

FOURTH AMENDMENT OF THE AGREEMENT FOR  
CUSTODIAL FOR DOWNTOWN BUILDINGS

THIS FOURTH AMENDMENT OF THE AGREEMENT FOR CUSTODIAL FOR DOWNTOWN BUILDINGS 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 United States Service Industries, Inc. dba Grupo Eulen ("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. RFP240120SML with Vendor on the 19<sup>th</sup> day of November, 2024 ("Agreement"); and,

WHEREAS, after the execution of the agreement, the County agreed to have Greyhound Bus Service return to the Rosa Parks Intermodal Facility, which will increase the amount of daily traffic in that facility; and,

WHEREAS, as a result of the increase in traffic the County determined that it was necessary to increase the frequency of daily custodial services being provided for the Rosa Parks Intermodal Facility custodial service location, located at 2250 Widman Way; and,

WHEREAS, as a result of the increase in traffic it was also determined that the quarterly cleaning service provided for the Rosa Parks Intermodal Facility would be more involved than originally anticipated, and therefore an increase in cost is anticipated; and,

WHEREAS, the Parties mutually agree to supplement the Exhibit A. Detailed Specifications section of the Agreement and modify the pricing in the Exhibit B. Fee Schedule to increase the frequency of daily cleanings from cleaning 3 times per day, 6 days per week to 4 times per day, 7 days per week and increase the cost for the quarterly service being provided for the Rosa Parks Intermodal Facility custodial service location; and,

WHEREAS, the Parties desire to modify the Agreement pursuant to Article XVI. 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 A. ROSA PARKS INTERMODAL FACILITY of Section 19 LOCATIONS of the Exhibit A. SCOPE OF WORK section of the agreement:

**A. ROSA PARKS INTERMODAL FACILITY**

Location	2250 Widman Way, Fort Myers, FL
Customer Service Operating Hours	Monday – Saturday 8am-5pm
Cleaning Hours	7 Days a Week: 8am – 9am 12pm – 1pm 6pm – 7pm 9pm - 10pm
Facility Size	2,600 Square Feet (1,000 Square feet open to the public)
Fixtures	Restrooms – 4 Toilets and Toilet Paper Dispensers – 7 Restroom Sinks – 5 Soap Dispensers – 6 Kitchen Sinks – 1
Floor Coverings	30% Carpet 70% Ceramic Tile

**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 days per week basis, **inclusive** of holidays (LeeTran operates on a more limited holiday schedule than Lee County as a whole.
- c. Vendor will be given a minimum of 48 hours’ notice of any schedule change.
- d. Each bathroom must be cleaned, sanitized, mopped, toilet tissue replenished, soap dispenser replenished, trash removed and new trash can liner installed. Bathrooms must be cleaned three times per day. Both sides of the bathroom doors must be wiped down with a disinfectant during each cleaning.

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
  - Vacuuming of offices is to be done twice a week (Monday and Thursday) and all remaining carpet in walkways and common areas is to be vacuumed every day.

- e. Vendor shall complete the following task on the exterior of the building daily:
- Pick-up trash around building and canopies.
  - Empty and put in new liner bag in trash cans around building and canopy areas
  - Sweep and power wash steps and external flooring once a week and more often as required. Shake and sweep down interior/exterior floor mats.
  - Building exterior window washing once monthly as required.
  - Wipe down the LeeTran ticket Vendor machines
  - Additional items listed above under daily services
- f. Vendor shall complete the following tasks for the interior of the building daily, inclusive of the office space:
- Empty all wastebaskets.
  - Sweep and mop floor in the office space.
  - Clean and sanitize drinking fountains.
  - Clean walls and windows.
  - Sweep floor mats.
  - Wipe down vending machines
  - Additional items listed above under daily services

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RFP240120SML

Custodial for Downtown Buildings

United States Service Industries, Inc. dba Grupo Eulen - Amendment No. 4

2. The Parties agree that effective immediately upon full execution of this Amendment, the Location Total Price for Item A. Rosa Parks Intermodal Facility in the Exhibit B. Fee Schedule of the Agreement will be increased by \$5,039.20 per year, for the initial contract term, \$5,621.76 per year, for Optional Renewal #1 – Year Four, and \$5,901.36 per year, for Optional Renewal #2 – Year Five for the increased cleanings to the Rosa Parks Intermodal Facility custodial service location and the Exhibit B. Fee Schedule of the Agreement shall be superseded by:

<b><i>RFP240120SML - Custodial Services for Downtown Buildings</i></b>								
<b>Initial Contract Term - Years 1-3</b>								
<b>Item</b>	<b>Locations</b>	<b>Monthly Frequency</b>	<b>Monthly Service Price</b>	<b>Quarterly Frequency</b>	<b>Quarterly Service Price</b>	<b>Semiannual Frequency</b>	<b>Semiannual Service Price</b>	<b>Location Total</b>
A	Rosa Parks Intermodal Facility	12	1,624.06.	4	\$145.60	2	\$0.00	\$20,071.12
B	Lee County Sheriff's Office - Civil Division	12	\$564.93	4	\$140.01	2	\$0.00	\$7,339.20
C	Melvin Morgan Constitutional Complex	12	\$14,312.22	4	\$622.39	2	\$0.00	\$174,236.20
D	Hough Street Warehouse	12	\$1,910.99	4	\$221.72	2	\$0.00	\$23,818.76
E	Human and Veteran Services	12	\$516.38	4	\$121.77	2	\$0.00	\$6,683.64
F	Fort Myers Regional Library	12	\$7,848.21	4	\$598.97	2	\$29.90	\$96,634.20
G	Sheriff Office - Union Street	12	\$636.08	4	\$128.66	2	\$0.00	\$8,147.60
H	Administration Building	12	\$11,846.26	4	\$1,075.29	2	\$843.75	\$148,143.78
I	Administration East Building	12	\$10,678.54	4	\$811.05	2	\$211.21	\$131,809.10
J	Old Courthouse	12	\$5,576.81	4	\$202.47	2	\$0.00	\$67,731.60
K	Community Development/ Public Works	12	\$13,365.77	4	\$1,700.00	2	\$375.00	\$167,939.24
L	City County Annex	12	\$7,965.70	4	\$675.00	2	\$0.00	\$98,288.40
<b>Initial Contract Term PROJECT TOTAL</b>								<b>\$950,842.84</b>
<b>Optional Renewal #1 - Year Four</b>								
A	Rosa Parks Intermodal Facility	12	\$1,811.97	4	\$162.45	2	\$0.00	\$22,393.44
B	Lee County Sheriff's Office - Civil Division	12	\$631.16	4	\$147.00	2	\$0.00	\$8,161.92
C	Melvin Morgan Constitutional Complex	12	\$15,625.99	4	\$653.51	2	\$0.00	\$190,125.92
D	Hough Street Warehouse	12	\$2,126.56	4	\$232.81	2	\$0.00	\$26,449.96
E	Human and Veteran Services	12	\$577.90	4	\$127.86	2	\$0.00	\$7,446.24
F	Fort Myers Regional Library	12	\$8,581.71	4	\$628.92	2	\$31.40	\$105,559.00
G	Sheriff Office - Union Street	12	\$708.60	4	\$135.09	2	\$0.00	\$9,043.56
H	Administration Building	12	\$12,943.47	4	\$1,129.05	2	\$885.95	\$161,609.74
I	Administration East Building	12	\$11,665.68	4	\$851.60	2	\$221.77	\$143,838.10
J	Old Courthouse	12	\$6,071.68	4	\$212.59	2	\$0.00	\$73,710.52
K	Community Development/ Public Works	12	\$14,600.42	4	\$1,785.00	2	\$393.75	\$183,132.54
L	City County Annex	12	\$8,680.50	4	\$708.75	2	\$0.00	\$107,001.00
<b>Optional Year Four PROJECT TOTAL</b>								<b>\$1,038,471.94</b>

RFP240120SML

Custodial for Downtown Buildings

United States Service Industries, Inc. dba Grupo Eulen - Amendment No. 4

Optional Renewal #2 - Year Five								
A	Rosa Parks Intermodal Facility	12	\$1,901.84	4	\$170.51	2	\$0.00	\$23,504.12
B	Lee County Sheriff's Office - Civil Division	12	\$661.68	4	\$154.35	2	\$0.00	\$8,557.56
C	Melvin Morgan Constitutional Complex	12	\$16,374.81	4	\$686.18	2	\$0.00	\$199,242.44
D	Hough Street Warehouse	12	\$2,226.88	4	\$244.45	2	\$0.00	\$27,700.36
E	Human and Veteran Services	12	\$606.31	4	\$134.25	2	\$0.00	\$7,812.72
F	Fort Myers Regional Library	12	\$8,994.97	4	\$660.36	2	\$32.96	\$110,647.00
G	Sheriff Office - Union Street	12	\$742.10	4	\$141.85	2	\$0.00	\$9,472.60
H	Administration Building	12	\$13,565.85	4	\$1,185.51	2	\$930.23	\$169,392.70
I	Administration East Building	12	\$12,224.03	4	\$894.18	2	\$232.86	\$150,730.80
J	Old Courthouse	12	\$6,369.69	4	\$223.22	2	\$0.00	\$77,329.16
K	Community Development/ Public Works	12	\$15,303.20	4	\$1,874.25	2	\$413.44	\$191,962.28
L	City County Annex	12	\$9,102.52	4	\$744.19	2	\$0.00	\$112,207.00
Optional Year Five PROJECT TOTAL								\$1,088,558.74
Hourly Rates:								
1	Porter Service	per hour	\$25.00					
2	Crew Supervisor	per hour	\$30.00					
3	Chief Supervisor	per hour	\$40.00					
4	Project Coordinator	per hour	\$40.00					
5	Emergency Work - per person	per hour	\$35.00					
6	Dusting/Vacuuming of Space	per sq foot	\$1.40					

*\*Monthly Service Price includes both standard and unique daily, weekly, and monthly service identifiers.*

*\*Quarterly Service Price includes both standard and unique quarterly service identifiers.*

*\*Semiannual Service Price includes both standard and unique semiannual service identifiers.*

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RFP240120SML

Custodial for Downtown Buildings

United States Service Industries, Inc. dba Grupo Eulen - 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 8/6/2025 | 9:05 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 30<sup>th</sup> day of June, 2025 by United States Service Industries, Inc. dba Grupo Eulen

ATTEST:

(Witness)

BY: Authorized Signature

Raniero Alvarez  
Authorized Signature Printed Name

VP Facility Services  
Authorized Signature Title

CORPORATE SEAL: