

**SECOND AMENDMENT OF THE AGREEMENT FOR
CUSTODIAL SERVICES SOUTH ZONE**

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

WHEREAS, the County entered into an Agreement for the purchase of custodial services for South Lee County through Solicitation No. RFP220314SML with Vendor on the 16th day of March, 2023 ("Agreement"); and,

WHEREAS, it was discovered after the execution of the Agreement that it would be in the best interest of the County to add a new custodial service location, the Lee County Sheriff's Office Academy, located at 6035 Landing View Road, Fort Myers, to the Agreement; and,

WHEREAS, pursuant to Article V. ADDITIONAL PURCHASES of the Agreement, the Parties desire to add the new location, the Lee County Sheriff's Office Academy, to Section 18. LOCATIONS of the Exhibit A, SCOPE OF WORK, and to the Exhibit B, FEE SCHEDULE of the Agreement, effective immediately upon execution of this Amendment by all Parties.

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 by all Parties, the following locations table shall supersede the existing locations table in Section 18. LOCATIONS of the Exhibit A, SCOPE OF WORK of the Agreement:

[Remainder of the page left intentionally blank.]

	Location Name	Address
A	Environmental Lab	160 Danley Drive, Fort Myers, FL
B	Bonita Springs Library	26876 Pine Avenue, Bonita Springs, FL
C	Lakes Regional Library	15290 Bass Road, Fort Myers, FL
D	South County Regional Library	21100 Three Oaks Parkway, Estero, FL
E	Captiva Memorial Library	11560 Chapin Lane, Captiva, FL
F	Bowditch Point Regional Park	50 Estero Blvd, Fort Myers Beach, FL
G	Lynn Hall Park	950 Estero Blvd, Fort Myers Beach, FL
H	Crescent Beach Family Park	1100 Estero Blvd, Fort Myers Beach, FL
I	Bonita Beach Parks/Imperial River Boat Ramp	27551 S. Tamiami Trail, Bonita Springs, FL
J	Sheriff's Evidence/Forensics Building	10070 Intercom Drive, Fort Myers, FL
K	Lakes Regional Park	7330 Gladiolus Drive, Fort Myers, FL
L	Sheriff's Substation – South District	8951 Bonita Beach Road, Unit 565, Bonita Springs, FL
M	Sheriff's Substation – West District	15651 Pine Ridge Road, Fort Myers, FL
N	Sheriff's Substation – Bonita Springs Mini	10520 Reynolds Street, Bonita Springs, FL
O	Sheriff, Public Safety and Sub Central District	14750 Six Mile Cypress Parkway, Fort Myers, FL
P	Solid Waste, Topaz Annex	6421, 6431, 6441 Topaz Court, Fort Myers, FL
Q	LeeWay Service Center	1366 Colonial Blvd, Fort Myers, FL
R	Sanibel Toll Plaza	18700 McGregor Blvd, Fort Myers, FL
S	Lee County Utilities Customer Service Center	7391 College Parkway, Fort Myers, FL
T	Lee County Utilities Maintenance and Electrical Building	7401 College Parkway, Fort Myers, FL
U	Lee County Utilities Maintenance Warehouse	7401 College Parkway, Fort Myers, FL
V	Cape Coral Toll Facility	10100 College Parkway, Fort Myers, FL
W	LeeTran Beach Park and Ride	11101 Summerlin Square Drive, Fort Myers, FL
X	Fleet Management, Lee County Sheriff's Office	6035 Landing View Road, Fort Myers, FL
Y	Sheriff's Substation – Daniels Parkway	9001 Daniels Parkway #300, Fort Myers, FL
Z	Lee County Sheriff's Office - Academy	6035 Landing View Road, Fort Myers, FL

[Remainder of the page left intentionally blank.]

2. The Parties agree that upon full execution of this Amendment by all Parties, Section 18. LOCATIONS of the Exhibit A, SCOPE OF WORK of the Agreement shall be supplemented by the following:

Z. Lee County Sheriff's Office - Academy

Location	6035 Landing View Road Fort Myers, FL
Operating Hours	Monday – Friday 8:00am-5:00pm
Facility Size	3,000 sq. ft.
Fixtures	Two Restrooms Four Shower Stalls Small Kitchenette
Floor Coverings	Floor Covering: 75% Carpet 25% Rubber

Scheduling

- a. Lee County, working with the Vendor, may designate the time during which selected areas shall be cleaned.
- b. All work is to be done during normal operating hours, unless otherwise instructed/approved by the County Facility Manager.
- c. The Vendor will be given a minimum of 48 hours' notice of any schedule change.

Daily Services:

Common Areas (lobbies, hallways, conference rooms, public access area, offices, etc.)

- Empty and put new liners in wastebaskets. Damp wipe, as required due to spill.
- Empty desk recycling totes into large recycling bin.
- Spot clean and sanitize walls, light switches, and doors.
- Sanitize all doors and doorknob hardware (inside and outside of doors).
- Supply & restock paper products, liquid hand soap, always maintain "spare product" in restrooms/breakrooms.
- Damp mop floors, including stairs and landings, remove any gum, tar, or other foreign matter.
- Vacuum carpet (Office areas vacuumed 2 times per week, common area every day). Spot clean carpets, as required using extraction or bonnet cleaning method.
- Dust all horizontal ledges, furniture, desks, and equipment. (Office areas dusted 2 times per week.)
- Clean and sanitize drinking fountains.
- Dust all unobstructed work areas.
- Brush all fabric upholstery, as required.
- Perform other general and emergency spot cleaning, as required.
- Report any maintenance defects to the County.
- Wash all door glass and adjacent panels (interior & exterior).
- Vacuum floor mats and wash, as required.
- Damp wipe all vending machines associated with break rooms.
- Clean and sanitize any Public Area Courtesy Telephones.
- Perform emergency spot cleaning as necessary, (spills, vomit, soil, food mess, etc.)

Restrooms

- Clean basins with detergent / disinfectant. Clean and shine bright work.
- Clean toilets and urinals using detergent / disinfectant. Use bowl cleaner each visit to keep toilets free of any types of stains, scale, or residue.
- Damp wipe all ledges.
- Clean mirrors, soap dispensers, wash basins, paper towel dispensers, and all plumbing fixtures.
- Clean and disinfect 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 OR ANTI-MICROBIAL SOAP SHALL BE ACCEPTABLE.) Keep at least one extra toilet paper in each stall as applicable.
- Wet mop floors using detergent / disinfectant.

Break Rooms/Kitchen Areas

- Damp mop floor, clean tables in break rooms.
- Empty and re-line trash cans. Wash trash cans, as required due to spill.
- Wipe the sink, counters, tables, and water dispenser using disinfectant. (Do Not Wash Dishes)
- Clean the countertop area.
- Replace paper towels, place unused towels on table/counter.
- Wipe off exterior of appliances.

Building Exteriors

- Pick-up trash around building and canopies within a forty-foot radius.
- Empty and put in new liner bag in trash cans around building and canopy areas.
- Sweep/Wash down steps and walks, as required.
- Shake and sweep down interior/exterior floor mats.
- Clean ash bins and replace sand, as required.
- Sweep cobwebs and dust from walls around entrances, windows.

Weekly Services:

- High dust all office areas.
- Clean all interior partition glass.
- Dust all fans and ceiling fans.
- Dust vertical surfaces.
- Dust venetian blinds.
- Brush, vacuum, and/or spot clean all upholstered furniture and modular panels.
- Spray buff all corridors, hallways, and lobbies. May need to be done more often, depending on the traffic.
- Scrub all non-skid floor areas.
- Wipe Down and Sanitize telephones in communal work areas.
- Scrub ceramic tile and grout in tile areas.
- Remove all cobwebs from all interiors and exteriors.

Monthly Services:

- Vacuum all air conditioning grills and returns. Damp wipe with all-purpose cleaner. Do not remove grills.
- Scrub ceramic tile and grout in tile areas.
- Spray buff or burnish all vinyl surfaced areas.

1. The Parties agree that, upon full execution of this Amendment by all Parties, the following Fee Schedule table shall supersede the existing Fee Schedule table in Exhibit B of the Agreement:

**EXHIBIT B
FEE SCHEDULE**

AMERICAN FACILITY SERVICES INC.				
LOCATION	MONTHLY SERVICE COST	QUARTERLY SERVICE COST	SEMIANNUAL SERVICE COST	MAXIMUM LOCATION COST
Environmental Lab	\$1,052.00	N/A	N/A	\$12,624.00
Lakes Regional Library	\$2,213.52	\$1,900.00	\$358.00	\$34,878.24
Captiva Memorial Library	\$915.67	\$326.00	\$150.00	\$12,592.04
Bowditch Point Regional Park	\$1,232.00	N/A	N/A	\$14,784.00
Lynn Hall Park	\$985.00	N/A	N/A	\$11,820.00
Crescent Beach Family Park	\$625.00	N/A	N/A	\$7,500.00
Bonita Beach Parks/Imperial River Boat Ramp	\$662.00	\$300.00	\$150.00	\$9,444.00
Sheriff Evidence/Forensics Building	\$1,138.00	\$720.00	\$150.00	\$16,836.00
Sheriff Substation – West District	\$864.00	\$448.00	\$125.00	\$12,410.00
Sheriff Substation – Bonita Springs Mini	\$454.00	N/A	N/A	\$5,448.00
Solid Waste, Topaz Annex	\$689.00	N/A	\$150.00	\$8,568.00
Sanibel Toll Plaza	\$769.00	\$300.00	\$150.00	\$10,728.00
Lee County Utilities Customer Service Center	\$683.00	150.00	\$102.83	\$9,001.66
Lee County Utilities Maintenance and Electrical Building	\$460.00	\$86.00	\$75.00	\$6,014.00
Lee County Utilities Maintenance Warehouse	\$189.00	\$85.00	\$75.00	\$2,758.00
Cape Coral Toll Facility	\$740.00	\$195.00	150.00	\$9,960.00
LeeTran Beach Park and Ride	\$984.00	N/A	N/A	\$11,808.00
Sheriff Substation – Daniels Parkway	\$225.00	\$19.50	N/A	\$2,778.00
Lee County Sheriff's Office - Academy	\$686.00	N/A	N/A	\$8,232.00

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ADDITIONAL SERVICE FEES		
Porter Service	Per hour	\$19.50
Crew Supervisor	Per hour	\$21.50
Chief Supervisor	Per hour	\$24.50
Project Coordinator	Per hour	\$28.00
Emergency Work – Per Person	Per hour	\$42.00
Dusting/Vacuumping of Office	Per Sq. Ft.	\$0.35

***Only utilized in the case of work needed outside the normal scope of services.*

Reimbursement of Consumables

The Vendor shall be reimbursed by the County at Vendor's cost for consumable supplies. To be eligible for reimbursement for consumables purchased, the Vendor shall provide the County with sufficient documentation with respect to materials purchased and used for County facilities in a form acceptable to the County, as determined by the Director of Procurement Management. Such documentation shall provide proof of payment and the unit prices for the consumables purchased. Vendor invoices for consumables must contain at a minimum a description of the materials purchased, the quantity delivered to the facility and unit cost associated with each item.

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RFP220314SML
Custodial Services - South Zone
American Facility Services - Amendment No. 2

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

DATED this 6/13/2024 | 3:16 PM EDT by the Lee County Board of County Commissioners.

COUNTY: LEE COUNTY, FLORIDA

DocuSigned by:
Mary G Tucker
BY: 770F0BDE59DA44D
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 3 day of MAY, 2024 by American Facility Services, Inc.

ATTEST:

BY: Harold Angel
Authorized Signature

Rachel Wolf
(Witness)

HAROLD ANGEL
Authorized Signature Printed Name

Vice President
Authorized Signature Title

CORPORATE SEAL:

