/disinfectant.

#### *Restrooms*

- Clean basins with detergent/disinfectant. Clean and shine bright work.
- Clean toilets and urinals using detergent/disinfectant.
- Damp wipe all ledges.
- Clean mirrors, soap dispensers; wash basins and all plumbing fixtures. Wipe down all dispensers.
- Clean under basins, around toilets and urinals.
- Damp wipe walls, light switches and doors.
- Re-supply soap, toilet tissue, paper towels, personal seat covers, sanitary napkins liners, sanitary napkins, etc. (ONLY ANTI-BACTERIAL SOAP WILL BE ACCEPTABLE).
- Wet mop floors using detergent/disinfectant.

#### *Building Exterior*

- Sweep and pick up trash around buildings and doorways. Also canvas and pick up trash and debris in the parking lot throughout the day.
- Empty and put in new liner bag in trash cans around buildings. Wash out containers as needed.
- Wash down steps and walks, as required; keeping them free of gum, tar and other foreign matter (may have to be pressure cleaned).
- Sweep cobwebs and dust from walls around entrances, windows and large loading bay door.

- Shake and sweep down exterior floor mats.
- Empty and clean all smoking urns. Refill sand, if applicable.

#### *Weekly Service*

- Dust all high areas in the offices (i.e. tops of cubicle walls, wall moldings, etc.).
- Dust vertical and horizontal surfaces.
- Dust venetian blinds if applicable.
- Scrub all non-skid tile floor areas, if applicable.
- Dust ceiling fans, if applicable.

#### *Master Recycling Bin Service*

- Take large bin(s) to designated location for servicing and return once they are emptied, if applicable.

#### *Monthly Service*

- Vacuum all air conditioning grills and returns. Damp wipe with all purpose cleaner, if necessary. Do not remove grills.
- Clean first floor light covers (external only).
- Scrub ceramic tile and grout in tile areas.
- Spray buff or burnish all vinyl floor surfaces.
- Brush, vacuum and/or spot clean all upholstered furniture and modular panels, as needed.

#### *Quarterly Service*

- Strip and re wax all hard floors (may be required to be done less or more often).
- Clean interior window glass (may be required to be done more often).
- Clean carpet by bonnet or extraction method as may be required. Carpets in heavier traffic areas made need to be done more often. Spills and heavily soiled areas are to be spot cleaned in between regularly scheduled carpet cleanings.
- Wash all exterior window

#### *Semiannual Service*

- Damp wipe venetian blinds (use all purpose cleaner or detergent). Do not remove blinds from window.
- Clean light fixtures and covers (interior).
- Clean and seal tile grout.
- Clean and Mechanical, Equipment or Maintenance rooms, if required.

#### *Annual Service*

- Clean exterior awnings if applicable.

**\*\*REDACTED\*\***

2. The Parties agree that a price increase will begin on the 1<sup>st</sup> day of October, 2020.
3. The Parties agree that the following Fee Schedule table shall supersede the existing Fee Schedule table in Exhibit B of the Agreement:

<b>USSI FEE SCHEDULE</b>					
<b>Location</b>	<b>Monthly Service Cost</b>	<b>Quarterly Service Cost</b>	<b>Semi-Annual Service Cost</b>	<b>Annual Service Cost</b>	<b>Total Location Annual Cost</b>
<b>DOT, Traffic Billy's Creek Commerce Center</b>	\$1,384.62	\$472.74	\$189.10	\$0	\$18,884.60
<b>Health Department-Michigan Annex</b>	\$5,168.76	\$549.89	\$175.97	\$0	\$64,576.62
<b>LeeTran, Edison Mall Station</b>	\$1,883.22	\$175.96	\$0	\$0	\$23,302.48
<b>Ortiz Detention Compound</b>	\$3,799.16	\$411.35	\$164.54	\$0	\$47,564.44
<b>DETAR/ Water Collection and Distribution</b>	\$361.02	\$0	\$351.93	\$0	\$5,0361.10
<b>Communications</b>	\$1,587.07	\$329.08	\$123.41	\$164.54	\$20,772.52

ADDITIONAL SERVICE FEES		
Porter Service	Per Hour	\$20.20
Crew Supervisor	Per Hour	\$22.22
Chief Supervisor	Per Hour	\$26.26
Project Coordinator	Per Hour	\$30.30
Emergency Work - Per Person	Per Hour	\$52.52
Dusting/Vacuuming of Office	Per Sq. Ft	\$0.51

[The remainder of this page intentionally left blank.]

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

DATED this 13 day of November, 2020 by the Lee County Board of County  
Commissioners.

COUNTY: LEE COUNTY, FLORIDA

BY: 

Mary G. Tucker

Director of Procurement Management, on  
behalf of the Board of County  
Commissioners

APPROVED as to Form for the Reliance of  
Lee County Only

BY: 

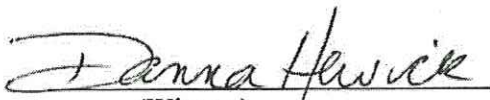
County Attorney's Office

DATED this 1<sup>st</sup> day of OCTOBER, 2020 by United States Service Industries, Inc.

ATTEST:

BY: 

Authorized Signature

  
(Witness)

STEPHANIE NESTER

Authorized Signature Printed Name

CFO

Authorized Signature Title

CORPORATE SEAL:

