

FIFTH AMENDMENT OF THE AGREEMENT FOR
CUSTODIAL SERVICES FOR CENTRAL LEE COUNTY

THIS FIFTH AMENDMENT OF THE AGREEMENT FOR CUSTODIAL SERVICES FOR CENTRAL LEE COUNTY, 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 Central Lee County through Solicitation No. RFP220486SML with Vendor on the 28th day of March, 2023 ("Agreement"); and,

WHEREAS, after the execution of the Agreement the Riverdale Library service location at 2421 Buckingham Road, Fort Myers, FL 33905 was remodeled; and,

WHEREAS, after the execution of the Agreement it was determined that it would be in the best interest of the County to add exterior custodial services for the Riverdale Library service location; and,

WHEREAS, the Parties mutually agree to add the additional exterior custodial services for the Riverdale Library service location at an increase of \$444.00 to the maximum total location annual cost; and,

WHEREAS, pursuant to Article V. ADDITIONAL PURCHASES and Article XV. MISCELLANEOUS of the Agreement, the Parties desire to add the additional exterior cleanings for the Riverdale Library service location to the Section 18. LOCATIONS of the Exhibit A - SCOPE OF WORK, and update the corresponding pricing to the Exhibit B - FEE SCHEDULE 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 immediately upon full execution of this Amendment, Subsection G. LIBRARY, RIVERDALE of Section 18. LOCATIONS of the Exhibit A - SCOPE OF WORK of the Agreement shall be superseded by the following:

G. LIBRARY, RIVERDALE

Location	2421 Buckingham Road, Fort Myers, FL 33905	
Operating Hours	Tuesday – 12pm-8pm Wednesday & Thursday – 10am-6pm Friday & Saturday – 9am-5pm	
Facility Size	approximately 7,250 square feet	
Fixtures	Restrooms	4
Floor Coverings	Carpet	75%
	Vinyl	25%

Scheduling

- a. The County, working with the Vendor, may designate the time during which selected areas shall be cleaned
 - a. Shall be serviced on a five (5) days per week basis, Tuesday through Saturday.
 - b. All work shall be done after normal operating hours, unless otherwise instructed/approved by the County Facility Manager. The Vendor shall be given a minimum of 48 hours’ notice of any schedule change.
 - c. Public restrooms shall be cleaned twice a day, on or around the middle of each half day sector/mark of the respective scheduled operational hours (see above), for approximately one full hour; then at night after normal business hours; total of two times per day.

Service Identifiers to be performed at this location as listed above:

- Daily Services
- Weekly Services
- Monthly Services
- Quarterly Services
- Semiannual Services
- Unique Services to be provided
 - **General Library**
 - Vacuum and/or brush all public and staff area carpet and upholstery (includes under the cushions) **on a daily basis**
 - Dust/polish staff area horizontal ledges, tables, chairs, cabinets, equipment, all unobstructed work areas, etc. Check underneath tables/chairs, legs, etc. for needed attention. Staff may request their desk be dusted/polished by leaving a note on their desk **on a daily basis**
 - Clean Library entrance, glass, and adjacent panels (interior & exterior) **on a daily basis**
 - Clean counter tops at Circulation desk, Reference desks, and the Youth Services Information desk and Young Adult station **on a daily basis**
 - Clean tables and chairs in staff courtyard area, sweep concrete and empty trash containers and replace liners (wash containers if needed) **on a daily basis**

- Clean and disinfect sink in Young Adult area, clean counters, and vending machine **on a daily basis**
 - Clean and disinfect all children's area tables, counters and chairs as needed **on a daily basis**
 - Clean all interior partition glass that can be reached **on a weekly basis**
 - High dust all public areas and staff areas **on a weekly basis**
 - Dust entrance tower/walls, if applicable **on a weekly basis**
 - Dust all bookshelves and tops (shelf areas not covered by books) and areas that do not have books in them. At least ¼ of the library **on a weekly basis**
 - Dust and remove cobwebs from ceiling areas of standard height **on a weekly basis**
 - Brush, vacuum and/or spot clean all modular panels **on a weekly basis**
 - Clean (dirt/soil build-up) public area horizontal ledges, desks, tables, chairs, cabinets, equipment, etc. **on a weekly basis**
 - Take master recycling bin(s) to designated location for servicing and return once they are emptied **on a weekly basis**
 - Move bins off of concrete pad night before recycling pickup **on a weekly basis**
 - Clean wall ceramic tile in baths and fill floor trap with water **on a weekly basis**
 - Clean the exterior book drop screen and pick up debris near unit **on a weekly basis**
 - Clean the front exterior of the building and the building siding, including the columns and seating area, including, but not limited to, removal of dead bugs and cobwebs, **on a monthly basis**.
 - Heavy wash and treat Linoleum and Vinyl Floors **twice per month** (to be billed in the monthly service rate)
 - Clean awnings **on a quarterly basis**
 - Clean book drops (interior/exterior, if applicable) and book drop carts **on a quarterly basis**
 - High Ceiling Cleaning – Dust/clean visible areas including fans, hanging light fixtures, beams, columns, ledges, and air conditioning vents & pipes. Remove dust, cobwebs, bugs, etc. **on a quarterly basis**
 - Clean interior/exterior windows. (May be required to be done more often) **on a quarterly basis**
 - Clean the Library Entrance Sign **on a quarterly basis**
 - Strip and wax all non-linoleum vinyl floors **on a semiannual basis**
 - Clean high glass interior/exterior—this may require a sub-contractor as it is high and a lift may be required **on a semiannual basis**
2. The Parties agree that, effective immediately upon full execution of this Amendment, the following shall supersede the existing Exhibit B - Fee Schedule of the Agreement:

**EXHIBIT B -
FEE SCHEDULE**

AMERICAN FACILITY SERVICES, INC.				
LOCATION	MONTHLY SERVICE COST	QUARTERLY SERVICE COST	SEMIANNUAL SERVICE COST	MAXIMUM LOCATION COST
Library, Riverdale	\$902.00	\$780.00	\$625.00	\$15,194.00
Facilities Maintenance Operations	\$665.00	\$540.00	\$250.00	\$10,640.00
Sheriff Aviation Barn	\$161.50	\$325.50	\$250.00	\$3,740.00
Sheriff Gun Range	\$1,481.00	\$475.00	\$250.00	\$20,172.00
Sheriff Substation, East District	\$1,064.00	\$746.00	\$290.00	\$16,332.00
Ortiz Detention Compound	\$2,942.00	\$2,300.00	\$1,800.00	\$48,104.00
Solid Waste, Waste to Energy Plant	\$1,270.00	\$389.00	\$250.00	\$17,296.00
DETAR/Water Collection and Distribution	\$489.00	\$350.00	\$250.00	\$7,768.00
DOT Operations	\$757.34	\$415.00	\$350.00	\$11,448.08
DOT Operations – Lehigh Depot	\$275.00	\$250.00	\$250.00	\$4,800.00
Fleet Management Satellite Shop	\$448.00	N/A	\$375.00	\$6,126.00
LeeTran South Transfer Station	\$1,569.00	\$475.00	N/A	\$20,728.00
Elevation Warehouse	\$240.00	\$375.00	\$375.00	\$5,130.00
LeeTran Lehigh Acres Transfer Center	\$1,911.00	\$654.00	\$458.00	\$26,464.00

ADDITIONAL SERVICE FEES		
Porter Service	Per hour	\$18.50
Crew Supervisor	Per hour	\$22.50
Chief Supervisor	Per hour	\$24.50
Project Coordinator	Per hour	\$28.50
Emergency Work – Per Person	Per hour	\$40.00
Dusting/Vacuuming of Office	Per Sq. Ft.	\$0.04

***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.

IN WITNESS WHEREOF, this Fifth Amendment of the Agreement has been signed and sealed, in duplicate, by the respective parties hereto. Each individual signing this Amendment directly and expressly warrants that he/she has been given and has received and accepted authority to sign and execute the Amendment on behalf of the party for whom it is indicated he/she has signed, and further has been expressly given and received and accepted authority to enter into a binding amendment on behalf of such party with respect to the matters contained herein and as stated herein.

DATED 1/22/2026 | 8:07 AM EST by the Lee County Board of County Commissioners.

COUNTY: LEE COUNTY, FLORIDA

Signed by:
Peter Winton
BY: 9EE45D8FA7E84C8...
Pete Winton
Chief Financial Officer and Assistant County
Manager, 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 11th day of December, 2025 by American Facility Services, Inc.

ATTEST:

BY: Harold Angel
Authorized Signature

Stephanie Veronica Villamizar
(Witness)

Harold Angel
Authorized Signature Printed Name

Vice President
Authorized Signature Title

CORPORATE SEAL:

