

FIRST AMENDMENT OF THE AGREEMENT FOR CUSTODIAL
SERVICES FOR FACILITIES OUTSIDE LEE COUNTY

THIS FIRST AMENDMENT OF THE AGREEMENT FOR CUSTODIAL SERVICES FOR FACILITIES OUTSIDE LEE COUNTY is made and entered into by and between the Lee County Board of County Commissioners, a political subdivision of the State of Florida ("County") and Klen Space Inc. ("Vendor"), collectively, the "Parties."

WHEREAS, the County entered into an Agreement for the purchase of custodial services for Lee County downtown buildings through Solicitation No. RFP230052SML with Vendor on the 13th day of April, 2023 ("Agreement"); and,

WHEREAS, after the execution of the agreement, the County determined it would be in their best interest to increase the frequency of cleaning services at the Solid Waste - LaBelle Transfer Station Scale House and Solid Waste - Clewiston Transfer Station Scale House service locations by adding weekly cleaning services and expanding the monthly cleaning services being provided; and,

WHEREAS, the Parties mutually agree to supplement the Exhibit A. SCOPE OF WORK section of the Agreement and modify the pricing in the Exhibit B. FEE SCHEDULE to add weekly cleaning services and expand the monthly cleaning services being provided; and,

WHEREAS, the Parties desire to modify the Agreement pursuant to Article XV. MISCELLANEOUS 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, the following location and services shall supersede Subsection B. SOLID WASTE-LABELLE TRANSFER SCALE HOUSE and Subsection C. SOLID WASTE-CLEWISTON TRANSFER SCALE HOUSE, of Section 17 LOCATIONS of the Exhibit A. SCOPE OF WORK section of the agreement:

B. SOLID WASTE – LABELLE TRANSFER SCALE HOUSE

Location: 1280 Forestry Division Road, Labelle, Florida
Facility Size: (See Below)

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 weekly, monthly, and semi-annual basis.
- c) All work shall be completed during normal operating hours between 7:00 a.m. and 3:30 p.m., unless otherwise instructed/approved by the County SW-Facility Coordinator.
- d) The Vendor will be given a minimum of 48 hours’ notice of any schedule change.

Labelle Scale House

Location: 1280 Forestry Division Road, Labelle, Florida

Facility Size: 600 sq. ft.
Floor Covering: Carpet 40%
 Vinyl 60%

Exterior Windows- 30” X 54” 6

WEEKLY SERVICE

- Empty all trash receptacles and place them in the citizen’s area or designated dumpster and dispose of and reline receptacles with new bags.
- Sweep and remove debris / wet mop / sanitize all hard floor surfaces.
- Vacuum all carpeted areas and interior door mats.
- Use Windex to clean all mirrors, kitchen sinks, kitchen counter tops, and restroom sinks.
- Sanitize/Clean all toilets, urinals, restroom floors, break room tabletops
- Dust windowsills, copiers, countertops, desktops, phones (where able to dust due to paperwork, etc.)
- Supply & restock paper products, liquid hand soap, and maintain “spare product” in restrooms/breakrooms at all times.
- Clean the inside and outside of all doors/door windows using approved cleaning chemical.
- Vacuum exterior entrance mat.

MONTHLY SERVICE

- Clean the inside and outside of all building windows using approved cleaning chemical; removal, cleaning, and replacement of screens is required where necessary to access windows.
- Dust cob/spider webs from over and around door openings
- Clean surfaces of the a/c return and supply vents in the ceiling
- Clean door handles and any buildup on door surfaces.
- Clean and sanitize all breakroom chairs.
- Clean baseboards/ vinyl base.
- Clean light switches.
- Clean the breakroom garbage can inside and out, treat with an enzyme.

SEMI ANNUAL SERVICE

- Strip VCT floors and wax (coordinate with County SW-Facility Coordinator to move furniture items off floors)
- After deep clean items above, schedule meeting with County SW-Facility Coordinator to walk thru building for inspection.

C. SOLID WASTE – CLEWISTION TRANSFER STATION SCALE HOUSE

Location: 1350 S. Olympia Street, Clewiston, Florida

Facility Size: (See Below)

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 weekly, monthly, and semiannual basis.
- c) All work shall be completed during normal operating hours between 7:00 a.m. and 3:30 p.m., unless otherwise instructed/approved by the County SW-Facility Coordinator.
- d) The Vendor will be given a minimum of 48 hours' notice of any schedule change.

Clewiston Scale House

Location: 1350 S. Olympia Street, Clewiston, Florida

Facility Size: 600 sq. ft.

Floor Covering: Carpet	40%
Vinyl	60%

Exterior Windows- 30" X 54"	6
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WEEKLY SERVICE

- Empty all trash receptacles and place them in the citizen's area or designated dumpster and dispose of and reline receptacles with new bags.
- Sweep and remove debris / wet mop / sanitize all hard floor surfaces.
- Vacuum all carpeted areas and interior door mats.
- Use Windex to clean all mirrors, kitchen sinks, kitchen counter tops, and restroom sinks.
- Sanitize/Clean all toilets, urinals, restroom floors, break room tabletops
- Dust windowsills, copiers, countertops, desktops, phones (where able to dust due to paperwork, etc.)
- Supply & restock paper products, liquid hand soap, and maintain "spare product" in restrooms/breakrooms at all times.
- Clean the inside and outside of all doors/door windows using approved cleaning chemical.
- Vacuum exterior entrance mat.

MONTHLY SERVICE

- Clean the inside and outside of all building windows using approved cleaning chemical; removal, cleaning, and replacement of screens is required where necessary to access windows.
- Dust cob/spider webs from over and around door openings
- Clean surfaces of the a/c return and supply vents in the ceiling
- Clean door handles and any buildup on door surfaces.
- Clean and sanitize all breakroom chairs.
- Clean baseboards/ vinyl base.
- Clean light switches.
- Clean the breakroom garbage can inside and out, treat with an enzyme.

SEMI ANNUAL SERVICE

- Strip VCT floors and wax (coordinate with County SW-Facility Coordinator to move furniture items off floors)
- After deep clean items above, schedule meeting with County SW-Facility Coordinator to walk thru building for inspection.

2. The Parties agree that effective immediately upon full execution of this Amendment, the Maximum Location Cost for the Solid Waste - LaBelle Transfer Station Scale House in the Exhibit B. FEE SCHEDULE of the Agreement will be increased by \$16,720 per full contract year, the Maximum Location Cost for the Solid Waste - Clewiston Transfer Station Scale House in the Exhibit B. FEE SCHEDULE of the Agreement will be increased by \$16,720 per full contract year, and the Exhibit B. FEE SCHEDULE of the Agreement shall be superseded by:

KLEN SPACE, INC.			
LOCATION	MONTHLY SERVICE COST	SEMIANNUAL SERVICE COST	MAXIMUM LOCATION COST
Solid Waste - LaBelle Transfer Station Scale House	\$1,760.00	\$1,100.00	\$23,320.00
Solid Waste - Clewiston Transfer Station Scale House	\$1,760.00	\$1,100.00	\$23,320.00

ADDITIONAL SERVICE FEES		
Porter Service	Per hour	\$27.00
Crew Supervisor	Per hour	\$29.90
Chief Supervisor	Per hour	\$36.00
Project Coordinator	Per hour	\$36.00
Emergency Work – Per Person	Per hour	\$42.00
Dusting/Vacuuming of Office	Per Sq. Ft.	\$0.56

***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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RFP230052SML

Custodial Services for Facilities Outside Lee County

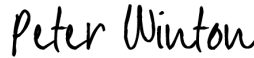
Klen Space Inc. - Amendment No. 1

IN WITNESS WHEREOF, this First 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 10/30/2025 | 8:45 AM EDT by the Lee County Board of County Commissioners.

COUNTY: LEE COUNTY, FLORIDA

Signed by:



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:



BY: EC9B5A5584DD473...

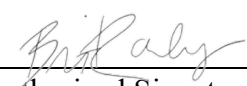
County Attorney's Office

DATED this 27th day of October, 2025 by Klen Space Inc.

ATTEST: 

BRANDON ENGHOLM

(Witness)

BY: 

Authorized Signature

BRIT RAWLINGS

Authorized Signature Printed Name

CEO

Authorized Signature Title

CORPORATE SEAL: