

RFP200327BAG
Custodial for Downtown Buildings
American Facility Services, Inc. - Amendment No. 3

THIRD AMENDMENT OF THE AGREEMENT FOR
CUSTODIAL FOR DOWNTOWN BUILDINGS

THIS THIRD AMENDMENT OF THE AGREEMENT FOR CUSTODIAL FOR DOWNTOWN BUILDINGS is 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 downtown buildings through Solicitation No. RFP200327BAG with Vendor on the 5th day of December, 2020 ("Agreement"); and,

WHEREAS, after the execution of the agreement, the County determined that custodial services, specifically trash receptacle emptying, was needed in the parking lot for the Justice Center located at 2110 Dr. Martin Luther King Jr. Blvd. Fort Myers, FL 33901 and,

WHEREAS, the Parties mutually agree to supplement the Exhibit A. Detailed Specifications section of the Agreement and modify the Exhibit B. Fee Schedule to accommodate the County's need for the trash collection services for the Justice Center parking lot; and,

WHEREAS, the Parties desire to modify the Agreement pursuant to Article XVI. 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, effective upon full execution of this Amendment, the following location and services shall supersede Section 2.15.1.3 Justice Center/ Justice Center Tower/Community Assessment/Jail Administration, Warrants, and Receiving/ Judges Garage/ Employee Garage, Offices, and Elevators of the Exhibit A. Detailed Specifications section of the agreement:
 - 1.1.1.1 Justice Center/ Justice Center Tower/Community Assessment/Jail Administration, Warrants, and Receiving/ Judges Garage/ Employee Garage, Offices, and Elevators.

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- 1.1.1.1.1 Justice Center
Address: 1700 Monroe St., Fort Myers, FL 33901
Total Square Footage: 287,948
 - 1.1.1.1.2 Justice Center Tower (Pod E)
Address: 1700 Monroe St. Ft. Myers, FL. 33901
Total Square Footage: 141,959
 - 1.1.1.1.3 Community Assessment Center (Juvenile Assessment)
Address: 2115 Dr. Martin Luther King Jr Blvd, Fort Myers, FL 33901
Total Square Footage: 4,913
 - 1.1.1.1.4 Jail Administration
Address: 2115 Dr. Martin Luther King Jr Blvd, Fort Myers, FL 33901
Total Square Footage: 2,784
 - 1.1.1.1.5 Jail Receiving Lobby
Address: 2115 Dr. Martin Luther King Jr Blvd, Fort Myers, FL 33901
Total Square Footage: 1,713
 - 1.1.1.1.6 Employee Garage/Offices/Elevators
Address: 2029 Monroe St. Fort Myers, FL 33901 Total Square Footage:
264,936
 - 1.1.1.1.7 Judges Garage
Address: 1700 Monroe St. Fort Myers, FL 33901 Total Square Footage:
51,000
- Floors 1, 2, 3, 4, 5, 6, 7 and 8 bathrooms shall be serviced every hour. The below given checklist shall be followed each time the bathrooms are cleaned.
 - Bathroom Service Checklist hourly:
 - Check all paper goods and resupply as necessary
 - Resupply soap dispensers as needed
 - Clean the counters and mirrors
 - Clean the stalls as needed
 - Clean all fixtures as needed
 - Sweep floor and pick up any litter as needed
 - Damp mop any areas as necessary
 - Empty and reline all trash receptacles as needed
 - The Judicial Chambers shall be cleaned during the normal daily schedule between the hours of 7:00 a.m. – 8:30 a.m. This can be arranged between the Vendor and the sitting Judge.

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- Courtrooms, Jury Deliberation Rooms, Judges Conference Rooms, Associated Restrooms, etc. shall be cleaned after normal business hours and after court session is complete.
 - First floor staff restrooms and the Tower Judicial 9th and 10th floors have Shower facilities and shall be cleaned during normal business hours.

- Stairwells
All stairwells in the building shall be cleaned on a daily basis. Some can be cleaned during the day and some at night. Cleaning shall include:
 - Sweeping down stairs
 - Moping stairs as necessary
 - Dusting banisters
 - Wiping down banister with cleaner/disinfectant
 - Wiping or sweeping down walls to keep them free of any dust particles and dirt.
 - Cleaning any windows that are in the stairwells may not have to be done on a daily basis, but must be checked on a daily basis and cleaned as needed.

- Parking Lot
The two trash receptacles located in the Justice Center parking lot, located at 2110 Dr. Martin Luther King Jr. Blvd. Fort Myers, FL 33901 shall be checked and emptied at least one weekly.

- Court Administration offices, the Electronic Court Reporting office, Records, Probation and Pre Trial areas shall be cleaned between 7:00 a.m. and 8:30 a.m. daily.

- Staff from the Justice Center day crew shall do the normal cleaning tasks at the following building during the day crew shift:
 - Community Assessment Center
 - * Any special work requirements will have to be scheduled with the building occupants and/or County.

- Staff from the Justice Center day crew shall do the normal cleaning tasks during the day crew shift and other tasks as stated below at the following buildings:
 - Jail Administration Offices – Floor work after 5:00 p.m. Monday –Friday
 - Jail Warrants Office – Floor work shall be done on Sundays

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- Jail Receiving Lobby – Floors shall be mopped 2 times per day, preferably around 11:30 a.m. and between 5:00 p.m. and 5:30 p.m.
Monday-Friday
 - * Any special work requirements shall be scheduled with the building occupants or County.

- Staff from the Justice Center day crew shall do the normal cleaning tasks during the day crew shift at the following building:
 - Employee Garage Offices & Elevators – Offices shall be cleaned Monday -Friday
 - * Any special work requirements (i.e. pressure washing) shall be scheduled with the County.
 - During heavy downpours of rain, it may be required that a mop be provided for court staff to use to keep the floors dry at the entrances to the Justice Center.

- Staff from the Justice Center or Justice Center Tower (Pod E) will be needed to do the normal cleaning tasks during the day crew shift at the following building:
 - Judges Garage
 - * Since this area is a secured area, any special work requirements shall be scheduled with the County.
 - During heavy downpours of rain, it may be required that a mop be provided for court staff to use to keep the floors dry at the entrances to the Justice Center Tower.

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

Item	Description	Monthly Cost		
1	Rosa Parks Intermodal Facility	\$5,263.33		
2	Sheriff's Civil Office	\$835.91		
3	Melvin Morgan Constitutional Complex	\$8,755.69		
4	Hough St. Warehouse	\$292.86		
5	Human and Veteran Services	\$2,331.31		
6	Ft. Myers Regional Library	\$8,093.06		
7	2345 Union Street - Lee County Sheriff's Office	\$662.63		
8	Administration	\$6,096.93		
9	Administration East	\$3,885.95		
10	Old Courthouse	\$1,381.26		
11	Justice Center	\$19,977.57		
12	Justice Center Annex	\$ 8,643.85		
13	Justice Center Tower (Pod E)	\$11,939.05		
14	Jail Administration	\$343.59		
15	Community Assessment Center	\$676.80		
16	Jail Receiving Lobby	\$333.21		
17	Community Development/ Public Works	\$8,216.09		
18	City/County Annex	\$4,928.96		
19	Employee Garage and Offices	\$857.81		
20	Justice Center Annex Garage	\$164.30		
21	Judges Garage	\$333.79		
MONTHLY TOTAL		\$94,013.95		
<i>Additional Charges (As Needed Basis)</i>				
Item	Description	Unit of Measure	Estimated Quantity	Unit Price
1	Hourly Rate for Emergency Work	hr	1	\$ 38.00
2	Hourly Rate for Electrostatic Sanitizing and Day Porter Wiping Down	hr	1	\$ 35.00
3	Upholstery Cleaning (Fabric only)	per item	1	\$ 5.50

3. The Parties agree that these changes shall be effective upon full execution of this Amendment.

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

DATED this 4/4/2024 | 1:16 PM EDT by the Lee County Board of County Commissioners.

COUNTY: LEE COUNTY, FLORIDA

DocuSigned by:
Mary G Tucker
BY: 770F0BD859DA44D...
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

DocuSigned by:
Robert Holborn
BY: 0709AF6D28494C8...
County Attorney's Office

DATED this 12th day of March, 2024 by American Facility Services, Inc.

ATTEST:

Stephanie Veronica Roy
(Witness)

BY: Harold Angel
Authorized Signature

Harold Angel
Authorized Signature Printed Name

Vice President
Authorized Signature Title

CORPORATE SEAL:

