

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

THIS FOURTH 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 28<sup>th</sup> day of March, 2023 ("Agreement"); and,

WHEREAS, after the execution of the Agreement, a new Lehigh Acres Transfer Center, located at 1121 Village Lakes Blvd., Lehigh Acres, FL 33972 was opened and requires custodial services; and,

WHEREAS, the Parties mutually agree add the custodial services for the new Lehigh Acres Transfer Center service location at a total location annual cost of \$26,464.00; and,

WHEREAS, pursuant to Article V. ADDITIONAL PURCHASES and Article XV. MISCELLANEOUS of the Agreement, the Parties desire to add the new Lehigh Acres Transfer Center service location scope of work to Section 18. LOCATIONS of the Exhibit A - SCOPE OF WORK, and 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:

*[Remainder of this page left intentionally blank.]*

1. The Parties agree that, effective April 24, 2025, Section 18. LOCATIONS of the Exhibit A - SCOPE OF WORK of the Agreement shall be supplemented by the following:

**V. LEETRAN, LEHIGH ACRES TRANSFER STATION**

Location	1121 Village Lakes Road, Lehigh Acres, FL
Operating Hours	Monday through Saturday from 4:30 am -10:30 pm
Facility Size	Approximately 2500 sq feet
Fixtures	Three restrooms and one small staff breakroom
Floor Coverings	100% Hard Floor

Daily service frequency at this facility shall be as follows.

Monday-Saturday, two cleanings – one morning and one after 3pm

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
  - Wipe down the benches and all other furniture throughout the facilities **on a daily basis**
  - Sweep the platform **on a daily basis**
  - Restrooms (multiple times each visit may be needed)
  - Pressure cleaning of platform and underside of roof canopy and exterior of buildings **on a daily basis**

*[Remainder of this page left intentionally blank.]*

2. The Parties agree that, effective April 24, 2025, the following shall supersede the existing Exhibit B - Fee Schedule of the Agreement:

### **EXHIBIT B - FEE SCHEDULE**

<b>AMERICAN FACILITY SERVICES, INC.</b>				
<b>LOCATION</b>	<b>MONTHLY SERVICE COST</b>	<b>QUARTERLY SERVICE COST</b>	<b>SEMIANNUAL SERVICE COST</b>	<b>MAXIMUM LOCATION COST</b>
<b>Library, Riverdale</b>	\$865.00	\$780.00	\$625.00	\$14,750.00
<b>Facilities Maintenance Operations</b>	\$665.00	\$540.00	\$250.00	\$10,640.00
<b>Sheriff Aviation Barn</b>	\$161.50	\$325.50	\$250.00	\$3,740.00
<b>Sheriff Gun Range</b>	\$1,481.00	\$475.00	\$250.00	\$20,172.00
<b>Sheriff Substation, East District</b>	\$1,064.00	\$746.00	\$290.00	\$16,332.00
<b>Ortiz Detention Compound</b>	\$2,942.00	\$2,300.00	\$1,800.00	\$48,104.00
<b>Solid Waste, Waste to Energy Plant</b>	\$1,270.00	\$389.00	\$250.00	\$17,296.00
<b>DETAR/Water Collection and Distribution</b>	\$489.00	\$350.00	\$250.00	\$7,768.00
<b>DOT Operations</b>	\$757.34	\$415.00	\$350.00	\$11,448.08
<b>DOT Operations – Lehigh Depot</b>	\$275.00	\$250.00	\$250.00	\$4,800.00
<b>Fleet Management Satellite Shop</b>	\$448.00	N/A	\$375.00	\$6,126.00
<b>LeeTran South Transfer Station</b>	\$1,569.00	\$475.00		\$20,728.00
<b>Elevation Warehouse</b>	\$240.00	\$375.00	\$375.00	\$5,130.00
<b>LeeTran Lehigh Acres Transfer Center</b>	\$1,911.00	\$654.00	\$458.00	\$26,464.00

<b>ADDITIONAL SERVICE FEES</b>		
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.

RFP220486SML

Custodial Services for Central Lee County

American Facility Services, Inc. - Amendment No. 4

IN WITNESS WHEREOF, this Fourth 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 agreement on behalf of such party with respect to the matters contained herein and as stated herein.

DATED this 5/8/2025 | 11:18 AM EDT by the Lee County Board of County Commissioners.

COUNTY: LEE COUNTY, FLORIDA

Signed by:

BY: Peter Winton  
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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:

BY: Robert Holborn  
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County Attorney's Office

DATED this 10th day of April, 2025 by American Facility Services, Inc.

ATTEST:

BY: Harold Angel  
Authorized Signature

Stephanie Perez  
(Witness)

Harold Angel  
Authorized Signature Printed Name

Vice President  
Authorized Signature Title

CORPORATE SEAL:

