

SECOND AMENDMENT OF THE AGREEMENT FOR
CUSTODIAL SERVICES FOR LEE COUNTY CENTRAL ZONE

THIS SECOND AMENDMENT OF THE AGREEMENT FOR CUSTODIAL SERVICES FOR LEE COUNTY CENTRAL 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 Central Lee County through Solicitation No. RFP220486SML with Vendor on the 28th 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 two additional custodial service locations, the LeeTran South Transfer Station and the Elevation Warehouse to the Agreement; and,

WHEREAS, pursuant to Article V. ADDITIONAL PURCHASES of the Agreement, the Parties desire to add the new locations, the LeeTran South Transfer Station and the Elevation Warehouse, to Section 18. LOCATIONS of the Exhibit A, SCOPE OF WORK, and to the Exhibit B, FEE SCHEDULE of the Agreement, effective April 1, 2023.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL COVENANTS CONTAINED HEREIN, IT IS AGREED AS FOLLOWS:

1. The Parties agree that, effective April 1, 2023, 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.]

	Building Name	Address
A	DOT, Traffic Billy's Creek Commerce Center	5650 Enterprise Parkway, East Fort Myers, FL
B	Fleet Management	2955 Van Buren Street, Fort Myers, FL
C	Health Department - Michigan Annex	3920 Michigan Avenue, Fort Myers, FL
D	LeeTran, Edison Mall Station	4300 Solomon Blvd, Fort Myers, FL
E	LeeTran Transit Headquarters	3401 Metro Parkway, Fort Myers, FL
F	Library, East County Regional	881 Gunnery Road, Lehigh Acres, FL
G	Library, Riverdale	2421 Buckingham Road, Fort Myers, FL
H	Facilities Maintenance Operations	1765 Henderson Avenue, Fort Myers, FL
I	Sheriff Aviation Barn	6550 Felix Romano Avenue, Fort Myers, FL
J	Sheriff Gun Range	6570 Felix Romano Avenue, Fort Myers, FL
K	Sheriff Substation, East District	1301 Homestead Road North, Lehigh Acres, FL
L	Ortiz Detention Compound	2501 Ortiz Avenue, Fort Myers, FL
M	Solid Waste, Waste to Energy Plant	10550 Buckingham Road, East Fort Myers, FL
N	DETAR/Water Collection and Distribution	5180 Tice Street, Fort Myers, FL
O	DOT Operations	5560 Zip Drive, Fort Myers, FL
P	DOT Operations - Lehigh Depot	6501 Felix Romano Avenue, Fort Myers, FL
Q	Communications	2665 Ortiz Avenue, Fort Myers, FL
R	Emergency Operations Center	2675 Ortiz Avenue, Fort Myers, FL
S	Fleet Management Satellite Shop	5180 Tice Street, Fort Myers, FL
T	Utilities Field Operations	2959 Van Buren Street, Fort Myers, FL
U	LeeTran South Transfer Station	13182 South Cleveland Avenue, Fort Myers, FL
V	Elevation Warehouse	4664 Elevation Way, Fort Myers, FL 33905

2. The Parties agree that, effective April 1, 2023, Section 18. LOCATIONS of the Exhibit A, SCOPE OF WORK of the Agreement shall be supplemented by the following:

U. LEETRAN – SOUTH TRANSFER STATION

Location	13182 South Cleveland Avenue Fort Myers, FL 33907
Operating Hours	24 hours
Fixtures	Restrooms 3, small break area

Scheduling

- a. Lee County, working with the Vendor, may designate the time during which selected areas shall be cleaned.
- b. Cleaning shall be performed on a seven (7) day per week basis, inclusive of holidays.
- c. All work is to be done in two shifts.
 - a. Shift "A" starts at 9:00 am and finishes no later than 11 :00 am.
 - b. Shift "B" starts at 7:00 pm and finishes at 9:00 pm unless otherwise instructed/approved by the designated Lee County representative.
- d. The Vendor will be given a minimum of 48 hours' notice of any schedule change.

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

➤ **Daily Services**

- Empty and put new liners in wastebaskets. Damp wipe, as required due to spill.
- Spot clean and sanitize walls, light switches, and doors.
- Sanitize all doors and doorknob hardware (inside and outside of doors)
- 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.
- Supply & restock paper products, liquid hand soap, always maintain “spare product” in restrooms/breakrooms
- Do other general and emergency spot cleaning, as required.
- Report any maintenance defects to the County.
- Perform emergency spot cleaning as necessary, (spills, vomit, soil, food mess, etc.)
- Clean and sanitize drinking fountains.
- 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**

- Remove all cobwebs from all interiors and exteriors

➤ **Quarterly Services**

- Pressure wash steps and walks.
- Pressure wash exterior of building.
- Clean exterior awnings, if applicable.

➤ **Unique Services to be provided**

- Pressure wash cleaning of seating, platform area, and railings on a weekly basis
- Pressure wash cleaning of exterior walls and columns on a monthly basis

V. ELEVATION WAREHOUSE

Location	4664 Elevation Way, Fort Myers, FL 33905
Operating Hours	Monday – Friday 8:00am-5:00pm
Facility Size	Approximately 904 sq feet
Floorplan	Office and 2 bathrooms on EMS Side - 792sqft. Warehouse bathroom on EMS Side - 56sqft. Office space bathroom on EMS Side - 56sqft

Scheduling

- a. Lee County, working with the Vendor, may designate the time during which selected areas shall be cleaned.
- b. Cleaning shall be performed one day per week basis, currently Fridays after 5pm, inclusive of holidays.
- c. All work is to be done after normal operating hours, unless otherwise instructed/approved by the County Facility Manager.
- d. The Vendor will be given a minimum of 48 hours’ notice of any schedule change.

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

- **Weekly Services** - The general tasks listed below shall be completed on a per-visit (weekly) basis within the defined area. Tasks shall include but are not limited to the following:
 - 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 breakroom
 - Damp mop floors, including stairs and landings, remove any gum, tar, or other foreign matter.
 - 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.
 - Do 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.
 - Perform emergency spot cleaning as necessary, (spills, vomit, soil, food mess, etc....)

- 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
- Sweep/Wash down steps and walks, as required
- Shake and sweep down interior/exterior floor mats
- Sweep cobwebs and dust from walls around entrances, windows.
- High dust all office areas.
- Clean all interior partition glass.
- Dust vertical surfaces.
- Dust venetian blinds.
- Scrub all non-skid floor areas.
- Wipe Down and Sanitize telephones in communal work areas
- Scrub ceramic tile and grout in tile areas.

➤ **Monthly Services -**

- Vacuum all air conditioning grills and returns. Damp wipe with all-purpose cleaner. Do not remove grills.
- Dust all fans and ceiling fans.

[Remainder of the page left intentionally blank.]

3. The Parties agree that, effective April 1, 2023, 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
Library, Riverdale	\$865.00	\$780.00	\$625.00	\$14,750.00
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	\$895.00	\$389.00	\$250.00	\$12,796.00
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		\$375.00	\$6,126.00
LeeTran South Transfer Station	\$1,569.00	\$475.00		\$20,728.00
Elevation Warehouse	\$240.00	\$375.00	\$375.00	\$5,130.00

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

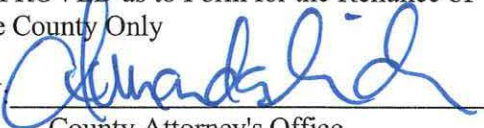
The Vendor shall be reimbursed by the County at Vendor's cost for consumable supplies. To be eligible for reimbursement for consumables purchased, the Vendor shall provide the County with sufficient documentation with respect to materials purchased and used for County facilities in a form acceptable 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 Second Amendment of the Agreement has been signed and sealed, in duplicate, by the respective Parties hereto.

DATED this 18 day of May, 2023 by the Lee County Board of County Commissioners.

COUNTY: LEE COUNTY, FLORIDA

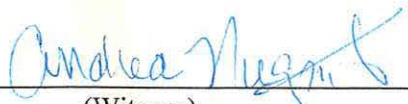
BY: 
Mary G. Tucker
Director of Procurement Management, on behalf of the Board of County Commissioners

APPROVED as to Form for the Reliance of Lee County Only
BY: 
County Attorney's Office

DATED this 20th day of April, 2023 by American Facility Services, Inc.

ATTEST:

BY: 
Authorized Signature


(Witness)

Harold Angel
Authorized Signature Printed Name

Vice President
Authorized Signature Title

CORPORATE SEAL:

