

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

THIS EIGHTH 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 8<sup>th</sup> day of November, 2018 ("Agreement"); and,

WHEREAS, after the execution of the Agreement the Bookmobile, located at the South County Regional Library, was removed from that location, resulting in custodial services no longer being required, for the Bookmobile only; and,

WHEREAS, the Parties mutually agree to modify the Exhibit A. Scope of Services and Exhibit B. Fee Schedule to remove the Bookmobile services from the Agreement; 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 location titled, "LIBRARY, SOUTH COUNTY REGIONAL" and corresponding services, shall supersede the previous location titled, "LIBRARY, SOUTH COUNTY REGIONAL& BOOKMOBILE" and corresponding services in the Exhibit A, Scope of Services, section titled "County Facilities Included Under This Agreement":

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LIBRARY, SOUTH COUNTY REGIONAL

Location: 21100 Three Oaks Pkwy, Estero, FL 33928

Hours of Operation: Monday, Tuesday, and Wednesday – 9:00 a.m. to 8:00 p.m.

Thursday – 9:00 a.m. to 6:00 p.m.

Friday and Saturday 9:00 a.m. – 5:00 p.m.

Sunday – Closed

Scheduling

Lee County, working with the Vendor, may designate the time during which selected areas shall be cleaned.

Cleaning shall be performed on a six-day per week basis, exclusive of holidays for the Library. Crew scheduling is the Vendor's responsibility and should be arranged so as not to interfere with day-to-day business operations.

All work is to be done after normal library hours as listed below. Hours listed are current normal working hours and are subject to change. The Vendor will be given 48 hours' notice of any library working hour changes.

The library is to be cleaned after normal business hours. However, the public restrooms are to be cleaned twice a day; once at approximately 2:30 p.m. Mon, Tues, Weds, 1:00 p.m. on Thurs, Fri, Sat., and then at night after normal business hours. All materials and equipment will be provided by the Vendor.

To facilitate communication between this person and County personnel, the Vendor must provide a pager or some other form of communication to this person while on the premises.

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.
- Brush all fabric upholstery, as needed.
- 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.
- Clean counter tops at circulation desk, adult reference desk, and the youth services reference desk.
- Damp mop floor and clean tables in break rooms.
- Damp wipe all machines associated with break rooms.
- Damp wipe/clean all table tops and study area surfaces

#### Kitchen area

- Clean sinks with detergent/disinfectant.
- Clean counters with detergent/disinfectant.
- Resupply paper towels and soap dispensers.
- Damp wipe walls, as necessary.
- Damp mop floor.

#### 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, 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 twenty feet of the building exterior around the entire perimeter.
- Empty and put in new liner bag in trash cans under any covered area 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.
- Clean sand urns, refill as needed.

#### Mid-Day Service

##### 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 foaming 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 vertical surfaces.
- Dust venetian blinds.
- Dust all horizontal ledges, furniture, desks and filing cabinets, chairs and tables, equipment. (Office areas dusted 2 times per week).
- Dust all unobstructed work areas.
- Brush, vacuum and/or spot clean all upholstered furniture and modular panels.
- Clean and sanitize public telephones.

- Spray buff all corridors, hallways, and lobbies.
- Scrub all non-skid tile floor areas, if applicable.
- Dust entrance tower.
- 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.
- Remove dust and cobwebs from ceiling areas of standard height.

#### Every Two Weeks Service

- Spray buff or burnish all vinyl office 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).
- Dust fans.
- Clean all low-level interior and exterior glass.
- Dust all the books and bookshelves.
- Spot clean carpet and upholstery as needed.
- 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).
- Carpet to be cleaned.

#### Semiannual Service

- Wash venetian blinds (use all purpose cleaner or detergent). Do not remove blinds from window.
- Clean light fixtures and covers (interior).
- Clean all high level interior and exterior glass.
- Clean canvas awnings, if applicable.
- Clean book drops (interior/exterior) and carts.
- Clean Large Data - Room 131 (with the assistance of County personnel).
- Clean Small Data Closet - Room 109 (with the assistance of County personnel).
- Clean Training Room Storage/Data Closet - Room 127 (with the assistance of County personnel).
- Clean Mechanical/Equipment/Maintenance Rooms (with the assistance of County personnel).
- Upholstery on chairs to be cleaned.

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

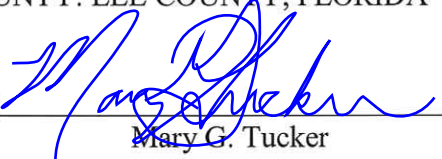
<b>AMERICAN FACILITY SERVICES FEE SCHEDULE</b>					
<b>Location</b>	<b>Monthly Service Cost</b>	<b>Quarterly Service Cost</b>	<b>Semi-Annual Service Cost</b>	<b>Annual Service Cost</b>	<b>Total Location Annual Cost</b>
<b>Bonita Springs Library (10560 Reynolds St.)</b>	\$3,972.96	\$2,600.00	\$1,900.00	\$0	\$61,875.52
<b>Lakes Regional Library</b>	\$2,130.00	\$183.00	\$258.00	\$0	\$26,808.00
<b>South County Regional Library</b>	\$2,784.00	\$459.00	\$75.00	\$0	\$35,394.00
<b>Bonita Beach Parks/Imperial River Boat ramp</b>	\$462.00	\$0	\$0	\$0	\$5,544.00
<b>Sheriff's Evidence /Forensics Building</b>	\$1,138.00	\$720.00	\$30.00	\$0	\$16,596.00
<b>Sheriff Substation, South District</b>	\$1,725.00	\$276.00	\$135.00	\$0	\$22,074.00
<b>Sheriff Substation, West District</b>	\$864.00	\$448.00	\$45.00	\$0	\$12,250.00
<b>Leeway Service Center</b>	\$222.00	\$35.00	\$49.80	\$0	\$2,903.60
<b>Sanibel Toll Plaza</b>	\$508.00	\$93.50	\$50.00	\$0	\$6,570.00
<b>Cape Coral Toll Facility</b>	\$285.54	\$95.00	\$65.00	\$0	\$3,936.48
<b>LeeTran Beach Park &amp; Ride</b>	\$924.00	\$0	\$0	\$0	\$11,088.00
<b>Lakes Regional Park</b>	\$895.00	\$0	\$0	\$0	\$10,740.00
<b>Lynn Hall Park</b>	\$685.00	\$0	\$0	\$0	\$8,220.00
<b>Crescent Family Beach Park</b>	\$462.00	\$0	\$0	\$0	\$5,544.00
<b>Captiva Memorial Library</b>	\$889.00	\$226.00	\$75.00	\$0	\$11,722.00
<b>Bowditch Point Regional Park</b>	\$924.00	\$0	\$0	\$0	\$11,088.00
<b>Solid Waste, Topaz Annex</b>	\$449.00	\$0	\$56.00	\$0	\$5,500.00
<b>Lee County Utilities College Parkway Complex:</b>					
<b>Utilities Customer Service Center</b>	\$663.00	\$50.00	\$102.83	\$0.00	\$8,361.66
<b>Utilities Maintenance and Electrical Building</b>	\$460.00	\$36.00	\$32.00	\$0.00	\$5,728.00
<b>Utilities Maintenance Warehouse</b>	\$173.50	\$36.00	\$37.00	\$0.00	\$2,300.00
<b>LCU College Pkwy Complex Total</b>	\$1,296.50	\$122.00	\$171.83	\$0.00	\$13,269.66

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

DATED this 3 day of December, 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

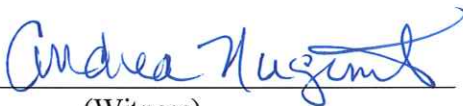
APPROVED as to Form for the Reliance of  
Lee County Only

BY:   
County Attorney's Office

DATED this 13th day of November, 2020 by American Facility Services, Inc.

ATTEST:

BY:   
Authorized Signature

  
(Witness)

Harold Angel  
Authorized Signature Printed Name

Vice President  
Authorized Signature Title

CORPORATE SEAL: