

FIRST AMENDMENT OF THE AGREEMENT FOR  
CUSTODIAL FOR DOWNTOWN BUILDINGS

THIS FIRST 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 Services Industries, 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. RFP240120SML with Vendor on the 19<sup>th</sup> day of November, 2024 ("Agreement"); and,

WHEREAS, after the execution of the agreement, the County determined that custodial services were needed for the Suncoast ATM Vestibule located outside the Administration East service location, at 2201 Second Street, Fort Myers, FL 33901; and,

WHEREAS, the Parties mutually agree to supplement the Exhibit A. Detailed Specifications section of the Agreement and modify the Exhibit B. Fee Schedule to accommodate the County's need for the additional custodial services for the Suncoast ATM Vestibule; 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 contemporaneously with the Agreement, the following location and services shall supersede Section 2.15.1.10 Administration East of the Exhibit A. Detailed Specifications section of the agreement:

[Remainder of the page left intentionally blank.]

**I. ADMINISTRATION EAST BUILDING**

Location	2201 Second Street, Fort Myers, FL
Operating Hours	Monday - Friday 7:30am – 5:00pm
Cleaning Hours	Day Porter from 8:00am-5:00pm and Night cleaner after business hours
Facility Size	67,588 square feet (Detailed Square Footage per floor listed below) 4,731 square feet open to the public
Fixtures	Restrooms – 23 Toilets and Toilet Paper Dispensers – 30 Restroom Sinks – 25 Soap Dispensers – 25 Paper Towel Dispensers – 23 Kitchen Sinks – 8 Stairwells – 2 Elevators - 3
Floor Coverings	60% Carpet 20% Ceramic Tile 5% Vinyl 15% Wood

Floors	County Department	Square Footage
1	Conference Rooms	10,821
2	VACANT	10,355
3	Lee County Clerk of Courts	11,603
4	Library Administration	11,603
5	Sports Development	11,603
6	Visitor and Convention Bureau	11,603

**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 five days per week basis, (Monday thru Friday), exclusive of holidays.
- c. Vendor will be given a minimum of 48 hours’ notice of any schedule change.
- d. A day porter shall be on site during open building hours for common area maintenance, with a night porter for afterhours completion of daily tasks
- e. Custodial services for the Administration East location shall also include cleaning of the Suncoast ATM Vestibule located on the south side of the building on Second Street. Vestibule shall be cleaned twice per month.

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

- Daily Services
- Weekly Services
- Monthly Services
- Quarterly Services
- Semiannual Services

2. The Parties agree that effective contemporaneously with the Agreement, the Monthly Service Price for the Administration East Building in the Exhibit B. Fee Schedule of the Agreement will be increased by \$52.20 for the ATM Vestibule cleaning services and the Exhibit B. Fee Schedule of the Agreement shall be superseded by:

<b>RFP240120SML - Custodial Services for Downtown Buildings</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	\$1,234.46	4	\$54.60	2	\$0.00	\$15,031.92
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>\$945,803.64</b>
<b>Optional Renewal #1 - Year Four</b>								
A	Rosa Parks Intermodal Facility	12	\$1,378.53	4	\$57.33	2	\$0.00	\$16,771.68
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

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<b>Optional Year Four PROJECT TOTAL</b>								<b>\$1,032,850.18</b>
<b>Optional Renewal #2 - Year Five</b>								
A	Rosa Parks Intermodal Facility	12	\$1,446.83	4	\$60.20	2	\$0.00	\$17,602.76
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
<b>Optional Year Five PROJECT TOTAL</b>								<b>\$1,082,657.38</b>
<b>Hourly Rates:</b>								
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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Custodial for Downtown Buildings  
United States Services Industries, 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 Agreement directly and expressly warrants that he/she has been given and has received and accepted authority to sign and execute the Agreement 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 12/12/2024 | 2:18 PM EST by the Lee County Board of County Commissioners.

COUNTY: LEE COUNTY, FLORIDA

DocuSigned by:  
Mary G Tucker  
BY: 770F0BDB59DA44D  
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

DocuSigned by:  
Robert Holborn  
BY: 0709AF6D28494C8  
County Attorney's Office

DATED this 11 day of December, 2024 by United States Services Industries, Inc

ATTEST:

[Signature]  
(Witness)

BY: Alice Cardoso  
Authorized Signature

Alice Cardoso  
Authorized Signature Printed Name

CFU  
Authorized Signature Title

CORPORATE SEAL: