

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

THIS THIRD AMENDMENT OF THE AGREEMENT FOR CUSTODIAL SERVICES FOR LEE COUNTY SOUTH 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 American Facility Services, Inc. ("Vendor"), collectively, the "Parties."

WHEREAS, the County entered into an Agreement for the purchase of custodial services for Lee County South Zone through Solicitation No. RFP180122MRH with Vendor on the 8th day of November, 2018 ("Agreement"); and,

WHEREAS, after the execution of the Agreement, the new Bonita Springs Public Library was completed, will be open to the public on August 26th, 2019, and will require custodial services, and,

WHEREAS, pursuant to Article XIV. MISCELLANEOUS of the Agreement, the Parties desire to modify Exhibit A, Scope of Services to add the the new Bonita Springs Public Library location and remove the temporary location, and,

WHEREAS, pursuant to Article V. ADDITIONAL PURCHASES of the Agreement, the Parties desire to change the accompanying pricing in the Exhibit B, Fee Schedule.

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 location and services shall be added to Exhibit A, Scope of Services, section titled "County Facilities Included Under This Agreement":

LIBRARY, BONITA SPRINGS

Location: 10560 Reynolds St, Bonita Springs, FL 34135

Operational Days and Hours: This location is not open to the public until 26, 2019. Starting August 26, 2019, the hours of operation will be:

Monday, Wednesday, Thursday 10:00 am – 6:00 pm

Tuesday 12:00 pm – 8:00 pm
Friday, Saturday 9:00 am – 5:00 pm

Scheduling

Cleaning shall be performed on a three day per week basis, exclusive of holidays until August 24, 2019 and be increased to a six day per week basis following that date. Crew scheduling is the Vendor's responsibility and should be arranged so as not to interfere with day-to-day business operations.

Beginning on August 26, 2019, all work is to be done after normal library hours with one exception. The public restrooms are to be cleaned twice a day; once at 1:00 p.m. on Monday, Wednesday, Thursday, Friday and Saturday and again after normal business hours

On Tuesday, public restroom are to be cleaned at 3:00 p.m and again after normal business hours. The Vendor will be given 48 hours' notice of any library working hour changes.

The library is to be cleaned after normal business hours and a day porter should be assigned for mid-day service.

Daily Tasks

- Empty 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 stairs and landings, remove any gum, tar or other foreign matter.
- Clean and/or polish conference room furniture and meeting room furniture.
- Vacuum and spot clean all carpet.
- 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.
- Wash all door glass and adjacent panels (interior and exterior).
- Vacuum floor mats and wash as necessary.
- Clean all reception lobby glass, inside and outside.
- Clean all interior partition glass, including storefront glass at the Youth Services entrance and Teen area and glass and doors at the second floor reading balconies.
- Clean counter tops at circulation desk, adult reference desk, and the youth services reference desk, teen reference desk.
- Damp mop floor and clean tables in break rooms.
- Damp wipe all machines associated with break rooms.
- Sweep and mop elevator floors.
- Sweep elevator landings.

Kitchen area

- Clean sinks with detergent/disinfectant.

- Clean counters with detergent/disinfectant.
- Resupply paper towels and soap dispensers.
- Damp wipe walls, as necessary.
- Empty and reline trash cans.
- DAILY SERVICE – RESTROOMS Clean basins with detergent/disinfectant.
- Clean toilets and urinals, sinks and baby changing stations using detergent/disinfectant.
- Damp wipe all ledges.
- Clean mirrors, soap dispensers, wash basin and all plumbing fixtures.
- Clean under basins, around toilets and urinals.
- Damp wipe walls, light switches and doors.
- Re-supply soap, toilet tissue, paper towels, personal seat covers, 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 within a radius of twenty feet, including staff entrance/~~patio~~
- Empty and put in new liner bag in trash cans around buildings.
- Wash down steps and walks, as required; keeping them free of gum, tar, and other foreign matter. (May have to be pressure cleaned).
- Shake and sweep down exterior floor mats. (If applicable).
- Sweep and pick up trash in the Reading balconies on the second floor.
- Sweep and pick up trash around the entire building, including courtyard, flag area and bike rack area and in planters, within a forty-foot radius.
- Clean dumpster/loading dock/staff entrance area.

Mid-Day Service

- Empty all wastebaskets. Damp wipe, if necessary.
- Do other general and emergency cleaning as required.
- Empty and reline front entrance exterior units as needed.
- Clean up debris around the entrance (20' radius of front door).

Restrooms

- Clean basins with detergent/disinfectant.
- Clean toilets and urinals using detergent/disinfectant.
- Damp wipe all ledges.
- Clean mirrors, soap dispensers, wash basin and all plumbing fixtures.
- Clean under basins, around toilets and urinals.
- Damp wipe walls, light switches and doors.
- Re-supply soap, toilet tissue, paper towels, liners, etc. (Only anti-bacterial soap will be acceptable).
- Sweep floors.
- Empty all trash containers, replace liners, spot clean and sanitize containers.

Weekly Service

- High dust all library and office areas.

- Dust all horizontal ledges, furniture, desks and filing cabinets, chairs and tables, equipment.
- Dust all unobstructed work areas.
- Dust vertical surfaces.
- Dust venetian blinds.
- Brush, vacuum and/or spot clean all upholstered furniture and modular panels.
- Clean and sanitize telephones.
- Spray buff all corridors, hallways, and lobbies.
- Scrub all non-skid tile floor areas, if applicable.
- Dust mop and damp mop storage areas.
- Dust all visible bookshelves (areas not covered by books) and areas that do not have books in them at least ¼ of the library.
- Wash all tables and study area surfaces.
- Spot clean upholstery as needed.
- Clean and polish interior and exterior of elevators.

Weekly Master Recycling Bin Service

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

Every Two Weeks Service

- Spray buff or burnish all vinyl and tile floors.

Monthly Service

- Vacuum air conditioning grills and returns. Damp wipe with all-purpose cleaner, if necessary. Do not remove grills.
- Clean light covers (external only)
- Clean all low-level interior and exterior glass.
- Dust all the bookshelves.
- Remove dust and cobwebs from ceiling areas of standard height.
- Sweep cobwebs and dust from walls around entrance and windows.

Quarterly Service

- Strip and re-wax all hard floors (may be required to be done more often).
- Clean interior window glass (may be required to be done more often).
- Clean all high level interior and exterior glass.
- Carpet and upholstery to be cleaned.

Semiannual Service

- Clean light fixtures and covers (interior).
- Clean book drops (interior/exterior) and carts.
- Clean storage room in Meeting Room Area (with the assistance of County personnel).
- Clean Equipment and Electrical Rooms (with the assistance of County personnel).

2. The Parties agree that, effective August 24th, 2019 the following location shall be removed from Exhibit A, Scope of Services, section titled “County Facilities Included Under This Agreement”:

LIBRARY, BONITA SPRINGS

Location: 26876 Pine Ave, Bonita Springs, FL 34135

3. The Parties agree that the Exhibit B, Fee Schedule shall be superseded by:

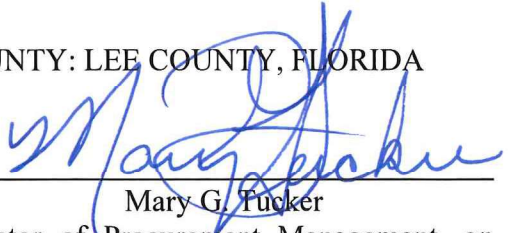
AMERICAN FACILITY SERVICES FEE SCHEDULE					
Location	Monthly Service Cost	Quarterly Service Cost	Semi-Annual Service Cost	Annual Service Cost	Total Location Annual Cost
Bonita Springs Library (10560 Reynolds St.) – Until 8/24/19	\$1,986.00	\$2,600.00	\$1,900.00	\$0	\$38,032.00
Bonita Springs Library (10560 Reynolds St.) – After 8/24/19	\$3,972.96	\$2,600.00	\$1,900.00	\$0	\$61,875.52
Bonita Springs Library (26876 Pine Ave) – Until 8/24/19	\$1,410.00	\$500.00	\$1,200.00	\$0	\$21,320.00
Lakes Regional Library	\$2,130.00	\$183.00	\$258.00	\$0	\$26,808.00
South County Regional Library and Bookmobile	\$2,934.00	\$459.00	\$75.00	\$0	\$37,194.00
Bonita Beach Parks/Imperial River Boat ramp	\$462.00	\$0	\$0	\$0	\$5,544.00
Sheriff's Evidence /Forensics Building	\$1,138.00	\$720.00	\$30.00	\$0	\$16,596.00
Sheriff Substation, South District	\$1,725.00	\$276.00	\$135.00	\$0	\$22,074.00
Sheriff Substation, West District	\$864.00	\$448.00	\$45.00	\$0	\$12,250.00
Leeway Service Center	\$222.00	\$35.00	\$49.80	\$0	\$2,903.60
Sanibel Toll Plaza	\$508.00	\$93.50	\$50.00	\$0	\$6,570.00
Cape Coral Toll Facility	\$285.54	\$95.00	\$65.00	\$0	\$3,936.48
LeeTran Beach Park & Ride	\$924.00	\$0	\$0	\$0	\$11,088.00

Lakes Regional Park	\$895.00	\$0	\$0	\$0	\$10,740.00
Lynn Hall Park	\$685.00	\$0	\$0	\$0	\$8,220.00
Crescent Family Beach Park	\$462.00	\$0	\$0	\$0	\$5,544.00
Captiva Memorial Library	\$889.00	\$226.00	\$75.00	\$0	\$11,722.00
Bowditch Point Regional Park	\$924.00	\$0	\$0	\$0	\$11,088.00
Solid Waste, Topaz Annex	\$449.00	\$0	\$56.00	\$0	\$5,500.00
Lee County Utilities College Parkway Complex:					
Utilities Customer Service Center	\$663.00	\$50.00	\$102.83	\$0.00	\$8,361.66
Utilities Maintenance and Electrical Building	\$103.50	\$36.00	\$37.00	\$0.00	\$1,460.00
Utilities Maintenance Warehouse	\$270.00	\$36.00	\$32.00	\$0.00	\$3,448.00
LCU College Pkwy Complex Total	\$1036.50	\$122.00	\$171.83	\$0.00	\$13,269.66

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

DATED this 14 day of October, 2019 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

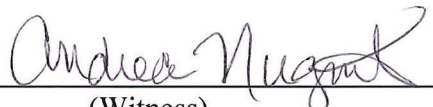
APPROVED as to Form for the Reliance of
Lee County Only

BY: 
County Attorney's Office

DATED this 29th day of July, 2019 by American Facility Services, Inc.

ATTEST:

BY: 
Authorized Signature


(Witness)

Harold Angel
Authorized Signature Printed Name

Vice President
Authorized Signature Title

CORPORATE SEAL:

