

BROOKINGS CITY AND COUNTY GOVERNMENT CENTER
AMENDED CUSTODIAL CONTRACT

This Amended and Restated Custodial Contract is made and entered into by and between the County of Brookings, South Dakota (the "County"), and the City of Brookings, South Dakota (the "City") and JanCo FS 3, LLC dba Velociti Services.

WHEREAS, the parties did enter into a Custodial Contract for the Brookings City & County Government Center effective as of the 1st day of August, 2022, and the parties now desire to amend, restate and extend their Contract for custodial services of the Brookings City & County Government Center.

NOW, THEREFORE, the parties to the above-referenced Contract hereby amend and restate their Contract in the manner set forth below.

I) General

The Brookings City & County Government Center is located at 520 Third Street in Brookings, SD. Custodial services are to be provided to the interior of the building on floors one, two, and three. No cleaning services will be performed within the States Attorney's office suite on the third floor or for the basement. The space includes approximately 50,000 square feet.

II) Insurance requirements

The successful contractor will not be an employee of the City or County of Brookings and will pay all applicable taxes and provide proof of insurance (liability, workers compensation) for itself and its employees. Insurance requirements include General Liability of \$1,000,000 per occurrence and \$2,000,000 aggregate, naming the City and County as additional insured, with said insurance coverage to include owner/operator coverage. Contractor agrees to keep the insurance in full force and effect during the term of the contract. Contractor will be required to provide proof of insurance with initial proposal, and may be required to provide such proof at any time during the contract period.

III) Sub-contractor

Under no circumstances will sub-letting, sub-contracting, leasing, or transfer of services be allowed.

IV) Hours of service

Services may be performed between the hours of 5:00 p.m. and 7:00 a.m. daily. Specific hours will be determined by mutual agreement of Owner and contractor. For security reasons, the building needs to remain locked during hours the service is being performed except by prior arrangements for evening public meetings. No cleaning shall be done in meeting areas or access areas such as hallways to meeting areas, prior to meetings or when meetings are occurring.

V) Responsibility of custodial service owner

The owner/supervisor shall be on the job regularly and be active in the oversight, supervision, and inspection of the custodial process. The service provider owner will be expected by the building owner to be responsive to address concerns and insist on a high degree of service

quality. After initial training, the Owner's representative shall provide training on the proper use of chemicals, supplies, and equipment to custodial staff resulting from personnel changes and staff turnover. (See item VII)

VI) Owner-provided supplies

The Owner will provide all equipment and cleaning supplies such as soap, towels, disinfectants, vacuum cleaners, utility carts, cleaning agents, toilet paper, trash can liners. Cleaning personnel will be instructed by the Owner's representative on the use of certain cleaning agents on specific surfaces. Cleaning personnel shall maintain an inventory of cleaning supplies that need to be replenished by the building owner; and forward such list from time to time to the owner for ordering. Owner will provide job lists that will provide daily, weekly, and monthly cleaning task organization.

VII) In-service training provided by Owner

The Owner's representative will provide an initial, mandatory, in-service training to all employees of the contractual service on proper use of cleaning chemicals, supplies, and use of equipment, and other procedures. A written reference list will also be provided. Custodial service owner shall be responsible for subsequent training of employees due to employee turnover and personnel changes. (See item V)

VIII) Compensation/payment to Contractor

Payment will be made to contractor in the amount of Three Thousand Eight Hundred Seventy-five and no/100 (\$3,875.00) Dollars per month. Payment will be monthly at the beginning of the next month.

IX) Contract term

This contract shall be in effect for 24 months, from August 1, 2022 through July 31, 2024. The Owner may terminate the contract at any time during the contract term only for just cause related to performance. The Owner shall give the contractor a reasonable opportunity to remedy and cure unsatisfactory performance prior to termination.

X) Scope of Services

Daily cleaning:

- 1) Empty all trash containers excluding recycle bins. Place trash in appropriate dumpster. Replace receptacle liner if necessary.
- 2) Damp wipe counters and tables in meeting rooms, break rooms, and copy-machine service rooms.
- 3) Clean and disinfect sinks in meeting rooms, council/board chambers, and break rooms.
- 4) Damp wipe all hand rails with appropriate disinfectant cleaner.
- 5) Clean and disinfect drinking fountains.
- 6) Spot clean glass including all office door glass, door sidelight glass, and partition glass.
- 7) Check carpet for any spills. Spot clean spill and leave note for day maintenance person.
- 8) Spot clean interior of elevator. Spot clean interior and exterior of stainless steel doors with appropriate cleaner. Spot clean remaining interior wall surfaces. Vacuum floor.
- 9) Spot vacuum all carpeted surfaces.

- 10) Vacuum main exposed stairwell.
- 11) Check all stairwells. Spot sweep or vacuum if necessary.
- 12) Dust, mop or sweep all hard floor surfaces except terrazzo common areas.
- 13) Wet mop hard floor surfaces with appropriate cleaner.
- 14) Although the main lobby terrazzo area is excluded from daily cleaning, you will be required to monitor the area and clean obvious spills or pick up debris.
- 15) Secure building at completion of daily cleaning shift. If there are no evening public meetings where the public doors need to be open, keep exterior doors locked during shift.

Restrooms:

- 1) Empty trash containers and replace liner if necessary. Empty sanitary napkin receptacle and replace liner. Restock all soap, toilet tissue, and towel dispensers. Spot clean dispensers.
- 2) Sweep floors.
- 3) Disinfect all surfaces, toilets, urinals, sinks, counters, ledges using appropriate cleaner. Wipe excess water from surfaces where needed.
- 4) Clean mirrors and partitions.
- 5) Clean door push plates and door handles.

Entryways:

- 1) Vacuum.
- 2) Clean entry door glass.
- 3) Clean and disinfect push plates, grab bars, and door handles.
- 4) Spot clean sidelight glass.
- 5) Wet mop with appropriate cleaner.

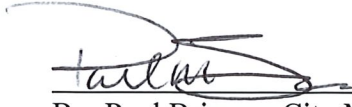
Weekly cleaning:

- 1) Completely vacuum all carpeted areas.
- 2) Vacuum emergency stairwells.
- 3) Dust all horizontal surfaces within reach. This would typically include stair railings and spindles, counters, ledges, and office desk tops. Desk tops will be done only if requested and personal belongings have been cleared from area to be cleaned.
- 4) Completely clean interior and exterior of stainless steel elevator doors. Wipe down interior walls of elevator.
- 5) Remove water and mineral deposits from break area, meeting rooms, and council/board chamber sinks and drinking fountains; and all stools, urinals and restroom sinks using appropriate phosphoric acid cleaner.

Exclusions:

- 1) Cleaning and maintenance of terrazzo floor area.
- 2) Carpet extraction cleaning.
- 3) Exterior site maintenance.
- 4) Lower level of the building.
- 5) Washing any dirty dishes left in sinks.
- 6) Vestibule carpet runners.

CITY OF BROOKINGS



By: Paul Briseno, City Manager

Date: 8/3/2022

ATTEST:





Bennie Foster, City Clerk

COUNTY OF BROOKINGS

By: Angela Boersma, Chairperson
Brookings County Commission

Date: _____

ATTEST:

Lori Schultz, Finance Officer
Brookings County

JANCO FS 3, LLC



By: _____
Its: _____

Date: _____

