

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") United States Service Industries, 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 execution of the Agreement, renovations and expansion of the Emergency Operations Center service location, located at 2675 Ortiz Avenue, Fort Myers, FL, was completed, requiring an increase to the custodial services required for that location; and,

WHEREAS, the Parties mutually agree to increase the custodial services being provided for the Emergency Operations Center service location, at a total annual maximum location cost increase of \$49,147.80; and,

WHEREAS, pursuant to Article XV. MISCELLANEOUS of the Agreement the Parties desire to modify the Section 18. LOCATIONS of the Exhibit A, SCOPE OF WORK of the Agreement and the Exhibit B, FEE SCHEDULE of the Agreement to increase the custodial services at the Emergency Operations Center service location and to decrease the custodial services being provided for the Communications service location.

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 notification to the Vendor by the County, Subsection R. EMERGEBCY OPERATIONS CENTER of Section 18. LOCATIONS of the Exhibit A, SCOPE OF WORK of the Agreement shall be superseded by the following:

R. EMERGENCY OPERATION CENTER

Location	2675 Ortiz Ave, Fort Myers, Florida 33905
Operating Hours	Monday-Friday 8am-5pm
Facility Size	66,173 sq ft
Fixtures	4 Restrooms
Floor Coverings	75% carpet, 25% hard floor (reception, hallway, kitchen, bathrooms)

Because of the nature of the work performed in this area, access is restricted. Also, while cleaning in this area, it is important that the Vendor cause as little disruption as possible to the personnel and equipment. The Vendor shall be required to do routine cleaning of this area. The time for this work to be done, must first be scheduled.

- Each day the trash cans are to be emptied
- Vacuum the carpeting. The Vendor is required to use a vacuum cleaner that produces a minimum amount of noise. This may include using the central vacuum system provided.

SECURED AREAS

Certain areas of this building are secured with limited access. Cleaning of these areas must be coordinated with the County Representative so that County personnel can be made available to allow access and supervise the cleaning of these areas.

MECHANICAL/EQUIPMENT/MAINTENANCE ROOMS

In most of our buildings there is a mechanical room(s). This room is not to be entered or cleaned without prior authorization and instructions from the County's Representative. The cleaning of this room can only be done in the presence of the County's representative and shall involve sweeping, dusting, mopping, and pressure cleaning the floor, upon request and as needed. There is to be no additional charge for this work. The cost of doing this occasional cleaning is to be included in the overall cost of cleaning the building. It is estimated that this room shall be cleaned a couple of times a year.

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
 - Dust all high areas in the offices (i.e., tops of cubicle walls, wall molding, etc.) **on a weekly basis**
 - Scrub all non-skid tile floor areas, if applicable **on a weekly basis**

- Take large bin(s) to designated location for servicing and return once they are emptied, if applicable **on a weekly basis**
- Clean first floor light covers (external only) **on a monthly basis**
- Brush, vacuum and/ or spot clean all upholstered furniture and modular panels, as needed **on a monthly basis**
 - Strip and rewax all hard floors. (May be required to be done less or more often.)
 - Wash all exterior window glass **on a quarterly basis**
- Clean light fixtures and covers (interior) **on a semiannual basis**
- Clean and seal tile grout **on a semiannual basis**
- Clean and Mechanical, Equipment or Maintenance rooms, if required, **on a semiannual basis**
- Clean exterior awnings if applicable **on a semiannual basis**

[Remainder of this page left intentionally blank.]

2. The Parties agree that, effective upon full execution of this Amendment, the following shall supersede the existing Exhibit B Fee Schedule of the Agreement:

**EXHIBIT B -
FEE SCHEDULE**

UNITED STATES SERVICE INDUSTRIES, INC.				
LOCATION	MONTHLY SERVICE COST	QUARTERLY SERVICE COST	SEMIANNUAL SERVICE COST	MAXIMUM LOCATION COST
DOT, Traffic Billy's Creek Commerce Center	\$1,665.96	\$271.89	\$135.95	\$21,350.98
Fleet Management	\$389.06	n/a	n/a	\$4,668.72
Health Department, Michigan Annex	\$5,221.99	\$203.92	\$339.86	\$64,159.28
LeeTran, Edison Mall Station	\$1,831.63	\$339.86	\$271.89	\$23,882.78
LeeTran, Transit Headquarters	\$7,036.03	\$339.86	\$339.86	\$86,471.52
Library, East County Regional	\$4,225.01	\$203.92	\$271.89	\$52,059.58
Communications	\$1,606.17	\$135.95	\$203.92	\$20,225.68
Emergency Operations Center	\$4,917.92	\$2,214.79	\$1,241.05	\$70,356.30
Utilities Field Operations	\$417.80	n/a	n/a	\$5,013.60
East Lee County Government Complex	\$4,059.43	\$271.89	\$135.96	\$50,072.64

ADDITIONAL SERVICE FEES		
Porter Service	Per hour	\$23.04
Crew Supervisor	Per hour	\$24.69
Chief Supervisor	Per hour	\$24.69
Project Coordinator	Per hour	\$27.42
Emergency Work – Per Person	Per hour	\$23.04
Dusting/Vacuuming of Office	Per Sq. Ft.	\$1.48

***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
United States Service Industries, 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 | 11:16 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 United States Service Industries, Inc.

ATTEST:

BY: [Signature]
Authorized Signature

[Signature]
(Witness)

Ramiro Alvarez
Authorized Signature Printed Name

VP Facility Services
Authorized Signature Title

CORPORATE SEAL: