

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
BOARD ACTION SUMMARY

DEPT: General Services Agency BOARD AGENDA #: \*B-7

AGENDA DATE: June 14, 2016

**SUBJECT:**

Approval of a Master Agreement with Pride Industries of Rocklin, CA for Contract Janitorial Services for County-Occupied Buildings

**BOARD ACTION AS FOLLOWS:**

No. 2016-301

On motion of Supervisor Chiesa, Seconded by Supervisor O'Brien  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

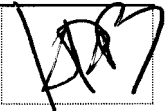
MOTION:

ATTEST: Elizabeth A. King  
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: General Services Agency BOARD AGENDA #: \*B-7  
Urgent                      Routine



AGENDA DATE: June 14, 2016

CEO CONCURRENCE:

4/5 Vote Required:    Yes                      No

**SUBJECT:**  
Approval of a Master Agreement with Pride Industries of Rocklin, CA for Contract Janitorial Services for County-Occupied Buildings

**STAFF RECOMMENDATIONS:**

1. Approval of a Master Agreement with Pride Industries of Rocklin, CA in the amount of \$4,659,300 effective July 1, 2016 through June 30, 2020, with two one-year renewal options, for contract janitorial services for County-occupied buildings.
2. Authorize the Purchasing Agent to sign the Master Agreement, projects, and any subsequent amendments to the Master Agreement on behalf of the County.

**DISCUSSION:**

Janitorial services for County-occupied buildings are performed in accordance with the policy approved by the Board on November 30, 2010. The Policy states that janitorial services within the County Core service area (Internal Sphere) shall be provided by County staff, whereas janitorial services for sites located outside the County Core area (External Sphere) should be provided by contract janitorial staff.

The County conducted a Request for Proposal in Fiscal Year 2010-2011 to align contracted janitorial services with the Policy, and to consolidate contracted janitorial services from eight vendors to one, realizing significant cost savings to the County. On November 8, 2011, this Request for Proposal resulted in the award of a Master Agreement to Pride Industries of Rocklin, California. The resultant Master Agreement had an initial four-year term, followed by two optional one-year extensions. Negotiations for the final remaining one-year extension were unsuccessful, so the County published a new Request for Proposal in order to establish a replacement Master Agreement.

The General Services Agency (GSA) worked with County departments to identify External Sphere locations and a standardized Scope of Work, including a risk assignment designation for each location. The risk assignment rates locations according to probability of loss of use should the site become unclean.

## Approval of a Master Agreement with Pride Industries of Rocklin, CA for Contract Janitorial Services for County-Occupied Buildings

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On November 25, 2015, GSA posted RFP #15-35-BD (RFP) for Janitorial Services for External Sphere sites, asking proposers to provide pricing for each location under several performance scenarios:

- Providing service only:
  - Stand-alone price per site (used as a basis for scoring in Phase III of the evaluation process); and
  - Pricing if all sites are included in the resultant contract.
- Providing both service and supplies:
  - Stand-alone price per site; and
  - Pricing if all sites are included in the resultant contract.

The RFP was downloaded by 34 entities, and 13 janitorial companies attended the non-mandatory pre-proposal conference held December 17, 2015. This conference included site visits at the main campus of the Community Services Agency and the Sheriff's Administration facilities.

When the RFP closed on January 12, 2016, GSA had received responses from 9 companies:

- Consolidated Facility Services of Sacramento, California
- Gandarilla Building Services, Inc. of Modesto, California
- Imperial Building Maintenance of Stockton, California
- Janitorial Inc. of Fresno, California
- Lincoln Training Center of Fresno, California
- PBM of Sun Valley, California
- Pride Industries, of Rocklin, California
- Universal Buildings Services and Supply Co., Inc. of Richmond, California
- Varsity Facility Services of Salt Lake City, Utah

Each of the nine proposers met the minimum qualifications set forth in the RFP, which included passing a Pass/Fail financial review. An Evaluation Committee (Committee) of six evaluators was assembled to evaluate non-price factors for each proposer. This Committee included representatives from multiple County departments: Community Services Agency, Health Services Agency, Behavioral Health and Recovery Services, and the General Services Agency.

The Committee evaluated each proposer's safety program, quality assurance program, and list of available equipment. Only those proposers initially scoring 70 points or above (out of 100 possible) for this second phase were interviewed by the Committee and then passed on to the pricing analysis phase:

- Gandarilla Building Services, Inc. of Modesto, California
- Pride Industries, of Rocklin, California
- Universal Buildings Services and Supply Co., Inc. of Richmond, California

Pricing proposals from each of the three finalists were evaluated using the average of the stand-alone pricing submitted for janitorial service only for each location for years one through

Approval of a Master Agreement with Pride Industries of Rocklin, CA for Contract Janitorial Services for County-Occupied Buildings

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four. Gandarilla Building Services, Inc. provided pricing for year one, but was non-responsive to the County's request for pricing for years two through four. Pricing for the two remaining finalists was evaluated based upon a weighted average, with the lowest price assigned 100% of the 55 points possible for this phase.

Award of contract shall be made to the vendor whose proposal best met the criteria set forth in the RFP and provides the best value to the County, with price and all other factors considered. The County has made this determination by calculating the scores for each of the two finalists, as follows:

Vendor	Total Points
Pride Industries	240.3
Universal Buildings Services and Supply Co., Inc.	234.8

Pride Industries received the highest score of 240.3 out of a maximum possible 255 points. On May 9, 2016 GSA sent written notice of intent to award to Pride Industries and provided written notification to the other proposers. No letters of protest were received during the protest and appeal period of the RFP process.

Approval is requested of a Master Agreement with Pride Industries for contract janitorial services based upon the RFP issued by the GSA. The effective date of the proposed Master Agreement is July 1, 2016. Pride Industries is the incumbent janitorial services contractor so existing contracted janitorial staff will remain in place. This Master Agreement would be available to all County departments and, if agreeable to all parties, to other government or publicly-funded agencies as well.

The Master Agreement would be effective for an initial four-year period from July 1, 2016 to June 30, 2020, with two one-year renewal options available thereafter.

**POLICY ISSUE:**

The County's purchasing policy requires Board of Supervisors approval for contracts exceeding \$100,000. This requirement is based upon California Government Codes § 25212 , et seq, and § 25502.5, et seq, which establish the powers of the Board of Supervisors and the Purchasing Agent.

**FISCAL IMPACT:**

Based on the Pride's submitted price schedule, the first four years of the contract total \$4,659,300. Charges under the old contract for the previous four years totaled \$3.4 million, with increases primarily stemming from additional County locations being added to the original agreement over time. In addition, increased medical insurance costs and rising minimum wage rates have impacted the market in recent years.

Funding to support the first year of the proposed Master Agreement is included in the Fiscal Year 2016-2017 Proposed Budget for each Department using contract janitorial services. Funding for subsequent fiscal years will be included in future budget submissions. Below is a

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summary of estimated pricing by County department for the total of the first four years under the proposed Master Agreement:

**Four-Year Totals by County Department**

Ag Commissioner	\$ 158,032
Alliance WorkNET	145,996
Behavioral Health and Recovery Services	253,312
Chief Executive Office	160,939
Community Services Agency	1,132,196
Cooperative Extension	32,354
Courts	438
Department of Child Support Services	165,046
Department of Environmental Resources	63,884
District Attorney	1,680
GSA - Fleet Services	27,141
Health Services Agency	1,085,541
Office of Emergency Services	117,157
Parks and Recreation	3,333
Probation	411,276
Public Defender	1,398
Public Works	92,082
Sheriff	343,470
Stanislaus County Free Library	464,023
<b>Total All Departments</b>	<b>\$ 4,659,300</b>

Pride’s submitted price schedule averages \$1.2 million per year, which compares favorably to internal cost estimates for hiring an additional 43 County custodians at a cost of \$3.9 million per year.

<b>Cost of recommended action:</b>		\$ 4,659,300
<b>Source(s) of Funding:*</b>		
Total Enterprise Fund	\$	1,041,773
Total Internal Service Fund		34,199
Total Special Revenue Fund		2,470,407
<b>Funding Total:</b>		<u>\$ 3,546,378</u>
<b>Net Cost to County General Fund</b>		<u>\$ 1,112,922</u>

<b>Fiscal Years:</b>	2016/2017 - 2019/2020
<b>Budget Adjustment/Appropriations needed:</b>	No

\*Department Detail in Exhibit D

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**BOARD OF SUPERVISORS' PRIORITY:**

Approval of this agreement supports the Board's priorities of Efficient Delivery of Public Services and Effective Partnerships by providing cost-efficient contract janitorial services to County departments.

**STAFFING IMPACT:**

Existing GSA staff will manage the agreement for janitorial services.

**CONTACT PERSON:**

Keith Boggs, GSA Director/County Purchasing Agent  
Brad Diemer, GSA Purchasing Manager

Telephone: (209) 525-7640  
Telephone: (209) 525-6319

**ATTACHMENT(S):**

1. Master Agreement for Independent Contract Services
2. Exhibit A: Scope of Work
3. Exhibit B: Insurance Requirements
4. Exhibit C: Sample Project to Master Agreement
5. Exhibit D: Pricing Rate Schedule

**MASTER AGREEMENT  
FOR  
INDEPENDENT CONTRACTOR SERVICES**

This Master Agreement for Independent Contractor Services (the "Agreement") is made and entered into by and between the County of Stanislaus ("County") and Pride Industries, a California corporation ("Contractor") on July 1, 2016.

**Recitals**

WHEREAS, the County has a need for janitorial services involving numerous and different tasks and projects; and

WHEREAS, the Contractor is specially trained, experienced and competent to perform and has agreed to provide such services; and

WHEREAS, the County and the Contractor wish to execute one agreement that shall govern all of the work or services provided by the Contractor during the term of this Agreement

NOW, THEREFORE, in consideration of the mutual promises, covenants, terms and conditions hereinafter contained, the parties hereby agree as follows:

**Terms and Conditions**

1. **Scope of Work**

1.1 The Contractor shall furnish to the County upon receipt of the County's written Project authorization to proceed, (Exhibit C – Sample), those services and work set forth in Exhibit "A" and each Project - "Scope of Work" separately approved for each project or task being provided by the Contractor, which Scope of Work are, by this reference, are made a part hereof.

1.2 Each project added to and to be performed under this Agreement shall be separately approved by the parties. The cumulative total of the all of the Projects issued against this Master Agreement shall not exceed the maximum "not to exceed" amount for this Master Agreement.

1.3 All documents, drawings and written work product prepared or produced by the Contractor under this Agreement, including without limitation electronic data files, are the property of the Contractor; provided, however, the County shall have the right to reproduce, publish and use all such work, or any part thereof, in any manner and for any purposes whatsoever and to authorize others to do so. If any such work is copyrightable, the Contractor may copyright the same, except that, as to any work which is copyrighted by the Contractor, the County reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, and use such work, or any part thereof, and to authorize others to do so.

1.4 Services and work provided by the Contractor at the County's request under this Agreement will be performed in a timely manner consistent with the requirements and standards established by applicable federal, state and County laws, ordinances, regulations and resolutions, and in accordance with a schedule of work set forth in the scope of work for each separately approved project. If there is no schedule, the hours and times for completion of said services and work are to be set by the Contractor; provided, however, that such schedule is subject to review by and concurrence of the County.

## 2. Consideration

2.1 County shall pay Contractor as set forth in Exhibit "D" – Rate Schedule, attached hereto and made a part of this Agreement, and for the tasks set forth in each separately approved Project.

2.2 Except as expressly provided in this Agreement or in a separately approved Project or scope of work, Contractor shall not be entitled to nor receive from County any additional consideration, compensation, salary, wages or other type of remuneration for services rendered under this Agreement. Specifically, Contractor shall not be entitled by virtue of this Agreement to consideration in the form of overtime, health insurance benefits, retirement benefits, disability retirement benefits, sick leave, vacation time, paid holidays or other paid leaves of absence of any type or kind whatsoever.

2.3 County will not withhold any Federal or State income taxes or Social Security tax from any payments made by County to Contractor under the terms and conditions of this Agreement. Payment of all taxes and other assessments on such sums is the sole responsibility of Contractor. County has no responsibility or liability for payment of Contractor's taxes or assessments.

2.4 Pursuant to Penal Code section 484b and to Business and Professions Code section 7108.5, the Contractor must apply all funds and progress payments received by the Contractor from the County for payment of services, labor, materials or equipment to pay for such services, labor, materials or equipment. Pursuant to Civil Code section 1479, the Contractor shall direct or otherwise manifest the Contractor's intention and desire that payments made by the Contractor to subcontractors, suppliers and materialmen shall be applied to retire and extinguish the debts or obligations resulting from the performance of this Agreement.

## 3. Term

3.1 The term of this Agreement shall commence upon approval by the County's Board of Supervisors or the effective date the Agreement is signed and continue until terminated as provided herein unless some other method or time of termination is listed in Exhibit "A", or as otherwise agreed to in writing by the parties. The term for each separately approved project or scope of work shall begin on the date of approval until completion of the agreed upon services, or as otherwise specified in the approved scope of work.

3.2 Should either party default in the performance of this Agreement or materially breach any of its provisions, the other party, at that party's option, may terminate this Agreement by giving written notification to the other party.

3.3 This Agreement shall terminate automatically on the occurrence of (a) bankruptcy or insolvency of either party, (b) sale of Contractor's business, (c) cancellation of insurance required under the terms of this Agreement, and (d) if, for any reason, Contractor ceases to be licensed or otherwise authorized to do business in the State of California, and the Contractor fails to remedy such defect or defects within thirty (30) days of receipt of notice of such defect or defects.

3.4 The County may terminate this agreement upon 30 days prior written notice to the Contractor. Termination of this Agreement shall not affect the County's obligation to pay for all fees earned and reasonable costs necessarily incurred by the Contractor as provided in Paragraph 2 herein, subject to any applicable setoffs.



4. Required Licenses, Certificates and Permits

Any licenses, certificates or permits required by the federal, state, county or municipal governments for Contractor to provide the services and work described in Exhibit A must be procured by Contractor and be valid at the time Contractor enters into this Agreement. Further, during the term of this Agreement, Contractor must maintain such licenses, certificates and permits in full force and effect. Licenses, certificates and permits may include but are not limited to driver's licenses, professional licenses or certificates and business licenses. Such licenses, certificates and permits will be procured and maintained in force by Contractor at no expense to the County.

5. Office Space, Supplies, Equipment, Etc.

Unless otherwise provided in this Agreement or in separately approved project or scope of work, Contractor shall provide such office space, supplies, equipment, vehicles, reference materials and telephone service as is necessary for Contractor to provide the services under this Agreement. The Contractor--not the County--has the sole responsibility for payment of the costs and expenses incurred by Contractor in providing and maintaining such items.

6. Insurance

6.1 Coverage Required: Contractor shall obtain, and maintain at all times during the term of this Agreement, insurance coverage in the amounts and coverage specified in the attached "Exhibit B."

7. Defense and Indemnification

7.1 To the fullest extent permitted by law, Contractor shall indemnify, hold harmless and defend the County and its agents, officers and employees from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorneys' fees, arising out of, resulting from, or in connection with the performance of this Agreement by the Contractor or Contractor's officers, employees, agents, representatives or subcontractors and resulting in or attributable to personal injury, death, or damage or destruction to tangible or intangible property, including the loss of use; provided, however, such indemnification shall not extend to or cover loss, damage or expense arising from the sole negligence or willful misconduct of the County or its agents, officers and employees.

7.2 Contractor's obligation to defend, indemnify and hold the County and its agents, officers and employees harmless under the provisions of this paragraph is not limited to or restricted by any requirement in this Agreement for Contractor to procure and maintain a policy of insurance.

8. Status of Contractor

8.1 All acts of Contractor and its officers, employees, agents, representatives, subcontractors and all others acting on behalf of Contractor relating to the performance of this Agreement, shall be performed as independent contractors and not as agents, officers or employees of County. Contractor, by virtue of this Agreement, has no authority to bind or incur any obligation on behalf of County. Except as expressly provided in Exhibit A, Contractor has no authority or responsibility to exercise any rights or power vested in the County. No agent, officer or employee of the County is to be considered an employee of Contractor. It is understood by both Contractor and County that this Agreement shall not be construed or considered under any circumstances to create

an employer-employee relationship or a joint venture.

8.2 At all times during the term of this Agreement, the Contractor and its officers, employees, agents, representatives or subcontractors are, and shall represent and conduct themselves as, independent contractors and not employees of County.

8.3 Contractor shall determine the method, details and means of performing the work and services to be provided by Contractor under this Agreement. Contractor shall be responsible to County only for the requirements and results specified in this Agreement and, except as expressly provided in this Agreement, shall not be subjected to County's control with respect to the physical action or activities of Contractor in fulfillment of this Agreement. Contractor has control over the manner and means of performing the services under this Agreement. Contractor is permitted to provide service to others during the same period service is provided to County under this Agreement. If necessary, Contractor has the responsibility for employing other persons or firms to assist Contractor in fulfilling the terms and obligations under this Agreement.

8.4 If in the performance of this Agreement any third persons are employed by Contractor, such persons shall be entirely and exclusively under the direction, supervision and control of Contractor. All terms of employment including hours, wages, working conditions, discipline, hiring and discharging or any other term of employment or requirements of law shall be determined by the Contractor.

8.5 It is understood and agreed that as an independent Contractor and not an employee of County, the Contractor and the Contractor's officers, employees, agents, representatives or subcontractors do not have any entitlement as a County employee, and do not have the right to act on behalf of the County in any capacity whatsoever as an agent, or to bind the County to any obligation whatsoever.

8.6 It is further understood and agreed that Contractor must issue W-2 forms or other forms as required by law for income and employment tax purposes for all of Contractor's assigned personnel under the terms and conditions of this Agreement.

8.7 As an independent Contractor, Contractor hereby indemnifies and holds County harmless from any and all claims that may be made against County based upon any contention by any third party that an employer-employee relationship exists by reason of this Agreement.

## 9. Records and Audit

9.1 Contractor shall prepare and maintain all writings, documents and records prepared or compiled in connection with the performance of this Agreement for a minimum of four (4) years from the termination or completion of separately approved project or scope of work. This includes any handwriting, typewriting, printing, photostatic, photographing and every other means of recording upon any tangible thing, any form of communication or representation including letters, words, pictures, sounds or symbols or any combination thereof.

9.2 Any authorized representative of County shall have access to any writings as defined above for the purposes of making audit, evaluation, examination, excerpts and transcripts during the period such records are to be maintained by Contractor. Further, County has the right at all reasonable times to audit, inspect or otherwise evaluate the work performed or being performed under this Agreement.

10. Nondiscrimination

11.1. During the performance of this Agreement, Consultant and its officers, employees, agents, representatives or subcontractors shall not unlawfully discriminate in violation of any Federal, State or local law, rule or regulation against any employee, applicant for employment or person receiving services under this Agreement because of race, religious creed, color, national origin, ancestry, physical or mental disability, medical condition, genetic information, pregnancy related condition, marital status, gender/sex, sexual orientation, gender identity, gender expression, age (over 40), political affiliation or belief, or military and veteran status. Consultant and its officers, employees, agents, representatives or subcontractors shall comply with all applicable Federal, State and local laws and regulations related to non-discrimination and equal opportunity, including without limitation the County's non-discrimination policy; the Fair Employment and Housing Act (Government Code sections 12900 et seq.); California Labor Code sections 1101, 1102 and 1102.1; the Federal Civil Rights Act of 1964 (P.L. 88-352), as amended; and all applicable regulations promulgated in the California Code of Regulations or the Code of Federal Regulations.

11.2 Consultant shall include the non-discrimination and compliance provisions of this clause in all subcontracts to perform work under this Agreement.

11.3 Consultant shall provide a system by which recipients of service shall have the opportunity to express and have considered their views, grievances, and complaints regarding Consultant's delivery of services.

11. Assignment

This is an agreement for the services of Contractor. County has relied upon the skills, knowledge, experience and training of Contractor and the Contractor's firm, associates and employees as an inducement to enter into this Agreement. Contractor shall not assign or subcontract this Agreement without the express written consent of County. Further, Contractor shall not assign any monies due or to become due under this Agreement without the prior written consent of County.

12. Waiver of Default

Waiver of any default by either party to this Agreement shall not be deemed to be waiver of any subsequent default. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided below.

13. Notice

Any notice, communication, amendment, addition or deletion to this Agreement, including change of address of either party during the term of this Agreement, which Contractor or County shall be required or may desire to make shall be in writing and may be personally served or, alternatively, sent by prepaid first class mail to the respective parties as follows:

To County:	To Contractor:
Stanislaus County Purchasing Agent	Pride Industries
1010 10 <sup>th</sup> Street, Suite 5400	10030 Foothills Blvd.
Modesto, CA 95353	Rocklin CA 95747

14. Conflicts

Contractor agrees that it has no interest and shall not acquire any interest direct or indirect which would conflict in any manner or degree with the performance of the work and services under this Agreement.

15. Severability

If any portion of this Agreement or application thereof to any person or circumstance shall be declared invalid by a court of competent jurisdiction or if it is found in contravention of any federal, state or county statute, ordinance or regulation the remaining provisions of this Agreement or the application thereof shall not be invalidated thereby and shall remain in full force and effect to the extent that the provisions of this Agreement are severable.

16. Amendment

This Agreement may be modified, amended, changed, added to or subtracted from by the mutual consent of the parties hereto if such amendment or change is in written form and executed with the same formalities as this Agreement and attached to the original Agreement to maintain continuity.

17. Entire Agreement

This Agreement supersedes any and all other agreements, either oral or in writing, between any of the parties herein with respect to the subject matter hereof and contains all the agreements between the parties with respect to such matter. Each party acknowledges that no representations, inducements, promises or agreements, oral or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement or promise not contained in this Agreement shall be valid or binding.

18. Advice of Attorney

Each party warrants and represents that in executing this Agreement, it has received independent legal advice from its attorneys or the opportunity to seek such advice.

19. Construction

Headings or captions to the provisions of this Agreement are solely for the convenience of the parties, are not part of this Agreement, and shall not be used to interpret or determine the validity of this Agreement. Any ambiguity in this Agreement shall not be construed against the drafter, but rather the terms and provisions hereof shall be given a reasonable interpretation as if both parties had in fact drafted this Agreement.


20. Governing Law and Venue

This Agreement shall be deemed to be made under, and shall be governed by and construed in accordance with, the laws of the State of California. Any action brought to enforce the terms or provisions of this Agreement shall have venue in the County of Stanislaus, State of California.

*(Signatures on the next page)*

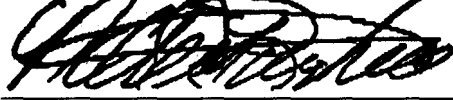
IN WITNESS WHEREOF, the parties or their duly authorized representatives have executed this Agreement in duplicate on the day and year first hereinabove written.

**COUNTY OF STANISLAUS**

By:   
Keith D. Boggs, Assistant Executive Officer,  
GSA Director/Purchasing Agent


"County"

**PRIDE INDUSTRIES**

By:   
Peter Berghuis  
Chief Operating Officer

"Contractor"

APPROVED AS TO CONTENT:  
GSA Department, Purchasing Division

By:   
Brad Diemer, Purchasing Manager

APPROVED AS TO FORM:  
John P. Doering, County Counsel

By:   
Thomas E. Boze, Assistant County Counsel

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**EXHIBIT A**  
**SCOPE OF SERVICES**

**I. SCOPE OF WORK**

**1. GENERAL**

Contractor shall provide all of the labor, materials, equipment, supplies and supervision to perform janitorial services for various County department and locations. Contractor shall be responsible for the cleanliness and sanitation of each building serviced under this Agreement as set forth generally in this Scope of Work. This Scope of Work is to be used as a guideline for Contractor, as it does not attempt to describe every detail or feature of every building to be maintained under each Project issued against this Master Agreement. The County reserves the right to add or delete services at any time upon thirty (30) days prior written notice to the Contractor.

- a. County shall furnish all toilet paper, paper towels, toilet seat covers, restroom soap, trash liners, wax bags, sanitary napkins chemicals, supplies and light bulbs necessary to perform the assigned duties. Safety Data Sheets (SDS) shall be on-site and available for all chemicals stored and used within a service area, in accordance with Occupational Safety and Health Administration (OSHA) guidelines.
- b. Contractor shall furnish all labor, tools, equipment and insurance necessary to perform the assigned duties.
- c. Contractor shall be responsible for reporting issues with dispensers to County for repair, and with recovering and returning funds from dispensers to County.
- d. Contractor shall use all cleaning chemicals and other supplies in accordance with all federal, state, and local laws. Contractor shall be responsible for ensuring all employees receive training on an ongoing basis pertaining to blood borne and air borne pathogens, as well as general safety and handling and disposal of infectious waste. All training and documentation of training must be in accordance with all federal, state, and local laws and available for inspection by County upon request.

**2. SERVICE LEVELS**

Generally, service levels are assigned in order to establish "standards" corresponding to the variety of facilities within Stanislaus County. Specifically, the numerical service level is the rating of an area according to the probability of loss due to use or occupancy when an area is unclean. Loss risks are prioritized by health and safety; customer/employee opinion based upon poor appearance; and surface damage. The higher the risk assignment, the more important increased frequency and thoroughness of cleaning becomes. However, improperly assigning high risk to an area wastes time and money.

The service levels are defined as follows:

**Level 1: High Risk** – Primarily health-related, but with some safety issues; requires daily quality assessment and on-going problem correction. Medical clinics are one example.

**Level 2: Low Risk** – Primary concern is appearance, surface damage, and possibly safety-related issues. Infrequent quality assessments may suffice; problem correction may be infrequent. Examples include general office space and conference rooms.

**Level 3: Minimal Risk** – Usage allows for project scheduling or frequency specification cleaning to remove blemishes when appearance demands. Examples include workshops and warehouse areas.

**Hybrid** – A hybrid location requires different levels of service within a single location. For example, a medical office comprised of a waiting room, office area, and exam rooms would have

differing cleaning requirements - the cleaning requirements for the exam rooms differ from the waiting room and office areas. In these cases, the higher risk area (lower number) is assigned by default.

### 3. TRAFFIC VOLUME AND TYPE

The majority of Stanislaus County buildings are “public” buildings with varying visitation traffic volumes dependent upon the type of services provided. Traffic volume is the flow of both staff and public through the building, whereas traffic type denotes the type of individuals utilizing the location.

#### Traffic Volume:

**High** – A continuous flow of both public and staff through the location. Examples of High Volume locations include the Salida Library and Community Services Agency

**Medium** – Flow of public and staff through the location may be sporadic, or at a lower, but continuous, rate. Examples of Medium Volume locations include the Department of Environmental Resources and the Sheriff’s Operation Center.

**Low** – The location may be primarily used by staff, such as portable buildings.

#### Traffic Type:

**General Public** – Primarily adult visitors and staff

**General Public (including Children)** – Visitors of all ages

**Employees** – Limited to Stanislaus County employees

## II. FREQUENCIES

At a minimum, the following tasks shall be performed at the described quality standards and frequencies. If additional services are required to maintain the area in a clean and sanitary condition, it shall be the responsibility of Contractor to maintain without additional compensation. Emergency response, when required, is expected within ten (10) minutes, while on duty.

Proposers should note that the table under the section “Table of Frequencies” serves to provide an overview of all listed departments, but the department-specific spec sheets provide detail as to each county location. Unless otherwise noted on the department-specific spec sheet, the “Risk Assessment” or “Level” (i.e., frequency) of any Alternative Service Location shall be consistent with the “Risk Assessment” or “Level” (i.e., frequency) shown on the top portion of the same department-specific spec sheet. Standard Service Area” is an area that is required to be serviced throughout all Stanislaus County locations; an “Alternative Service Area” is an area that may, at the option of the County department, require servicing. Alternative Service Locations marked with “N/A” means the department does not require such service. “Alternative Service Areas will vary from location to location.

### TABLE OF FREQUENCIES

<b>Standard Services</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Exterior General Cleaning	Daily	3 Days/Week	2 Days/Week
Exterior General Litter and Debris in Outdoor Areas	As Needed	As Needed	As Needed
Exterior Glass Cleaning and Other Building Surfaces	Quarterly	Annually	Annually

<b>Standard Services</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Interior Book Shelves	Daily	3 Days/Week	2 Days/Week
Interior Chairs/Children's toys and furniture	Daily	3 Days/Week	2 Days/Week
Interior Conference Rooms/Meeting Rooms	Daily	3 Days/Week	2 Days/Week
Interior Corridors	Daily	3 Days/Week	2 Days/Week
Interior General Floor Care	Daily	3 Days/Week	2 Days/Week
Interior General Floor Care – Deep Cleaning	Daily	3 Days/Week	2 Days/Week
Interior General Litter and Debris	Daily	3 Days/Week	3 Days/Week
Interior HVAC Registers	Monthly	Quarterly	Quarterly
Interior Kitchen / Coffee Bars	Daily	3 Days/Week	2 Days/Week
Interior Office Areas	Daily	3 Days/Week	2 Days/Week
Interior Public Counters and Surrounding Areas	Daily	3 Days/Week	2 Days/Week
Interior Public Lobbies and Meeting Rooms	Daily	3 Days/Week	2 Days/Week
Interior Restrooms /Showers	Daily	3 Days/Week	2 Days/Week
Interior Seating Areas, Tables, Drinking Fountains, Snack Bars, and Dining Areas	Daily	3 Days/Week	2 Days/Week
Interior Trash Containers	Daily	3 Days/Week	2 Days/Week
Interior Walls and Doors	Daily	3 Days/Week	2 Days/Week
Interior Walls, Baseboards, Wainscoting	Daily	3 Days/Week	2 Days/Week
Interior Window Ledges, Windows, Window Coverings	Weekly	Monthly	Quarterly
Interior Work Stations and Office Spaces	Daily	3 Days/Week	2 Days/Week

<b>Additional Services (by Department)</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Exterior Flags (if applicable)	Daily	3 Days/Week	N/A
Exterior Sand Urns (If applicable)	Daily	3 Days/Week	N/A
Exterior Seating Areas and Tables	Daily	3 Days/Week	2 Days/Week
Exterior Trash Containers	Daily	3 Days/Week	2 Days/Week
Interior Book Shelves	Daily	3 Days/Week	2 Days/Week
Interior Clocks	Twice Annually	Twice Annually	N/A
Interior Custodial Closets	Daily	3 Days/Week	2 Days/Week
Elevators (If applicable)	Daily	3 Days/Week	2 Days/Week
Exam Rooms	Daily	3 Days/Week	N/A
Exam Tables	Daily	1 Day/Week	N/A
Interior Graffiti Removal	Daily	3 Days/Week	N/A
Interior Hallways	Daily	3 Days/Week	1 Days/Week
Interior Stairwells	Daily	3 Days/Week	1 Days/Week



Parking Lots – Trash Removal	Daily	3 Days/Week	N/A
Interior General Floor – Deep Cleaning	Quarterly	Bi-annually	Annually
Light Fixtures	Quarterly	Quarterly	Quarterly

### III. EXPECTATIONS

Standard Services	Expectations
Exterior General Cleaning	Clean all areas including but not limited to walking surfaces, patios and seating areas to remove Surface Blemishes. Sanitize as needed in order to keep areas free of odors and undesirable Residues such bird droppings, urine, vomit, and other excrement that may arise from persons or wildlife using the area for other-than-intended purposes.
Exterior General Litter and Debris in Outdoor Areas	Remove all Blemishes (Fixed and Surface) from all outdoor areas including but not limited to walking surfaces, planters, seating areas and sidewalks.
Exterior Glass and Other Building Surfaces	Clean exterior glass and hose off exterior building surfaces.
Interior Book Shelves	Remove Dust; Spot-clean to maintain surface luster of all hard-surfaced areas.
Interior Chairs/Children's toys and furniture	Clean and Disinfect chairs (seating, arms, backs, rollers, and other components). Place cleaned chairs with arms and seat partially under the desk so workstations have a uniform appearance.
Interior Conference Rooms/Meeting Rooms	Set-up, Clean and return to usable condition all features within conference rooms/meeting rooms. Clean and Sanitize all table surfaces, chairs, whiteboards, cabinets, retractable walls, and other features within conference/meeting rooms. Remove Dust from all ledges, shelves and other visible areas. Replace/return chairs.
Interior Corridors	Vacuum, Spot-clean, and deep clean carpeted areas; sweep, mop and maintain surface luster of all hard-surfaced floor areas. Clean wall surfaces to remove scuff marks, handprints and other residue.
Interior General Floor Care	Vacuum, Spot-clean, and deep clean carpeted areas; sweep, mop and maintain surface luster of all hard-surfaced areas in accordance with V. General Floor Care, below.
Interior General Floor Care – Deep Cleaning	Strip/seal/wax floors; spray/buff floors; extract carpets as required and in accordance with section "V. General Floor Care", below.
Interior General Litter and Debris	Remove all Blemishes (Fixed and Surface) from corridor areas including but not limited to walking surfaces and seating areas.
Interior HVAC Registers	HVAC registers are to be kept clean, and free of any visible dust.
Interior Kitchen/Coffee Bars	Thoroughly clean, degrease and sanitize kitchen/coffee bar area, including countertops, sinks, and appliances and floors. Refill soap and paper products as needed.
Interior Office Areas	Clean and Disinfect surface all surface areas; vacuum floor areas; empty trash. Clean interior windows and blinds.
Interior Public Counters and Surrounding Areas	Clean all counters to remove Blemishes. Wipe down areas below counters to remove all Blemishes, with emphasis on high-traffic areas leading to and in front of counters. Deep clean areas leading to and adjacent to the counters.
Interior Public Lobbies & Interview Rooms	Clean entrance areas to the building, including but not limited to glass, doors, doorjamb, wall surfaces, walkways, steps, emblems, and entrance mats.
Interior Restrooms/Showers	Clean, Sanitize and Disinfect floors, traps, drains, fixtures, mirrors, doors, walls, ceilings, toilets, urinals, sinks, personal hygiene disposal containers, dispensers and other items that are part of functioning restroom. Stock restroom supplies (incl. paper towels, toilet paper, feminine hygiene products, toilet seat covers, soap, & other supplies).

<b>Standard Services</b>	<b>Expectations</b>
	Hand soap dispensers are not uniform in all County buildings. Deep-clean areas to maintain the desired conditions. Strip and re-coat floors to maintain luster.
Interior Seating Areas, Tables, Drinking Fountains, Snack Bars, and Dining Areas	Clean and Sanitize seating areas (including tables and chairs) and drinking fountains.
Interior Trash Containers	Empty all trash containers and replace all trash container liners at each servicing. Clean exterior and interior surfaces of trash containers and areas immediately adjacent to trash containers; disinfect containers as needed to eliminate odors. Remove trash to off-site location.
Interior Walls and Doors	Spot clean all walls, doors, push plates and jambs to remove all dirt, fingerprints, smudges and spills.
Interior Walls, Baseboards, Wainscoting	Clean walls, baseboards, and wainscoting areas to remove marks, grime, smudges, handprints, and other visual Blemishes.
Interior Window Ledges, Windows, Window Coverings	Dust window ledges and hard surface window coverings. Clean interior windows (i.e., interior door glass, sidelights, partition glass, conference room glass, and other glass surfaces that are subject to frequent contact resulting in fingerprints and hand smudges and smears). Clean blinds or other window coverings; spot clean as needed. Interior window glass specifically should be cleaned weekly on all levels 1, 2, and 3. Spot clean window ledges, blinds, etc. as needed.
Interior Work Stations and Office Spaces	Dust cubical walls and office furniture, empty wastepaper baskets

<b>Additional Services (by Department)</b>	<b>Expectations</b>
Back Entrance	Clean sand urns to remove cigarettes and other debris. Empty all trash containers and replace trash container liners at each servicing. Clean and disinfect exterior and interior surfaces of trash containers and areas immediately adjacent to the trash containers. Remove trash to dumpster
Exercise Equipment	The exercise equipment does not need to be cleaned. However, it is expected that the flooring will be maintained.
Exterior Flags (if applicable)	Raise and lower flags daily or more often as needed. Flags are raised by 7 AM daily (M-F) and by 9 AM (Sat-Sun); flags are lowered ½ hour before sunset each day. Remove flags during inclement weather and lowered when circumstances dictate.
Exterior Sand Urns (if applicable)	Clean sand urns to remove cigarettes and other debris.
Exterior Seating Areas and Tables	Clean and Sanitize seating areas, tables, and drinking fountains.
Exterior Trash Containers	Empty all trash containers and replace trash container liners at each servicing. Clean and disinfect exterior and interior surfaces of trash containers and areas immediately adjacent to the trash containers. Remove trash to dumpster location. Break down all cardboard.
Interior Book Shelves	Thoroughly dust
Interior Clocks:	Change clocks twice a year for standard and daylight-savings time. Change batteries as needed (County shall provide batteries).
Interior Custodial Closets	Clean and maintain custodial closets.

<b>Additional Services (by Department)</b>	<b>Expectations</b>
Interior Elevators (if applicable)	Thoroughly vacuum or wet mop and remove Streaks/Spots. Clean and polish all components to remove all Blemishes and restore bright condition.
Interior Examination Rooms	Clean and return to a useable condition all features within examination rooms. Clean and Sanitize all tables, sinks and sink components, tables, chairs, cabinets, floors, walls and other features within examination rooms. All medical waste must be handled in accordance with federal, state and local laws. Remove/replace sharps container on a daily basis. Remove dirty linen bags and place in centralized repository on a daily basis. Disinfect wall-mounted instruments on a daily basis.
Interior Examination Tables	Thoroughly clean and disinfect entire table, including all pullout components.
Interior General Floor – Deep Cleaning	Strip/seal/wax floors; spray/buff floors; extract carpets as required and in accordance with V. General Floor Care, below.
Interior Graffiti Removal	Remove graffiti from all surfaces. If graffiti cannot be removed with chemical remover, report location and removal method to County.
Interior Hallways	Thoroughly vacuum or wet mop and remove Streaks/Spots, dust, cobwebs; disinfect handrails.
Interior Stairwells (if applicable)	Thoroughly vacuum or wet mop and remove Streaks/Spots, dust, cobwebs; disinfect handrails.
Interior Work Stations and Office Spaces	Clean and Sanitize workstations and private office spaces. Vacuum and Spot clean fabric panels as needed. Remove heel and chair marks from carpet guards. Remove Dust and wipe down areas without disrupting the papers and other items present in these areas (computers excluded).
Light Fixtures	Change bulbs and lamps in light fixtures as they burn out. Clean lenses or coverings on fixtures in accordance with the instruction for Lighting Fixtures set forth in VI. GENERAL INFORMATION 11. Lighting Fixtures, below. The County will supply the necessary replacement lighting. The Contractor shall supply its own tools to perform this task, including ladders.
Parking Lots – Pick up trash	Pick up trash from parking lot, empty trash receptacles to dumpster
Patio Area – Sweeping and Trash Removal	Remove all Blemishes (Fixed and Surface) from all outdoor areas including but not limited to walking surfaces, planters, seating areas and sidewalks. Sweep area.

#### IV. DAY PORTER

Certain County locations may require the services of a Day Porter on a daily basis. Each such Day Porter must be fluent in English (i.e., able to communicate verbally and in writing in the English language); exemplify a strong work ethic, and pay particular attention to detail. In addition, each Day Porter shall be required to carry a cell phone at all times in order to facilitate communication with appropriate County staff, and Day Porters shall respond to County calls within 20 minutes. Each such cell phone shall be provided at Contractor's expense, and shall have a local telephone number.

The duties of a Day Porter shall include, but are not limited to:

- Picking up trash;
- Restocking toiletries;
- Overall facility cleanliness;
- Wiping down or polishing handrails;
- Emergency clean-ups;
- Day maintenance and upkeep;
- Meeting room preparations, including table/chair arrangements;
- Window washing as needed (i.e., glass store front entries, kiosk and/or display windows); and

- Other tasks as assigned.

The Day Porter's primary function is to accommodate the daily functions or operations of the facility. If all Day Porter activities are completed, the Day Porter will perform routine janitorial functions to assist the night or after hours janitorial tasks.

The below table identifies the locations that require day porter service and hours/shifts needed.

Departments	Building/Location	Hours (Subject to Change)
Ag Commissioner	AG Center-Harvest Hall 3800 Cornucopia Way Modesto, CA 95358	M-F 7:30 am-3:30 pm
Dept. of Environmental Resources, UC Extension, Ag Commissioner	AG Center-Stanislaus Building 3800 Cornucopia Way Modesto, CA 95358	M-F 7:30 am-3:30 pm
Community Services Agency, Department of Child Support Services, Health Services Agency – Women, Infants and Children	CSA Main Campus 251 Hackett Road Modesto, CA 95358	M-F 8AM-5PM
Health Services Agency	McHenry Medical Office 1209 Woodrow Avenue, # B10 Modesto, CA 95350	M-F 12PM-4PM
Health Services Agency	Paradise Medical Office 401 Paradise Road Modesto, CA 95351	M-F 12PM-4PM

## V. GENERAL FLOOR CARE

### 1. Vacuum Use

The following requirements apply to the use of vacuum cleaners:

- Vacuums shall be equipped with the proper filter or bag; the filters shall be changed or cleaned consistent with the manufacturer's recommendations.
- Vacuum bags or canisters shall be inspected at least every two (2) hours and changed or replaced when half full or when indicated by a bag sensor, if vacuum is so equipped.
- Precautions shall be taken to limit worker exposure to dust and particulate matter when cleaning and replacing bags and filters.
- 

### 2. Maintenance of Hard Floors

a. For periodic maintenance of hard floors, the Contractor shall:

- Strip wax quarterly on a progressive schedule.
- Provide reasonable notice to building management prior to the commencement of both routine and non-routine floor cleaning operations. The timing and method of the notice shall be established by building management in consultation with the Contractor.
- Place caution/wet floor signs, cord off wet work areas and post notifications on all entrance and exit doors as appropriate.
- Perform periodic maintenance only if sufficient floor finish exists on the floor surface to protect the underlying flooring from being degraded during the restoration process.
- When floor restoration chemicals are used, apply with mop-on or auto-scrubber methods rather than spray application.
- Use burnishing or buffing equipment with controls or other devices sufficient for capturing and collecting particulates generated during the use of the equipment.
- Spot-clean as necessary in large corridors (examples: CSA facility at Hackett Rd., Probation facility at Blue Gum Ave., Ceres recovery center, etc.). Spots are defined by industry standards as being the size of a silver dollar.

- b. For restorative maintenance the Contractor shall:
  - Perform restoration on an as-needed basis to maintain the appearance and integrity of the floor finish, rather than on a predetermined schedule.
  - Place caution/wet floor signs, cord off wet work areas and post notifications on all entrance and exit doors as appropriate.
  - Ventilate the area, to the outside if possible, both during and after stripping or floor scrubbing and recoat operations to ensure adequate ventilation.
  - Schedule floor stripping and refinishing to coincide with a period of minimum occupancy.
  - Provide reasonable notice to building management prior to the commencement of non-routine floor maintenance operations. The timing and method of the notice shall be established by building management in consultation with the Contractor.
3. **Maintenance of Carpets**

Periodic light carpet cleaning is necessary to maintain carpeted floors. Restorative deep carpet cleaning operations are appropriate when light carpet cleaning is insufficient to clean carpeted areas in heavy use areas. For periodic and restorative cleaning, the Contractor shall:

  - Perform carpet cleaning quarterly in larger areas.
  - Perform nightly carpet extraction in high traffic and/or break areas in large buildings.
  - Provide reasonable notice to building management prior to the commencement of both routine and non-routine carpet cleaning operations. The timing and method of the notice shall be established by building management in consultation with the Contractor.
  - Place caution/wet floor signs, cord off wet work areas and post notifications on all entrance and exit doors as appropriate.
  - Perform carpet extraction on an as-needed basis rather than according to a regular schedule. Such need may be made at the request of County, or as determined by Contractor.
  - Remove sufficient water from the carpet and provide sufficient airflow (e.g., use of blowers, increased outdoor air exchange) so that the carpet will dry in less than 12 hours when cleaning carpets or performing carpet extraction.
  - Schedule carpet extraction to coincide with a period of minimum building occupancy.
  - Use vacuum equipment appropriate for the task. If backpack style vacuums are not producing results satisfactory to the County, Contractor shall use power-head type equipment instead. All such equipment shall be provided by the Contractor at no additional cost to the County.
  - Spot-clean as necessary in large corridors (examples: CSA facility at Hackett Rd., Probation facility at Blue Gum Ave., Ceres recovery center, etc.). Spots are defined by industry standards as being the size of a silver dollar.

## **VI. GENERAL INFORMATION**

1. The description of each service area is to be used as a guideline for the Contractor. The description does not attempt to describe every detail or feature of the facility that is to be maintained by the Contractor.
2. County's Project Manager or designee may conduct periodic walkthroughs of the building. Results of each walkthrough shall be reviewed by County and Contractor. It is Contractor's responsibility to point out maintenance issues that are not cleaning issues. Agreed-upon maintenance issues shall be deducted from the custodial exception list and the overall score for that building will be adjusted. Areas that are not maintained at the desired service level, as determined by the walkthroughs, may result in a deduction of payment. Chronic service problems may result in cancellation of the contract.
3. If any services performed under this Agreement or any related project are not maintained at the desired service level, Contractor shall be required to correct the deficiency at no increase to the total amount set forth in the Project. If Contractor elects not to correct the deficiency or is unable to do so in a timely manner, deductions in payment may occur. These deductions will vary depending on severity and frequency of the deficiency.

4. Site Supervision
  - a. Contractor shall have a management or supervisory employee on each shift and dedicated to the site. In addition, Contractor shall have a supervisor available twenty-four (24) hours per day for direct communications with County staff. All of Contractor's personnel shall receive all appropriate safety training in all aspects of janitorial service operations from the Contractor.
5. Communication with County's Facility Management
  - a. Meetings:
    - On a weekly basis, Contractor's site supervisor shall meet with the facility's Manager or designee to walk the building and identify one-time projects and/or trouble areas.
    - On a monthly basis, Contractor's regional manager shall meet with the facility's Manager or designee to discuss performance, one-time projects, and/or trouble areas.
    - On a quarterly basis, Contractor's regional manager shall attend facility's partner meetings to discuss any issues with the County facility's partner agencies.
  - b. Graffiti:
    - Contractor's janitorial staff shall immediately notify on-site Security of newly-discovered graffiti. In addition, Contractor shall report and send pictures of such graffiti to the facility's Manager within 12 hours of the discovery.
  - c. Informal Communication Processes:
    - Informal communication methods and processes may be established by the individual County facilities.
6. Initial Cleaning
  - a. All infrequent tasks such as window washing, deep cleaning of carpet areas, stripping and waxing of hard floors, air vent and fixture cleaning shall be completed as part of initial cleaning process and maintained on an on-going, per building schedules outlined in each individual project.
  - b. All carpet cleaning and hard floor surfacing shall be completed as scheduled and reported to County twenty-four (24) hours in advance of scheduled cleaning. All non-scheduled cleaning shall be reported within twenty-four (24) hours of completion by e-mail. All communication shall be made to County's Project Manager or designee.
7. Building Cleanliness

Contractor shall be responsible for cleanliness and sanitation of the building, exterior areas, all furniture, and other fixtures both inside and outside of the building except for, windows and building surfaces on the outside of the building above street level. Under drought conditions, the County will allow Contractor to use blowers, where such usage is practical. Contractor shall use such blowers only during non-business hours to minimize disturbance to County's operations.
8. Set-Up And Take-Down

In addition to the regular servicing of areas within the building, Contractor is expected to provide necessary set-up and take-down of chairs and tables in meeting rooms and other areas identified in the building as well as custodial services for events on Saturdays, Sundays, and legal holidays. Rooms are to be returned to usable condition after each event.
9. Building Keys

There is a master key system for all County buildings, however the Contractor will not be provided with master keys. Contractor shall be issued building keys and/or electronic key cards at the start of each shift for the performance of services as specified herein. The Contractor shall be responsible for securing/locking the interior and exterior portions of each County building during the hours specified by the County. In the event such keys entrusted to Contractor's staff should become lost, the cost of rekeying the building shall be deducted from payment due Contractor for services rendered.
10. Security

Contractor's personnel working in security-sensitive facilities (as determined by the County) pass a Department of Justice and F.B.I. background check (which will be reviewed by a

representative of the DA's investigation unit), drug screen (at an approved medical facility), and be bondable. Results from drug screens and background checks must be submitted for each of Contractor's employees before such employee can be assigned to these facilities can take effect. Contractor shall pay the cost of background checks and drug tests.

Consultant agrees to provide County's representative with the pre-employment screening of each staff member to provide contracted services. An additional background check for Contractor's employees may be conducted by County Sheriff's Department as determined by the County's representative at County's expense. The parties shall cooperate to assure that such additional background checks, if required, are scheduled in a timely fashion. Information will be kept confidential. If clearance is not given, proposed employee will not be allowed on County work site.

Contractor shall be responsible to secure/lock the interior and exterior portions of the building during hours specified by the County's Project Manager. If applicable, the last person leaving the building shall set the security alarm prior to exiting the building.

11. Uniforms

Contractor employees shall be required to wear a uniform and name badge for identification purposes. Name badges shall indicate whether the employee is cleared to enter a secure facility. Uniforms shall be clean and neat in appearance at all times.

12. Lighting Fixtures

Contractor shall be responsible for reporting, repairing and replacing burned out lamps in lighting fixtures, and stained ceiling tiles. Contractor is not responsible for the replacement of ballasts or other electrical devices used in lighting systems. Burned out ballasts and/or other failed electrical devices must be reported to the County's Project Manager or designee. Contractor shall be responsible for placing all burned out lamps at a designated collection area located within the serviced location, or as directed by the County's Project Manager. All reports shall be submitted to the County's Project Manager. Contractor shall take all necessary precautions not to break burned out lamps or tubes while handling. Contractor recognizes that broken light tubes are considered a hazard to the environment. The contractor will be responsible for cleanup costs.

13. Reporting and Communication

Contractor shall make available to County a web-based janitorial management software program (JMS) at no additional expense for purposes of communicating, tracking, measuring quality deficiencies, as well as streamline processes and problem resolution. Contractor shall provide training on the use of JMS to County as needed at no additional expense.

14. Holiday Schedule

Contractor will be required to provide services on all scheduled holidays unless otherwise notified by County's Project Manager.

County observes the following holidays:

- New Year's Day
- Martin Luther King, Jr. Day
- President's Day
- Memorial Day
- Independence Day
- Labor Day
- Veteran's Day
- Thanksgiving Day
- Day after Thanksgiving
- Christmas Day

15. Service Locations

Service locations shall be specified in each project issued against the Master Agreement.

16. Service Requirements Per Location

Each location is to be cleaned as per the guidelines listed in paragraph 2 "Frequencies" above and as specified in each project.

17. Reports

The Custodial Service Report includes the information collected during the inspection, which is the Contractor's responsibility to prepare. The report shall contain:

- a. Custodial service performance;
- b. Custodial defect chart;
- c. Frequency chart (which problems are most pervasive in the facility); and
- d. Custodial condition maps (each condition is reported on its own map along with the degree of severity observed).

County review and assessment of the audit reports shall be final. Should Contractor object to any portion of the audit, however, Contractor may petition County to review the audit with Contractor, and Contractor shall provide any such evidence as to why the graded level is incorrect (e.g. facility damage to the area prevented proper cleaning, flooding or other force major event).

18. Contractor's Unsatisfactory Employees

If, at any time County determines that any person employed by Contractor providing services under this Agreement or any related project requires corrective action, County shall notify Contractor who shall take immediate corrective action. Contractor shall be solely responsible for the hiring, supervising, training, disciplinary actions and termination of his/her employees.

If any person employed by Contractor fails or refuses to carry out the directions of the County's Project Manager, or appears to be incompetent, or acts in a disorderly or improper manner, that person shall be discharged immediately from the project on the request of the County's Project Manager, and such person shall not again provide services under this Agreement or any related project.

## VI. DEFINITIONS

As used in this Exhibit, capitalized terms shall have the following meanings:

**Adhesive:** Material forming a semi-permanent attachment to a surface, such as chewing gum, tar, or tape residue

**Blemishes:** Soil or dirt; that which mars the appearance of, or disfigures, a surface or object. A Blemish can be temporary and removable by Cleaning, or permanent due to surface damage. There are two types of blemishes:

1. **Fixed:** A blemish that adheres to and resists separation from a surface requiring detachment before complete removal. Some examples of Fixed Blemishes are Streaks/Spots, Grime, Film, and Adhesives.
2. **Surface:** A blemish held to a surface by static electricity, gravity or ionic attraction and easily removed. Some examples of Surface Blemishes are Dust, Grit, Lint, Litter and Wet Spillage.

**Blood borne pathogens:** Pathogenic microorganisms that are present in human blood and can cause disease in humans. Hepatitis B Virus (HBV) and HIV are of primary concern

**Cleaning:** Process of removing pollutants from the environment and putting them in their proper place. The purposeful, systematic activity of locating, detaching, and removing visible Blemishes from an environment or surface. Cleaning does not necessarily reduce the level of microbial contamination.



**Communication Log:** Notebook, clipboard other similar item maintained on site to facilitate written communication between County and vendor; also used to identify any discrepancy or requests for work and all on-going work performed

**Day Porter:** Janitorial attendant assigned to a specific location for day-to-day maintenance and specific tasks

**Deep Cleaning:** Includes the use of buffing and/or extraction equipment

**Disinfecting:** Removal and destruction of targeted pathogenic microorganisms; the focused removal of specified pathogenic microorganisms by chemical destruction, heat, ultra-violet light, or oxidation

**Dust:** Fine, dry, airborne, particulate matter, comprised of skin cells, pollen, dander, and other residue combined with pollutants and natural soil

**Engineering Controls:** Technology and devices that isolate or remove hazards from the workplace

**Film:** A thin covering or coating deposited evenly on a surface. Includes mineral buildup in toilet bowls, atmospheric deposits on window glass, soap scum, oxidation (tarnish)

**Grime:** Thin layers of residue from human or animal usage composed of residual oils combined with normal soiling

**Grit:** Coarse particulate materials originating outdoors, such as sand, gravel, and salt

**Hygienically clean surface:** A surface that does not constitute a threat to health as a result of the presence of microorganisms

**Lint:** Clinging particles of fibrous material, such as cobwebs

**Orderliness:** The arrangement or organization of equipment and furnishings on a surface

**Potentially infectious material:** Human blood along with other specific human body fluids including semen, feces and urine

**Residue:** Anything that remains on a surface or in the pores of a surface after a cleaning process is complete

**Sanitizing:** Method of reducing the microbial population to a safe level as determined by local public health standards. Sanitation may or may not include Disinfection and/or Sterilization

**Spot Cleaning:** Method of cleaning only the blemished part of an object

**Stain:** Surface discoloration that, due the addition or removal of coloring agents (pigments), has chemically changed the surface and is impossible to remove by cleaning

**Sterilization:** Process that causes the destruction or removal of all forms of life; the complete destruction by chemicals, high temperatures, or other means of all microorganisms on a surface, or an object such as a surgical instrument. Soil removal may or may not be part of this process.

**Streaks/spots:** Marks or bands differing in surface color or texture. These are often the result of incomplete attempts to remove a fixed substance, as when improper mopping leaves a streaked floor after the water evaporates. This includes dried spillage of fluids.

**Visibly clean surface:** Surface showing no evidence of visible blemishes

**Vulnerable Populations:** Represents people who are more susceptible than the general population to chemicals and products that might pose a risk to human health. These populations include but are not limited to children, pregnant women, the elderly and infirm, people sensitive to chemical

exposures (e.g., fragrances), and other occupants, customers, or employees that may have a higher susceptibility to cleaning operations

**Wet spillage:** Includes spilled drinks, bodily fluids, and lubricants that have not dried or been absorbed by a surface

**Workplace Practice Controls:** Ongoing evaluation of the manner in which a task is performed in an effort to reduce the likelihood of a worker's exposure to blood or other potentially infectious material.

## **VII. COMPENSATION**

The parties hereto acknowledge the maximum amount to be paid by the County for services provided under this Master Agreement shall **not exceed \$4,659,299.52** over the first four years of the term including, without limitation, the cost of any subcontractors, consultants, experts or investigators retained by the Contractor to perform or to assist in the performance of its work under this Agreement.

## **VIII. INVOICING**

Contractor shall invoice the County on a monthly basis and reference this Agreement Number, Project Number and Purchase Order Number on all invoices submitted to the County for payment. The County shall incorporate the remit address on each individually approved Project.

## **IX. TERMINATION FOR CONVENIENCE**

The County may terminate this Agreement at any time for its convenience and at its sole option, in whole or in part, by giving 30-day written notice to Contractor. Contractor agrees to waive any claims for damages, including loss of anticipated profits, in the event the County terminates this Agreement as provided for in this paragraph. Upon such termination, the obligations of this Agreement shall continue as to any work already performed and the County shall pay Contractor the amount due for work properly performed as of the date of termination, less any sums previously paid.

## **X. SAFETY REQUIREMENTS**

All services and merchandise shall comply with current California State Division of Industrial Safety Orders and OSHA. Contractor shall be responsible for strict compliance with all requirements of the California Occupational Safety and Health Act (OSHA), which are applicable to the work to be accomplished pursuant to this Agreement. OSHA shall be construed to include, but not be limited to, all applicable safety orders issued by the Division of Industrial Safety, State of California. In the event Contractor or any of the Contractor's employees shall observe any violation of OSHA in or on the premises on which Contractor is to perform work pursuant to this Agreement, Contractor shall immediately give written notice to the County of such violation.

## **XI. WORK SCHEDULE**

Contractor shall be obligated to perform, in a timely manner, the services and work provided for under this Agreement. It is understood by Contractor that the performance of these services and work shall require the Contractor to perform the services and work in conformance with a work schedule agreed to by the parties in each Project executed against this Master Agreement.

## **XII. PROTECTION OF EXISTING FACILITIES**

Contractor shall take every precaution to protect all public and private property during the performance under this Agreement. Any damages caused by Contractor's personnel or equipment

shall be promptly repaired to the condition existing before the damage or be replaced. Contractor shall be solely responsible for all costs for such repairs or replacement. Contractor shall either obtain crime and fidelity insurance coverage for its employees (and provide a certification of same to County), or Contractor shall be responsible for its employee's actions including, but not limited to, any theft or mysterious disappearance of County property or the property of County's employees.

### **XIII. REMOVAL OF UNSATISFACTORY EMPLOYEES**

- a. Contractor shall only furnish employees who are competent and skilled for work under this Agreement.
- b. If, in the opinion of the County, an employee of the Contractor is incompetent or disorderly, refuses to perform in accordance with the terms and conditions of this Agreement, threatens or uses abusive language while on County property, or is otherwise unsatisfactory, that employee shall be removed from all work under this Agreement.

### **XIV. MULTI-YEAR CONTRACTS**

If funds are not appropriated or otherwise made available to support continuation in any fiscal year succeeding the first fiscal year, the County shall have the right to terminate this Agreement and Contractor shall not be entitled to recover any costs not incurred prior to termination.

### **XV. BUDGET CLAUSE**

- a. It shall be mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient funds for the Work, this Agreement shall be of no further force and effect. In this event, the County shall have no liability to pay any funds whatsoever to Contractor or to furnish any other considerations under this Agreement and Contractor shall not be obligated to perform any provisions of this Agreement.
- b. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the County shall have the option to either cancel this Agreement with no liability occurring to the County, or offer an agreement amendment to Contractor to reflect the reduced amount.

### **XVI. COMPLIANCE WITH OSHA**

- a. Contractor shall be responsible for strict compliance with all requirements of the California Occupational Safety and Health Act (OSHA), which are applicable to the work to be accomplished pursuant to this Agreement. OSHA shall be construed to include, but not be limited to, all applicable safety orders issued by the Division of Industrial Safety, State of California. In the event the Contractor or any of the Contractor's employees shall observe any violation of OSHA in or on the premises on which the Contractor is to perform work pursuant to this Agreement, the Contractor shall immediately give written notice to the County of such violation.
- b. **OSHA Compliance:** All services, training and materials, equipment provided by Contractor shall comply with current California State Division of Industrial Safety Orders and requirements stipulated by Occupational Safety and Health Administration (OSHA), Department of Transportation (DOT), Department of Toxic Substances Control (DTSC) and any applicable regulatory agency requirements. Contractor shall ensure that all personnel performing services under this Agreement shall have received training appropriate to their assigned tasks and that this training shall be current (including any subcontractors).

- c. Contractor shall warrant that the described material, equipment or labor meets all appropriate OSHA safety and health requirements. Further, it shall warrant that the said material or equipment shall not produce or discharge in any manner or form, directly or indirectly, chemicals or toxic substance that could pose a hazard to the health or safety of anyone who may use the material or equipment or come into contact with the material or equipment.

**XVII. ILLEGAL ALIEN LABOR**

- a. Contractor shall comply with all provisions of the Federal Immigration and Control Act of 1986 (8 U.S. Code § 1324 a) and any successor federal laws, as well as all provisions of California Statutes, prohibiting the hiring and continued employment of aliens not authorized to work in the United States. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement or enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor is in compliance with the terms stated within. Contractor nor any subcontractor employed by him shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. Contractor shall agree that it shall confirm the employment eligibility of all employees through participation in E-Verify or an employment eligibility program approved by the Social Security Administration and shall require same requirement to confirm employment eligibility of all subcontractors. All cost incurred to initiate and sustain the aforementioned programs shall be included in the not to exceed rate of this Agreement.

**XVIII. AGREEMENT PERIOD**

This shall be effective from upon approval by the County's Board of Supervisors or the effective date the Agreement is signed, whichever is later, through June 30, 2020

**XIX. CONTRACT EXTENSION**

If mutually agreeable to both parties, this Contract may be extended on a year-to-year basis, however, in no case shall the renewal extend beyond June 30, 2022, two (2) years from the expiration date of the original Agreement.

**XIX. COUNTY LOCATIONS**

*(County locations are shown on the following pages)*

**EXHIBIT A:  
LIST OF COUNTY LOCATIONS**

SITE INFO				BASIC DATA					ADDITIONAL SERVICES (BY DEPT)														NOTES			
Dept.	Name	Address	City	Day Porter	Days & Hours of Op.	Traffic Volume	Traffic Type	Level	(Days Per Week)														(Times Per Yr.)		Special Needs/Comments	
									Ext. Flags	Ext. Sand Urns	Ext. Seating / Tables	Ext. Trash Cont.	Int. Shelves	Int. Clocks	Int. Cust. Closets	Elevators	Exam Rooms	Exam Tables	Int. Graffiti Rem.	Int. Stair-wells	Parking Lot Trash Rem.	Floor Deep Clean	Light Fixt.			
AG	Harvest Hall	3800 Cornucopia Way	Modesto	Yes	M-F (8-5)	High	Gen1 Public (w/ children)	2 or 3	N/A	2	2	2	N/A	N/A	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	Provide pricing for both Level 2 and Level 3. One Day Porter to cover both buildings. Day porter must be able to flex hrs - usual hrs are 7:30 am-3:30 pm but occasionally need 7:00 am-3:00 pm. Use heavy duty floor wax and reapply frequently. Clean internal hallways and rear entrances 2x per week
AG	Stanislaus Building	3800 Cornucopia Way	Modesto	Yes	M-F (8-5)	Medium	Gen1 Public	2 or 3	N/A	2	2	2	N/A	N/A	2	2	N/A	N/A	N/A	N/A	1	N/A	1	4		
AG	Tuolumne Building	3800 Cornucopia Way	Modesto	No	M-F (8-5)	Low	Gen1 Public	1	N/A	5	5	5	N/A	N/A	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	1	4	None
AW	Alliance WorkNet	1405 W. F Street	Oakdale	No	M-F (8-4:30)	High	Gen1 Public (w/ children)	1	N/A	N/A	N/A	N/A	5	2x / Yr	5	N/A	N/A	N/A	N/A	5	N/A	5	4	4	None	
AW	Alliance WorkNet	251 E. Hackett Road	Modesto	Incl w/ CSA Day Porter	M-F (8-5)	High	Gen1 Public	2	N/A	3	3	3	N/A	2x / Yr	3	3	N/A	N/A	N/A	N/A	3	5	As Needed	4	Combined w/ CSA building for this address.	
BHRS	BHRS Trailers @ Probation	2215 Blue Gum Avenue	Modesto	No	M-F (8-5)	Medium	Gen1 Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A	None
BHRS	CIP-CERT	1904 Richland Avenue	Ceres	No	M-F (8-5)	High	Gen1 Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A	None
BHRS	Leaps & Bounds	4640 Spyrus Way	Modesto	No	M-F (8-5)	High	Gen1 Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A	None	
BHRS	Turlock Counseling Center	2101 Geer Road	Turlock	No	M-F (8-5)	High	Gen1 Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A	None	
CEO	Construction Mgmt Trailer, Public Safety Center	200 Hackett Rd.	Modesto	No	M-F (8-5)	Medium	Employees	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	None	
CEO	Grayson Community Center	800 Laird Street	Grayson	No	M-F (8-5)	High	Gen1 Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	None	
CEO	Project 2 Trailer, Public Safety Center	200 Hackett Rd.	Modesto	No	M-F (8-5)	Medium	Employees	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	None	
CSA	Community Services Facility	251 E. Hackett Road	Modesto	Yes	M-TH (7-6), F (8:30-4:45)	Medium	Employees	Hybrid	N/A	3	3	3	N/A	2x / Yr	3	3	N/A	N/A	N/A	N/A	3	5	As Needed	4	Occasional evening events in training rooms M-TH. Screened windows included when all the other 2nd floor windows are cleaned - screens to be cleaned as well. Rotunda tops to be cleaned twice a year. "Customer Area" on the floor plans are Level 1; "Staff Area" and "WIC Area" are Level 2	
CSA	CSA Hughson Office	2413 Third Street, Rm D	Hughson	No	M-F (8-5)	High	Gen1 Public (w/ children)	2	N/A	3	3	3	N/A	2x / Yr	3	N/A	N/A	N/A	N/A	N/A	N/A	3	As Needed	4	StanWorks is 3,000 square feet, but dept occupies only a portion (1,036 square feet) of the building	
CSA	CSA Turlock 1	101 Lander Avenue	Turlock	No	M-F (9-5)	High	Gen1 Public (w/ children)	2	N/A	3	N/A	3	N/A	2x / Yr	3	3	N/A	N/A	N/A	N/A	3	5	As Needed	N/A	None	
CSA	CSA Turlock 2 (Training)	275 Third Street	Turlock	Yes	M-F (8-5)	High	Gen1 Public (w/ children)	2	N/A	3	3	3	N/A	2x / Yr	3	3	N/A	N/A	N/A	N/A	3	5	As Needed	4	None	
CSA	CSA Warehouse	617 Winmore Way, Suites D & E	Modesto	No	M-F (7-5 by appt.)	Medium	Employees	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	Only regular service for this site. Clean the bathrooms (in Suites D & E) 2x per month.	
CSA	CSA West Side Service Center (WSSC)	66 N. El Circulo	Patterson	No	M-F (9-5)	High	Gen1 Public (w/ children)	2	N/A	N/A	N/A	3	N/A	2x / Yr	3	N/A	N/A	N/A	N/A	N/A	N/A	3	As Needed	4	None	
DER	Fink Road Landfill	4000 Fink Road	Crows Landing	No	M-SA (8-4)	Medium	Gen1 Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A	None	
GSA	Fleet Services	448 E. Hackett Road	Modesto	No	M-F (8-5)	Low	Employees	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	2	N/A	None	
HSA	Ceres Medical Office (CMO)	3109 Whitmore Ave.	Ceres	No	M-F (8-5)	High	Gen1 Public (w/ children)	1	5	5	5	5	N/A	2x / Yr	5	N/A	5	5	5	N/A	5	4	4	Old facility with very high traffic volume. Some office space areas difficult to clean due to age and layout of furniture/equipment. All patient areas are easily accessible		
HSA	Hughson Medical Office (HMO)	2412 Third St., Suite B	Hughson	No	M-F (8-5)	High	Gen1 Public (w/ children)	1	5	5	5	5	N/A	2x / Yr	5	N/A	5	5	5	N/A	5	4	4	Old facility with very high traffic volume. Some office space areas difficult to clean due to age and layout of furniture/equipment. All patient areas are easily accessible.		

HSA	Medical Office (MMO)	1209 Woodrow Ave.	Modesto	Yes	Day Porter, M-F (Noon-4)	High	Gen1 Public (w/ children)	1	5	5	5	5	N/A	2x / Yr	5	N/A	5	5	5	N/A	5	4	4	Old facility with very high traffic volume. Some office space areas difficult to clean due to age and layout of furniture/equipment. All patient areas are easily accessible.	
HSA	Paradise Medical Office (PMO)	401 Paradise Road, Suite E	Modesto	Yes	M-F (8-10), Sat-Sun (10-6) OPEN 7 DAYS A WEEK	High	Gen1 Public (w/ children)	1	7	7	7	7	N/A	2x / Yr	7	N/A	7	7	7	N/A	7	4	4	Daily services required 7 days per week. Bathroom floor requires special attention to grout. Clinic floor care in clinic should be done routinely. Quality assurance checks very important.	
HSA	Turlock Medical Office (TMO)	800 Delbon Ave #A	Turlock	No	M-F (8-5)	High	Gen1 Public (w/ children)	1	N/A	N/A	N/A	5	N/A	2x / Yr	5	N/A	5	5	N/A	N/A	5	4	4	Old facility with very high traffic volume. Some office space areas difficult to clean due to age and layout of furniture/equipment. All patient areas are easily accessible.	
HSA	WIC Ceres	1424 Mitchell Road	Ceres	No	M,T,TH & F (8:30-5:30), W (9:30-6:30)	Medium	Gen1 Public (w/ children)	2	N/A	N/A	N/A	5	N/A	2x / Yr	3	N/A	N/A	5 (incl scales)	3	N/A	3	4	4	None	
HSA	WIC Modesto	251 E. Hackett Road	Modesto	Yes	M,T,TH & F (8:30-5:30), W (9:30-6:30)	High	Gen1 Public (w/ children)	2	N/A	N/A	5	5	2	2x / Yr	N/A	N/A	N/A	5 (incl scales)	N/A	N/A	3	4	4	Lobby area to be checked at least 2x per day - very high traffic volume. Children's area & toys cleaned daily. Lobby carpeting cleaned at least 2x per month.	
HSA	WIC Oakdale	1405 West F Street	Oakdale	No	T, T, TH (8-5)	Medium	Gen1 Public (w/ children)	2	N/A	N/A	N/A	N/A	N/A	2x / Yr	N/A	N/A	N/A	3 (incl scales)	2 (incl scales)	N/A	N/A	3	2	4	None
HSA	WIC Patterson	66 N El Circulo	Patterson	No	T & TH (8-5)	Medium	Gen1 Public (w/ children)	2	N/A	N/A	N/A	N/A	N/A	2x / Yr	N/A	N/A	N/A	2 (incl scales)	N/A	N/A	3	2	4	None	
HSA	WIC Turlock	1125 N Golden State Blvd	Turlock	No	M,T,TH & F (8:30-5:30), W (9:30-6:30)	Medium	Gen1 Public (w/ children)	2	N/A	N/A	N/A	5	N/A	N/A	2	N/A	N/A	5 (incl scales)	N/A	N/A	3	4	4	None	
LB	Ceres Library	2250 Magnolia Street	Ceres	No	M (10-8), T-TH (10-6), SA (12-5)	Medium	Gen1 Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs	
LB	Denair Library	4801 Kersey Road	Denair	No	T-TH (12-6), SA (11-5)	Low	Gen1 Public (w/ children)	1	N/A	N/A	4	4	4	N/A	4	N/A	N/A	N/A	4	N/A	4	4	4	Availability to respond to emergency needs	
LB	Empire Library	18 S. Abbie Street	Empire	No	T-TH (12-6), SA (11-5)	Low	Gen1 Public (w/ children)	1	N/A	N/A	4	4	4	N/A	4	N/A	N/A	N/A	4	N/A	4	4	4	Availability to respond to emergency needs	
LB	Hughson Library	2412 Third Street	Hughson	No	T-TH (12-6), SA (11-5)	Low	Gen1 Public (w/ children)	1	N/A	N/A	4	4	4	N/A	4	N/A	N/A	N/A	4	N/A	4	4	4	Availability to respond to emergency needs	
LB	Keyes Library	4420 Maud Avenue	Keyes	No	M-W (9-5:30), TH (9-7:30)	Medium	Gen1 Public (w/ children)	1	N/A	N/A	4	4	4	N/A	4	N/A	N/A	N/A	4	N/A	4	4	4	Availability to respond to emergency needs	
LB	Newman Library	1305 Kern Street	Newman	No	T (12-8), W-TH (10-5), SA (10-5)	Low	Gen1 Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs	
LB	Oakdale Library	151 S. First Avenue	Oakdale	No	M (10-6), T (10-8), TH (10-6), SA (10-5)	Medium	Gen1 Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs	
LB	Patterson Library	46 North Salado Avenue	Patterson	No	M-T (10-6), W (10-8), TH (10-5), SA (12-5)	Medium	Gen1 Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs	
LB	Riverbank Library	3442 Santa Fe Street	Riverbank	No	M (10-5), T (10-8), W (10-8), TH (10-6), SA (12-5)	Medium	Gen1 Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs	
LB	Salida Library	4835 Sisk Road	Salida	No	M-T (10-8), W-TH (10-6), SA (10-5)	High	Gen1 Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs	
LB	Turlock Library	550 Minaret Avenue	Turlock	No	M-W (10-9), TH (10-5), SA (10-5)	High	Gen1 Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs	
LB	Waterford Library	324 E Street	Waterford	No	M-T (10-6), W (10-8), TH (10-5), SA (12-5)	Low	Gen1 Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs	
OES	OES Trailer (behind main bldg)	3705 Oakdale Rd.	Modesto	Yes	M-F (8-5)	Low	Employees	1	N/A	N/A	N/A	N/A	5	2x / Yr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	4	None	
OES	Office of Emergency Services	3705 Oakdale Rd.	Modesto	Yes	M-F (8-5)	Low	Gen1 Public	1	N/A	N/A	N/A	5	5	2x / Yr	5	N/A	N/A	N/A	N/A	N/A	N/A	4	4	Service for ext. trash removal at main entrance only.	

PB	Probation - Day Reporting Center	190 E. Hackett Road	Modesto	No	M-F (8-5)	High	Gen1 Public	1	N/A	N/A	N/A	N/A	Daily	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A		
PB	Probation - Juvenile Commitment Ctr	2215A Blue Gum Avenue	Modesto	No	M-Su (24 hrs)	Medium	Gen1 Public	1	N/A	N/A	N/A	N/A	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A	Open 24 hrs/day, 7 days/wk	
PB	Probation Campus Main Building	2215 Blue Gum Avenue	Modesto	No	M-F (8-5)	High	Gen1 Public	2	N/A	N/A	N/A	N/A	5	N/A	N/A	N/A	5	2	N/A	N/A	4	N/A	This large building has 3 primary areas: office space, juvenile hall and a lobby area in between.	
PB	Probation Portables	2215 Blue Gum Avenue	Modesto	No	M-F (8-5)	Medium	Gen1 Public	2	N/A	N/A	N/A	N/A	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A		
PW	Public Works (Main Building)	1716 Morgan Road	Modesto	No	M-F (8-5)	Low	Gen1 Public	2	N/A	N/A	N/A	N/A	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	Floor deep cleaning for office spaces & conference rooms only	
PW	Public Works (Morgan Shop)	1716 Morgan Road	Modesto	No	M-F (8-5)	Low	Employees	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	Janitorial services needed for office, restroom and break room only (vehicle maintenance bays excluded). Floor deep cleaning for office spaces & conference rooms only	
PW	Sign Shop	1716 Morgan Road, Building 9	Modesto	No	M-F (8-5)	Low	Employees	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Restroom Only	
PW	Public Works (Roads Division)	1716 Morgan Road, Building 13	Modesto	No	M-F (8-5)	Medium	Employees	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	None	
SD	Airport Neighborhood Substation	530 S. Santa Cruz Ave	Modesto	No	M-F (8-5)	Low	Gen1 Public (w/ children)	2	N/A	N/A	N/A	N/A	N/A	2x / Yr	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	None	
SD	I.T. Trailer	442 E. Hackett Road	Modesto	No	M-F (7-5)	Low	Employees	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	None	
SD	Sheriff's Dept - Ops Center	250 E. Hackett Road	Modesto	No	24 / 7	Medium	Gen1 Public (w/ children)	1	N/A	7	N/A	7	N/A	2x / Yr	N/A	7	N/A	N/A	N/A	7	N/A	4	N/A	None
SD	Training Center	3805 Cornucopia Way	Modesto	No	M-TH (7-6)	Medium	Gen1 Public	2	N/A	N/A	N/A	N/A	N/A	2x / Yr	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	None	
SD	Transition Trailer, Public Safety Center	200 Hackett Rd.	Modesto	No	M-F (7-3)	Low	Employee	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	None	

**EXHIBIT A:  
LIST OF COUNTY LOCATIONS**

SITE INFO				BASIC DATA					ADDITIONAL SERVICES (BY DEPT)														NOTES			
Dept.	Name	Address	City	Day Porter	Days & Hours of Op.	Traffic Volume	Traffic Type	Level	(Days per Week)														(Times Per Yr.)		Special Needs/Comments	
									Ext. Flags	Ext. Sand Urns	Ext. Seating / Tables	Ext. Trash Cont.	Int. Shelves	Int. Closets	Int. Cust. Closets	Elevators	Exam Rooms	Exam Tables	Int. Graffiti Rem.	Int. Stairwells	Parking Lot Trash Rem.	Floor Deep Clean	Light Fixt.			
AG	Harvest Hall	3800 Cornucopia Way	Modesto	Yes	M-F (8-5)	High	Gen'l Public (w/ children)	2 or 3	N/A	2	2	2	N/A	N/A	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	Provide pricing for both Level 2 and Level 3. One Day Porter to cover both buildings. Day porter must be able to flex hrs - usual hrs are 7:30 am-3:30 pm but occasionally need 7:00 am-3:00 pm. Use heavy duty floor wax and reapply frequently. Clean internal hallways and rear entrances 2x per week.
AG	Stanislaus Building	3800 Cornucopia Way	Modesto	Yes	M-F (8-5)	Medium	Gen'l Public	2 or 3	N/A	2	2	2	N/A	N/A	2	2	N/A	N/A	N/A	1	N/A	1	4			
AG	Tuolumne Building	3800 Cornucopia Way	Modesto	No	M-F (8-5)	Low	Gen'l Public	1	N/A	5	5	5	N/A	N/A	5	N/A	N/A	N/A	N/A	N/A	5	1	4		None	
AW	Alliance WorkNet	1405 W. F Street	Oakdale	No	M-F (8-4:30)	High	Gen'l Public (w/ children)	1	N/A	N/A	N/A	N/A	5	2x / Yr	5	N/A	N/A	N/A	5	N/A	5	4	4		None	
AW	Alliance WorkNet	251 E. Hackett Road	Modesto	Incl. w/ CSA Day Porter	M-F (8-5)	High	Gen'l Public	2	N/A	3	3	3	N/A	2x / Yr	3	3	N/A	N/A	N/A	3	5	As Needed	4		Combined w/ CSA building for this address.	
BHRS	BHRS Trailers @ Probation	2215 Blue Gum Avenue	Modesto	No	M-F (8-5)	Medium	Gen'l Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A		None	
BHRS	CIP-CERT	1904 Richland Avenue	Ceres	No	M-F (8-5)	High	Gen'l Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A		None	
BHRS	Leaps & Bounds	4640 Spyres Way	Modesto	No	M-F (8-5)	High	Gen'l Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A		None	
BHRS	Turlock Counseling Center	2101 Geer Road	Turlock	No	M-F (8-5)	High	Gen'l Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A		None	
CEO	Construction Mgmt Trailer, Public Safety Center	200 Hackett Rd.	Modesto	No	M-F (8-5)	Medium	Employees	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		None	
CEO	Grayson Community Center	800 Laird Street	Grayson	No	M-F (8-5)	High	Gen'l Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		None	
CEO	Project 2 Trailer, Public Safety Center	200 Hackett Rd.	Modesto	No	M-F (8-5)	Medium	Employees	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		None	
CSA	Community Services Facility	251 E. Hackett Road	Modesto	Yes	M-TH (7-6), F (8:30-4:45)	Medium	Employees	Hybrid	N/A	3	3	3	N/A	2x / Yr	3	3	N/A	N/A	N/A	3	5	As Needed	4		Occasional evening events in training rooms M-TH. Screened windows included when all the other 2nd floor windows are cleaned - screens to be cleaned as well. Rotunda tops to be cleaned twice a year. "Customer Area" on the floor plans are Level 1; "Staff Area" and "WIC Area" are Level 2.	
CSA	CSA Hughson Office	2413 Third Street, Rm D	Hughson	No	M-F (8-5)	High	Gen'l Public (w/ children)	2	N/A	3	3	3	N/A	2x / Yr	3	N/A	N/A	N/A	N/A	N/A	3	As Needed	4		StanWorks is 3,000 square feet, but dept. occupies only a portion (1,036 square feet) of the building.	
CSA	CSA Turlock 1	101 Lander Avenue	Turlock	No	M-F (9-5)	High	Gen'l Public (w/ children)	2	N/A	3	N/A	3	N/A	2x / Yr	3	3	N/A	N/A	N/A	3	5	As Needed	N/A		None	
CSA	CSA Turlock 2 (Training)	275 Third Street	Turlock	Yes	M-F (8-5)	High	Gen'l Public (w/ children)	2	N/A	3	3	3	N/A	2x / Yr	3	3	N/A	N/A	N/A	3	5	As Needed	4		None	
CSA	CSA Warehouse	617 Winmoore Way, Suites D & E	Modesto	No	M-F (7-5 by appl.)	Medium	Employees	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4		Only regular service for this site: Clean the bathrooms (in Suites D & E) 2x per month.	
CSA	CSA West Side Service Center (WSSC)	66 N. El Circulo	Patterson	No	M-F (9-5)	High	Gen'l Public (w/ children)	2	N/A	N/A	N/A	3	N/A	2x / Yr	3	N/A	N/A	N/A	N/A	N/A	3	As Needed	4		None	
DER	Fink Road Landfill	4000 Fink Road	Crows Landing	No	M-SA (8-4)	Medium	Gen'l Public (w/ children)	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A		None	
GSA	Fleet Services	448 E. Hackett Road	Modesto	No	M-F (8-5)	Low	Employees	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	2	N/A		None	
HSA	Ceres Medical Office (CMO)	3109 Whitmore Ave.	Ceres	No	M-F (8-5)	High	Gen'l Public (w/ children)	1	5	5	5	5	N/A	2x / Yr	5	N/A	5	5	5	N/A	5	4	4		Old facility with very high traffic volume. Some office space areas difficult to clean due to age and layout of furniture/equipment. All patient areas are easily accessible.	
HSA	Hughson Medical Office (HMO)	2412 Third St., Suite B	Hughson	No	M-F (8-5)	High	Gen'l Public (w/ children)	1	5	5	5	5	N/A	2x / Yr	5	N/A	5	5	5	N/A	5	4	4		Old facility with very high traffic volume. Some office space areas difficult to clean due to age and layout of furniture/equipment. All patient areas are easily accessible.	



HSA	Medical Office (MMO)	1209 Woodrow Ave.	Modesto	Yes	Day Porter, M-F (Noon-4)	High	Gen'l Public (w/ children)	1	5	5	5	5	N/A	2x / Yr	5	N/A	5	5	5	N/A	5	4	4	Old facility with very high traffic volume. Some office space areas difficult to clean due to age and layout of furniture/equipment. All patient areas are easily accessible.
HSA	Paradise Medical Office (PMO)	401 Paradise Road, Suite E	Modesto	Yes	M-F (8-10), Sat-Sun (10-6) OPEN 7 DAYS A WEEK	High	Gen'l Public (w/ children)	1	7	7	7	7	N/A	2x / Yr	7	N/A	7	7	7	N/A	7	4	4	Daily services required 7 days per week. Bathroom floor requires special attention to grout. Clinic floor care in clinic should be done routinely. Quality assurance checks very important.
HSA	Turlock Medical Office (TMO)	800 Delbon Ave #A	Turlock	No	M-F (8-5)	High	Gen'l Public (w/ children)	1	N/A	N/A	N/A	5	N/A	2x / Yr	5	N/A	5	5	N/A	N/A	5	4	4	Old facility with very high traffic volume. Some office space areas difficult to clean due to age and layout of furniture/equipment. All patient areas are easily accessible.
HSA	WIC Ceres	1424 Mitchell Road	Ceres	No	M,T,TH & F (8:30-5:30), W (9:30-6:30)	Medium	Gen'l Public (w/ children)	2	N/A	N/A	N/A	5	N/A	2x / Yr	3	N/A	N/A	5 (incl scales)	3	N/A	3	4	4	None
HSA	WIC Modesto	251 E. Hackett Road	Modesto	Yes	M,T,TH & F (8:30-5:30), W (9:30-6:30)	High	Gen'l Public (w/ children)	2	N/A	N/A	5	5	2	2x / Yr	N/A	N/A	N/A	5 (incl scales)	N/A	N/A	3	4	4	Lobby area to be checked at least 2x per day - very high traffic volume. Children's area & toys cleaned daily. Lobby carpeting cleaned at least 2x per month.
HSA	WIC Oakdale	1405 West F Street	Oakdale	No	T, T, TH (8-5)	Medium	Gen'l Public (w/ children)	2	N/A	N/A	N/A	N/A	N/A	2x / Yr	N/A	N/A	N/A	3 (incl scales)	N/A	N/A	3	2	4	None
HSA	WIC Patterson	66 N El Circulo	Patterson	No	T & TH (8-5)	Medium	Gen'l Public (w/ children)	2	N/A	N/A	N/A	N/A	N/A	2x / Yr	N/A	N/A	N/A	2 (incl scales)	N/A	N/A	3	2	4	None
HSA	WIC Turlock	1125 N Golden State Blvd	Turlock	No	M,T,TH & F (8:30-5:30), W (9:30-6:30)	Medium	Gen'l Public (w/ children)	2	N/A	N/A	N/A	5	N/A	N/A	2	N/A	N/A	5 (incl scales)	N/A	N/A	3	4	4	None
LB	Ceres Library	2250 Magnolia Street	Ceres	No	M (10-8), T-TH (10-6), SA (12-5)	Medium	Gen'l Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs
LB	Denair Library	4801 Kersey Road	Denair	No	T-TH (12-6), SA (11-5)	Low	Gen'l Public (w/ children)	1	N/A	N/A	4	4	4	N/A	4	N/A	N/A	N/A	4	N/A	4	4	4	Availability to respond to emergency needs
LB	Empire Library	18 S. Abbie Street	Empire	No	T-TH (12-6), SA (11-5)	Low	Gen'l Public (w/ children)	1	N/A	N/A	4	4	4	N/A	4	N/A	N/A	N/A	4	N/A	4	4	4	Availability to respond to emergency needs
LB	Hughson Library	2412 Third Street	Hughson	No	T-TH (12-6), SA (11-5)	Low	Gen'l Public (w/ children)	1	N/A	N/A	4	4	4	N/A	4	N/A	N/A	N/A	4	N/A	4	4	4	Availability to respond to emergency needs
LB	Keyes Library	4420 Maud Avenue	Keyes	No	M-W (9-5:30), TH (9-7:30)	Medium	Gen'l Public (w/ children)	1	N/A	N/A	4	4	4	N/A	4	N/A	N/A	N/A	4	N/A	4	4	4	Availability to respond to emergency needs
LB	Newman Library	1305 Kern Street	Newman	No	T (12-8), W-TH (10-5), SA (10-5)	Low	Gen'l Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs
LB	Oakdale Library	151 S. First Avenue	Oakdale	No	M (10-8), T (10-8), W (10-6), TH (10-8), SA (10-5)	Medium	Gen'l Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs
LB	Patterson Library	46 North Salado Avenue	Patterson	No	M-T (10-6), W (10-8), TH (10-5), SA (12-5)	Medium	Gen'l Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs
LB	Riverbank Library	3442 Santa Fe Street	Riverbank	No	M (10-5), T (10-6), W (10-8), TH (10-6), SA (12-5)	Medium	Gen'l Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs
LB	Salida Library	4835 Sisk Road	Salida	No	M-T (10-8), W-TH (10-6), SA (10-5)	High	Gen'l Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs
LB	Turlock Library	550 Minaret Avenue	Turlock	No	M-W (10-9), TH (10-5), SA (10-5)	High	Gen'l Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs
LB	Waterford Library	324 E Street	Waterford	No	M-T (10-6), W (10-8), TH (10-5), SA (12-5)	Low	Gen'l Public (w/ children)	1	N/A	N/A	5	5	5	N/A	5	N/A	N/A	N/A	5	N/A	5	4	4	Availability to respond to emergency needs
OES	OES Trailer (behind main bldg)	3705 Oakdale Rd.	Modesto	Yes	M-F (8-5)	Low	Employees	1	N/A	N/A	N/A	N/A	5	2x / Yr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	4	None
OES	Office of Emergency Services	3705 Oakdale Rd.	Modesto	Yes	M-F (8-5)	Low	Gen'l Public	1	N/A	N/A	N/A	5	5	2x / Yr	5	N/A	N/A	N/A	N/A	N/A	N/A	4	4	Service for ext. trash removal at main entrance only.

PB	Probation - Day Reporting Center	190 E. Hackett Road	Modesto	No	M-F (8-5)	High	Gen'l Public	1	N/A	N/A	N/A	N/A	Daily	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A	
PB	Probation - Juvenile Commitment Ctr	2215A Blue Gum Avenue	Modesto	No	M-Su (24 hrs)	Medium	Gen'l Public	1	N/A	N/A	N/A	N/A	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A	Open 24 hrs/day, 7 days/wk.
PB	Probation Campus Main Building	2215 Blue Gum Avenue	Modesto	No	M-F (8-5)	High	Gen'l Public	2	N/A	N/A	N/A	N/A	5	N/A	N/A	N/A	5	2	N/A	N/A	N/A	4	N/A	This large building has 3 primary areas: office space, juvenile hall and a lobby area in between.
PB	Probation Portables	2215 Blue Gum Avenue	Modesto	No	M-F (8-5)	Medium	Gen'l Public	2	N/A	N/A	N/A	N/A	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A	
PW	Public Works (Main Building)	1716 Morgan Road	Modesto	No	M-F (8-5)	Low	Gen'l Public	2	N/A	N/A	N/A	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	Floor deep cleaning for office spaces & conference rooms only.
PW	Public Works (Morgan Shop)	1716 Morgan Road	Modesto	No	M-F (8-5)	Low	Employees	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	Janitorial services needed for office, restroom and break room only (vehicle maintenance bays excluded). Floor deep cleaning for office spaces & conference rooms only.
PW	Sign Shop	1716 Morgan Road, Building 9	Modesto	No	M-F (8-5)	Low	Employees	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Restroom Only
PW	Public Works (Roads Division)	1716 Morgan Road, Building 13	Modesto	No	M-F (8-5)	Medium	Employees	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NA	N/A	N/A	None
SD	Airport Neighborhood Substation	530 S. Santa Cruz Ave	Modesto	No	M-F (8-5)	Low	Gen'l Public (w/ children)	2	N/A	N/A	N/A	N/A	N/A	2x / Yr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	None
SD	I.T. Trailer	442 E. Hackett Road	Modesto	No	M-F (7-5)	Low	Employees	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	None
SD	Sheriff's Dept. - Ops Center	250 E. Hackett Road	Modesto	No	24 / 7	Medium	Gen'l Public (w/ children)	1	N/A	7	N/A	7	N/A	2x / Yr	N/A	7	N/A	N/A	N/A	7	N/A	4	N/A	None
SD	Training Center	3805 Cornucopia Way	Modesto	No	M-TH (7-6)	Medium	Gen'l Public	2	N/A	N/A	N/A	N/A	N/A	2x / Yr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	None
SD	Transition Trailer, Public Safety Center	200 Hackett Rd.	Modesto	No	M-F (7-3)	Low	Employee	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	None

## EXHIBIT B

### Insurance Required for Most Contracts

*(Not for Professional Services or Construction Contracts)*

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Contractor, his agents, representatives, employees or subcontractors.

#### MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than One Million Dollars (\$1,000,000) per incident or occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability:** If the Contractor or the Contractor's officers, employees, agents, representatives or subcontractors utilize a motor vehicle in performing any of the work or services under the Agreement Insurance Services Office (ISO) Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than One Million Dollars (\$1,000,000) per accident for bodily injury and property damage and transportation related pollution liability.
3. **Workers' Compensation** Insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

If the contractor maintains broader coverage and/or higher limits than the minimums shown above, the County requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County.

**Application of Excess Liability Coverage:** Contractors may use a combination of primary, and excess insurance policies which provide coverage as broad as ("follow form" over) the underlying primary policies, to satisfy the Required Insurance provisions.

#### **Other Insurance Provisions**

The insurance policies are to contain, or be endorsed to contain, the following provisions:

***Additional Insured Status***

The County, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 if a later edition is used).

***Primary Coverage***

For any claims related to this contract, the Contractor's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as respects the County, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees, agents or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

***Reporting***

Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the County or its officers, officials, employees, agents or volunteers.

***Notice of Cancellation***

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the County.

***Waiver of Subrogation***

Contractor hereby grants to County a waiver of any right to subrogation which any insurer of said Contractor may acquire against the County by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the County has received a waiver of subrogation endorsement from the insurer.

***Self-Insured Retentions***

Self-insured retentions must be declared to and approved by the County. The County may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or County.

***Acceptability of Insurers***

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-VII, unless otherwise acceptable to the County.

***Claims Made Policies***

If any of the required policies provide claims-made coverage:

1. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.

2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of five (5) years after completion of work.

***Verification of Coverage***

Contractor shall furnish the County with a copy of the policy declaration and endorsement page(s), original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All **certificates and endorsements are to be received and approved by the County before work commences**. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

***Subcontractors***

Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that County is an additional insured on insurance required from subcontractors.

***Special Risks or Circumstances***

County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

***Insurance Limits***

The limits of insurance described herein shall not limit the liability of the Contractor and Contractor's officers, employees, agents, representatives or subcontractors. Contractor's obligation to defend, indemnify and hold the County and its officers, officials, employees, agents and volunteers harmless under the provisions of this paragraph is not limited to or restricted by any requirement in the Agreement for Contractor to procure and maintain a policy of insurance.

APPROVED AS TO INSURANCE CONTENT:

Stanislaus County

Chief Executive Office – Risk Management Division

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**PRIDE INDUSTRIES  
PROJECT NO. 2016-10-OES**

**A. Terms and Conditions**

Except as hereinafter provided, the services provided by the Contractor under this Project shall be subject to the terms and conditions set forth in the *Master Agreement For Independent Contractor Services* (Master) made and entered into by and between Stanislaus County (County) and Pride Industries (Contractor), on June 14, 2016, with an effective date of July 1, 2016.

**B. Scope of Work**

1. Contractor shall provide janitorial services in accordance with the Master Agreement, and as requested under this Project's Exhibit A – Locations.
2. Contractor shall provide janitorial services as set forth in Exhibit A attached hereto outside of normal business hours. The parties' respective Project Managers shall coordinate scheduling with the Department Representative and/or Site Coordinators (identified below).

**C. Compensation**

The Contractor shall be compensated for the services provided under the Master and this Project as follows:

1. Contractor shall submit to County monthly invoices in arrears for services under this Project, clearly identifying the Building and total charge for services provided. Monthly charges for routine services provided hereunder shall be billed at the rates shown in Exhibit B - Pricing.
2. Additional services may be ordered at the rates shown in the Master Agreement. A contingency of \$5,501.00 is included in this Project's Not-To-Exceed amount to cover such additional services if so ordered by the County.
3. Additional Services shall be requested and pre-approved by County in writing via email exchange between the County's Site Coordinator and Contractor, or through Contractor's web-based Janitorial Management Software program (JAMS). With respect to overtime, Contractor shall manage staffing and schedules so as to eliminate the need for overtime work/charges to the extent possible. When overtime rates apply, Contractor shall so advise County in writing. County agrees to pay pre-approved overtime at the rate of one and one-half (1.5) times the normal pay rate for those overtime hours worked.
4. With respect to Emergency Custodial Labor, County shall pay a two-hour minimum when Consultant's staff is required to return to a Building outside of regularly scheduled service hours.

5. Contractor shall provide County a one percent (1%) cash discount for payments made within twenty (20) days.
6. Invoices shall be submitted to:  
  
Stanislaus County Office of Emergency Services  
Attn: Accounts Payable  
3705 Oakdale Road  
Modesto CA 95357
7. The parties hereto acknowledge the maximum amount to be paid by the County for services provided under this Project shall not exceed \$115,516.64 for the term identified herein, including, without limitation, the cost of any subcontractors, consultants, experts or investigators retained by the Contractor to perform or to assist in the performance of its work under this Project, contingent upon approval of the Stanislaus County Board of Supervisors of the using department's fiscal year budgets.

**D. Project Period**

Services shall commence on July 1, 2016 and the end date shall be coterminous with that of the Master, unless otherwise terminated earlier as defined within the Master.

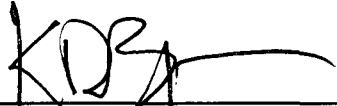
**E. Representatives**

The County's representative for this Project shall be:

Dan Palmquist (or designee)  
Stanislaus County General Services Agency  
Facilities Maintenance Division  
442 E. Hackett Road  
Modesto CA 95354  
(209) 652-0711  
[palmquistd@stancounty.com](mailto:palmquistd@stancounty.com)

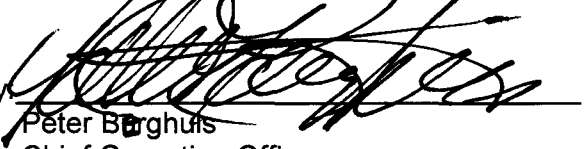
*(Signatures on the Next Page)*

COUNTY OF STANISLAUS

By:   
Keith D. Boggs, Assistant Executive Officer,  
GSA Director/Purchasing Agent

"County"

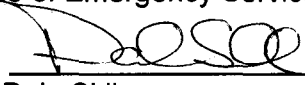
PRIDE INDUSTRIES

By:   
Peter Berghuis  
Chief Operating Officer

"Contractor"

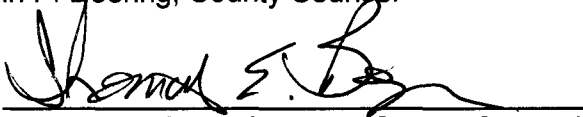
APPROVED AS TO CONTENT:

Office of Emergency Services

BY:   
Dale Skiles  
Assistant Director, Fire Warden

APPROVED AS TO FORM:

John P. Doering, County Counsel

By:   
Thomas E. Boze, Assistant County Counsel



**Exhibit A  
LOCATIONS**

SITE INFO				BASIC DATA						ADDITIONAL SERVICES (BY DEPT)														NOTES	
Dept.	Description / Name	Address	City	Sq. Ft. (est.)	Day Porter	Days & Hours of Op.	Traffic Volume	Traffic Type	Service Level	Ext. Flags	Ext. Sand Urns	Ext. Seating / Tables	Ext. Trash Cont.	Int. Shelves	Int. Clocks	Int. Cust. Closets	Elevators	Exam Rooms	Exam Tables	Int. Graffiti Rem.	Int. Stairwells	Parking Lot Trash Rem.	(Times Per Yr.)		Special Needs / Comments
																							Floor Deep Clean	Light Fixt.	
OES	Office of Emergency Services	3705 Oakdale Rd.	Modesto	6,382	No	M-F (8-5)	Low	Employees	1	N/A	N/A	N/A	N/A	5	2x / Yr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	4	None
OES	Office of Emergency Services Trailer (behind main building)	3705 Oakdale Rd.	Modesto	800	No	M-F (8-5)	Low	Employees	1	N/A	N/A	N/A	5	5	2x / Yr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	4	None

**EXHIBIT B  
ANNUAL PRICING SCHEDULE  
July 1, 2016 through June 30, 2020**

SITE INFO					PRICING									
					Year 1		Year 2		Year 3		Year 4		Total	
Dept.	Description / Name	Address	City	Sq. Ft. (est.)	Price incl. Supplies?	7/1/16 - 6/30/17	7/1/17 - 6/30/18	7/1/18 - 6/30/19	7/1/19 - 6/30/20	7/1/16 - 6/30/20				
						Yr. 1 Monthly Price	Yr. 1 Total	Yr. 2 Monthly Price	Yr. 2 Total	Yr. 3 Monthly Price	Yr. 3 Total	Yr. 4 Monthly Price	Yr. 4 Total	
OES	Office of Emergency Services (includes trailer (behind main building))	3705 Oakdale Rd.	Modesto	6,382	No	\$1,953.57	\$23,442.84	\$1,999.95	\$23,999.40	\$2,114.44	\$25,373.28	\$2,267.27	\$27,207.24	\$100,022.76
OES	Office of Emergency Services Trailer (behind main building)	3705 Oakdale Rd.	Modesto	800	No	\$201.93	\$2,423.16	\$197.64	\$2,371.68	\$209.00	\$2,508.00	\$224.17	\$2,690.04	\$9,992.88
						<b>\$2,155.50</b>	<b>\$25,866.00</b>	<b>\$2,197.59</b>	<b>\$26,371.08</b>	<b>\$2,323.44</b>	<b>\$27,881.28</b>	<b>\$2,491.44</b>	<b>\$29,897.28</b>	<b>\$110,015.64</b>

ADDITIONAL SERVICES:	July 1, 2016 - June 30, 2017	July 1, 2017 - June 30, 2018	July 1, 2018 - June 30, 2019	July 1, 2019 - June 30, 2020
Custodial Labor (price per hour):	\$21.95	\$22.45	\$23.20	\$24.20
Carpet cleaning (price per square foot):	\$0.12	\$0.12	\$0.12	\$0.12
Floor stripping and waxing (price per square foot):	\$0.29	\$0.29	\$0.29	\$0.29

**EXHIBIT D  
ANNUAL PRICING SCHEDULE  
July 1, 2016 through June 30, 2020**

Description	Address	City	Year 1 July 1, 2016 - June 30, 2017		Year 2 July 1, 2017 - June 30, 2018		Year 3 July 1, 2018 - June 30, 2019		Year 4 July 1, 2019 - June 30, 2020		Total Contract July 1 2016 - June 30, 2020	
			Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies
Ag Center/Harvest Hall - Ag Commissioner	3800 Cornucopia Way	Modesto		\$31,269.12		\$31,516.92		\$32,810.16		\$34,484.52		\$130,080.72
Ag Center/Stanislaus Building - Ag Commissioner	3800 Cornucopia Way	Modesto		\$6,604.04		\$6,724.65		\$7,077.45		\$7,545.07		\$27,951.21
Ag Center/Stanislaus Building - Department of Environmental Resources	3800 Cornucopia Way	Modesto		\$6,022.82		\$6,132.81		\$6,454.56		\$6,881.02		\$25,491.21
Ag Center/Stanislaus Building - Cooperative Extension	3800 Cornucopia Way	Modesto		\$7,644.34		\$7,783.95		\$8,192.33		\$8,733.61		\$32,354.23
Ag Center/Stanislaus Building - Parks and Recreation	3800 Cornucopia Way	Modesto		\$787.60		\$801.98		\$844.06		\$899.83		\$3,333.47
AG Center/Tuolumne Building - CEO County Facilities	3800 Cornucopia Way	Modesto		\$24,735.48		\$25,083.12		\$26,273.76		\$27,835.44		\$103,927.80
Alliance WorkNET - AW & WIC	1405 W. F Street	Oakdale		\$10,531.80		\$10,668.00		\$11,237.16		\$11,992.68		\$44,429.64
BHRS - ( Leaps & Bounds)	4640 Spyles Way	Modesto		\$6,487.20		\$6,477.48		\$6,781.56		\$7,179.96		\$26,926.20
BHRS - (Trailers at Probation) Trailer A	2215 Blue Gum Avenue	Modesto		\$11,383.56		\$11,509.44		\$12,093.60		\$12,864.72		\$47,851.32
BHRS - Stanislaus Recovery Center (CIP/CERT) (Trailer at SRC)	1904 Richland Avenue	Ceres		\$29,013.48		\$29,330.28		\$30,607.56		\$32,268.36		\$121,219.68
BHRS - Turlock Counseling Center (TCC)	2101 Geer Road	Turlock		\$12,196.32		\$12,300.96		\$12,887.16		\$13,661.04		\$51,045.48
CEO - Construction Management Trailer at Public Safety Center	200 Hackett Road	Modesto		\$2,520.96		\$2,437.68		\$2,548.32		\$2,692.92		\$10,199.88
CEO - Grayson Community	8900 Laird Street	Grayson		\$9,876.72		\$10,017.60		\$10,575.36		\$11,317.68		\$41,787.36
CEO - Project 2 Trailer at Public Safety Center	200 Hackett Road	Modesto		\$1,194.60		\$1,215.60		\$1,270.80		\$1,343.16		\$5,024.16
Community Services - StanWorks	2413 3rd Street, Room D	Hughson		\$2,722.08		\$2,675.88		\$2,831.40		\$3,039.24		\$11,268.60
CSF - Alliance WorkNET	251 E. Hackett Road	Modesto		\$24,310.89		\$24,600.42		\$25,646.95		\$27,008.45		\$101,566.72
CSF - Department of Child Support Services	251 E. Hackett Road	Modesto		\$39,505.20		\$39,975.69		\$41,676.30		\$43,888.73		\$165,045.92
CSF - Community Services Agency	251 E. Hackett Road	Modesto		\$243,876.63		\$246,781.10		\$257,279.44		\$270,937.41		\$1,018,874.59
HSA - Public Health	251 E. Hackett Road	Modesto		\$575.78		\$582.64		\$607.43		\$639.67		\$2,405.53
HSA - WIC Modesto	251 E. Hackett Road	Modesto		\$11,611.65		\$11,749.94		\$12,249.80		\$12,900.09		\$48,511.47
CSA - Turlock 1	101 Lander Avenue	Turlock		\$13,206.96		\$13,303.32		\$13,905.60		\$14,697.96		\$55,113.84
CSA - Turlock 2 (Training)	275 3rd Street	Turlock		\$4,991.16		\$4,945.32		\$5,168.28		\$5,460.00		\$20,564.76
CSA - Warehouse	617 Winmoore Way, Suites D & E	Modesto		\$2,053.68		\$2,030.16		\$2,062.56		\$2,097.96		\$8,244.36
CSA - West Side Service Center/WIC	66 N El Circulo	Patterson		\$4,342.32		\$4,329.36		\$4,569.36		\$4,889.04		\$18,130.08
DER - Fink Road Landfill	4000 Fink Road	Crows Landing		\$9,025.92		\$9,184.92		\$9,727.80		\$10,453.68		\$38,392.32
GSA - Fleet Services	448 E. Hackett Road	Modesto		\$6,672.84		\$6,582.12		\$6,803.40		\$7,083.00		\$27,141.36
HSA - Ceres Medical Office	3109 Whitmore Avenue	Ceres	\$44,460.72		\$45,570.72		\$48,169.56		\$51,639.36		\$189,840.36	
HSA - Hughson Medical Office	2412 Third Street, Suite B	Hughson	\$16,232.04		\$16,572.24		\$17,538.36		\$18,830.16		\$69,172.80	
HSA - McHenry Medical Office	1209 Woodrow Avenue	Modesto	\$49,341.84		\$50,613.48		\$53,523.36		\$57,411.60		\$210,890.28	
HSA - Paradise Medical Office	401 Paradise Road, Suite E	Modesto	\$112,651.44		\$115,701.24		\$122,331.48		\$131,187.84		\$481,872.00	
HSA - Turlock Medical Office	800 Delbon Avenue, #A	Turlock	\$12,218.16		\$12,388.80		\$13,055.76		\$13,942.32		\$51,605.04	
HSA - WIC Ceres	1424 Mitchell Road	Ceres	\$3,221.40		\$3,180.60		\$3,363.36		\$3,607.92		\$13,373.28	
HSA - WIC Turlock	1125 N Golden State Blvd	Turlock		\$4,344.00		\$4,288.32		\$4,487.64		\$4,750.44		\$17,870.40
Library - Ceres Branch	2250 Magnolia Street	Ceres		\$8,510.76		\$8,573.04		\$9,009.48		\$9,585.84		\$35,679.12
Library - Denair Branch	4801 Kersey Road	Denair		\$4,314.12		\$4,287.24		\$4,512.72		\$4,811.28		\$17,925.36
Library - Empire Branch	18 S. Abbie Street	Empire		\$4,345.20		\$4,317.96		\$4,543.92		\$4,843.08		\$18,050.16
Library - Hughson Branch	2412 Third Street	Hughson		\$3,833.88		\$3,811.80		\$4,028.76		\$4,318.08		\$15,992.52
Library - Keyes Branch	4420 Maud Avenue	Keyes		\$3,843.24		\$3,821.04		\$4,038.12		\$4,327.44		\$16,029.84
Library - Newman Branch	1305 Kern Street	Newman		\$4,478.40		\$4,449.84		\$4,677.84		\$4,979.16		\$18,585.24
Library - Salida Branch (Nick W. Blom Regional)	4385 Sisk Road	Salida		\$37,188.72		\$37,570.80		\$39,274.80		\$41,500.32		\$155,534.64
Library - Oakdale Branch	151 S. 1st Avenue	Oakdale		\$9,185.16		\$9,240.60		\$9,688.80		\$10,277.76		\$38,392.32
Library - Patterson Branch	46 N. Salado Avenue	Patterson		\$7,123.32		\$7,153.68		\$7,518.00		\$7,998.84		\$29,793.84
Library - Riverbank Branch	3442 Santa Fe Street	Riverbank		\$5,924.04		\$5,919.96		\$6,214.44		\$6,602.40		\$24,660.84
Library - Turlock Branch	550 Minaret Avenue	Turlock		\$14,723.28		\$14,907.00		\$15,644.76		\$16,616.52		\$61,891.56
Library - Waterford Branch	324 E Street	Waterford		\$7,469.04		\$7,541.64		\$7,959.96		\$8,516.52		\$31,487.16
Office of Emergency Services	3705 Oakdale Road	Oakdale		\$25,018.20		\$25,559.16		\$26,962.68		\$28,828.56		\$106,368.60
Office of Emergency Services Trailer	3705 Oakdale Road	Modesto		\$2,620.68		\$2,567.16		\$2,707.20		\$2,893.20		\$10,788.24

**EXHIBIT D  
ANNUAL PRICING SCHEDULE  
July 1, 2016 through June 30, 2020**

Description	Address	City	Year 1 July 1, 2016 - June 30, 2017		Year 2 July 1, 2017 - June 30, 2018		Year 3 July 1, 2018 - June 30, 2019		Year 4 July 1, 2019 - June 30, 2020		Total Contract July 1 2016 - June 30, 2020	
			Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies
Probation - Day Reporting Center	190 E. Hackett Road	Modesto		\$24,162.00		\$24,527.64		\$25,722.60		\$27,293.64		\$101,705.88
Probation - Juvenile Commitment Center	2215A Blue Gum Avenue	Modesto		\$31,545.24		\$31,246.20		\$32,174.76		\$33,320.28		\$128,286.48
Probation Main Building - Probation	2215A Blue Gum Avenue	Modesto		\$9,967.23		\$10,130.09		\$10,619.96		\$11,263.77		\$41,981.06
Probation Main Building - District Attorney	2215A Blue Gum Avenue	Modesto		\$398.96		\$405.48		\$425.08		\$450.85		\$1,680.37
Probation Main Building - Juvenile Hall	2215A Blue Gum Avenue	Modesto		\$21,235.27		\$21,582.24		\$22,625.91		\$23,997.55		\$89,440.97
Probation Main Building - Behavioral Health	2215A Blue Gum Avenue	Modesto		\$1,488.55		\$1,512.87		\$1,586.03		\$1,682.18		\$6,269.62
Probation Main Building - Public Defender	2215A Blue Gum Avenue	Modesto		\$331.91		\$337.33		\$353.64		\$375.08		\$1,397.96
Probation Main Building - Courts	2215A Blue Gum Avenue	Modesto		\$103.93		\$105.63		\$110.74		\$117.45		\$437.74
Probation - Portables (4)	2215 Blue Gum Avenue	Modesto		\$12,036.60		\$12,063.24		\$12,560.04		\$13,201.80		\$49,861.68
Public Works - Main Building	1716 Morgan Road	Modesto		\$13,735.08		\$13,878.48		\$14,542.20		\$15,412.92		\$57,568.68
Public Works - Morgan Shop	1716 Morgan Road	Modesto		\$1,739.64		\$1,664.28		\$1,761.60		\$1,891.80		\$7,057.32
Public Works - Sign Shop (Rest Room Only)	1716 Morgan Road, Bldg. 9	Modesto		\$1,541.76		\$1,468.32		\$1,562.40		\$1,689.12		\$6,261.60
Public Works - Roads Division	1716 Morgan Road, Bldg. 13	Modesto		\$5,118.48		\$5,090.88		\$5,333.52		\$5,651.64		\$21,194.52
Sheriff - IT Trailer	442 E. Hackett Road	Modesto		\$5,986.92		\$5,961.84		\$6,229.68		\$6,579.72		\$24,758.16
Sheriff - Operations Center	250 E. Hackett Road	Modesto		\$53,645.64		\$54,228.84		\$56,706.24		\$59,943.00		\$224,523.72
Sheriff - Airport Neighborhood Substation	530 S. Santa Cruz Avenue	Modesto		\$3,015.12		\$2,961.48		\$3,122.28		\$3,335.88		\$12,434.76
Sheriff - Training Center	3805 Cornucopia Way	Modesto		\$15,784.20		\$15,919.68		\$16,631.28		\$17,561.40		\$65,896.56
Sheriff - Transition Trailer at Public Safety Center	200 Hackett Road	Modesto		\$3,739.32		\$3,811.80		\$4,016.76		\$4,289.04		\$15,856.92
<b>Annual Total by Service Type:</b>			<b>\$238,125.60</b>	<b>\$871,661.04</b>	<b>\$244,027.08</b>	<b>\$879,646.92</b>	<b>\$257,981.88</b>	<b>\$919,536.00</b>	<b>\$276,619.20</b>	<b>\$971,701.80</b>	<b>\$1,016,753.76</b>	<b>\$3,642,545.76</b>
<b>Annual Totals, All Service Types:</b>				<b>\$1,109,786.64</b>		<b>\$1,123,674.00</b>		<b>\$1,177,517.88</b>		<b>\$1,248,321.00</b>		<b>\$4,659,299.52</b>

ADDITIONAL SERVICES:	Year 1	Year 2	Year 3	Year 4
	July 1, 2016 - June 30, 2017	July 1, 2017 - June 30, 2018	July 1, 2018 - June 30, 2019	July 1, 2019 - June 30, 2020
Custodial Labor ( <i>price per hour</i> ):	\$21.95	\$22.45	\$23.20	\$24.20
Carpet cleaning ( <i>price per square foot</i> ):	\$0.12	\$0.120	\$0.120	\$0.120
Floor stripping and waxing ( <i>price per square foot</i> ):	\$0.29	\$0.290	\$0.290	\$0.290

**EXHIBIT D  
MONTHLY PRICING SCHEDULE  
July 1, 2016 through June 30, 2020**

Description	Address	City	Sq. Ft. (est.)	%	Year 1 July 1, 2016 - June 30, 2017		Year 2 July 1, 2017 - June 30, 2018		Year 3 July 1, 2018 - June 30, 2019		Year 4 July 1, 2019 - June 30, 2020		Total Contract July 1 2016 - June 30, 2020	
					Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies
Ag Center/Harvest Hall - Ag Commissioner	3800 Cornucopia Way	Modesto	46,463			\$2,605.76		\$2,626.41		\$2,734.18		\$2,873.71		\$10,840.06
Ag Center/Stanislaus Building - Ag Commissioner	3800 Cornucopia Way	Modesto		31.36%		\$550.34		\$560.39		\$589.79		\$628.76		\$2,329.27
Ag Center/Stanislaus Building - Department of Environmental Resources	3800 Cornucopia Way	Modesto		28.60%		\$501.90		\$511.07		\$537.88		\$573.42		\$2,124.27
Ag Center/Stanislaus Building - Cooperative Extension	3800 Cornucopia Way	Modesto		36.30%		\$637.03		\$648.66		\$682.69		\$727.80		\$2,696.19
Ag Center/Stanislaus Building - Parks and Recreation	3800 Cornucopia Way	Modesto		3.74%		\$65.63		\$66.83		\$70.34		\$74.99		\$277.79
AG Center/Tuolumne Building - CEO County Facilities	3800 Cornucopia Way	Modesto	18,184			\$2,061.29		\$2,090.26		\$2,189.48		\$2,319.62		\$8,660.65
Alliance WorkNET - AW & WIC	1405 W. F Street	Oakdale	8,000			\$877.65		\$889.00		\$936.43		\$999.39		\$3,702.47
BHRS - ( Leaps & Bounds)	4640 Spyres Way	Modesto	4,950			\$540.60		\$539.79		\$565.13		\$598.33		\$2,243.85
BHRS - (Trailers at Probation) Trailer A	2215 Blue Gum Avenue	Modesto	4,541			\$948.63		\$959.12		\$1,007.80		\$1,072.06		\$3,987.61
BHRS - Stanislaus Recovery Center (CIP/CERT) (Trailer at SRC)	1904 Richland Avenue	Ceres	30,476			\$2,417.79		\$2,444.19		\$2,550.63		\$2,689.03		\$10,101.64
BHRS - Turlock Counseling Center (TCC)	2101 Geer Road	Turlock	4,396			\$1,016.36		\$1,025.08		\$1,073.93		\$1,138.42		\$4,253.79
CEO - Construction Management Trailer at Public Safety Center	200 Hackett Road	Modesto	2,800			\$210.08		\$203.14		\$212.36		\$224.41		\$849.99
CEO - Grayson Community	8900 Laird Street	Grayson	3,165			\$823.06		\$834.80		\$881.28		\$943.14		\$3,482.28
CEO - Project 2 Trailer at Public Safety Center	200 Hackett Road	Modesto	1,400			\$99.55		\$101.30		\$105.90		\$111.93		\$418.68
Community Services - StanWorks	2413 3rd Street, Room D	Hughson	1,036			\$226.84		\$222.99		\$235.95		\$253.27		\$939.05
CSF - Alliance WorkNET	251 E. Hackett Road	Modesto		7.60%		\$2,025.91		\$2,050.04		\$2,137.25		\$2,250.70		\$8,463.89
CSF - Department of Child Support Services	251 E. Hackett Road	Modesto		12.35%		\$3,292.10		\$3,331.31		\$3,473.03		\$3,657.39		\$13,753.83
CSF - Community Services Agency	251 E. Hackett Road	Modesto		76.24%		\$20,323.05		\$20,565.09		\$21,439.95		\$22,578.12		\$84,906.22
HSA - Public Health	251 E. Hackett Road	Modesto		0.18%		\$47.98		\$48.55		\$50.62		\$53.31		\$200.46
HSA - WIC Modesto	251 E. Hackett Road	Modesto		3.63%		\$967.64		\$979.16		\$1,020.82		\$1,075.01		\$4,042.62
CSA - Turlock 1	101 Lander Avenue	Turlock	15,400			\$1,100.58		\$1,108.61		\$1,158.80		\$1,224.83		\$4,592.82
CSA - Turlock 2 (Training)	275 3rd Street	Turlock	5,954			\$415.93		\$412.11		\$430.69		\$455.00		\$1,713.73
CSA - Warehouse	617 Winmoore Way, Suites D & E	Modesto	9,000			\$171.14		\$169.18		\$171.88		\$174.83		\$687.03
CSA - West Side Service Center/WIC	66 N El Circulo	Patterson	2,660			\$361.86		\$360.78		\$380.78		\$407.42		\$1,510.84
DER - Fink Road Landfill	4000 Fink Road	Crows Landing	2,011			\$752.16		\$765.41		\$810.65		\$871.14		\$3,199.36
GSA - Fleet Services	448 E. Hackett Road	Modesto	13,260			\$556.07		\$548.51		\$566.95		\$590.25		\$2,261.78
HSA - Ceres Medical Office	3109 Whitmore Avenue	Ceres	10,016		\$3,705.06		\$3,797.56		\$4,014.13		\$4,303.28		\$15,820.03	
HSA - Hughson Medical Office	2412 Third Street, Suite B	Hughson	1,200		\$1,352.67		\$1,381.02		\$1,461.53		\$1,569.18		\$5,764.40	
HSA - McHenry Medical Office	1209 Woodrow Avenue	Modesto	15,294		\$4,111.82		\$4,217.79		\$4,460.28		\$4,784.30		\$17,574.19	
HSA - Paradise Medical Office	401 Paradise Road, Suite E	Modesto	27,157		\$9,387.62		\$9,641.77		\$10,194.29		\$10,932.32		\$40,156.00	
HSA - Turlock Medical Office	800 Delbon Avenue, #A	Turlock	5,850		\$1,018.18		\$1,032.40		\$1,087.98		\$1,161.86		\$4,300.42	
HSA - WIC Ceres	1424 Mitchell Road	Ceres	3,000		\$268.45		\$265.05		\$280.28		\$300.66		\$1,114.44	
HSA - WIC Turlock	1125 N Golden State Blvd	Turlock	4,500			\$362.00		\$357.36		\$373.97		\$395.87		\$1,489.20
Library - Ceres Branch	2250 Magnolia Street	Ceres	5,000			\$709.23		\$714.42		\$750.79		\$798.82		\$2,973.26
Library - Denair Branch	4801 Kersey Road	Denair	1,851			\$359.51		\$357.27		\$376.06		\$400.94		\$1,493.78
Library - Empire Branch	18 S. Abbie Street	Empire	1,920			\$362.10		\$359.83		\$378.66		\$403.59		\$1,504.18
Library - Hughson Branch	2412 Third Street	Hughson	1,100			\$319.49		\$317.65		\$335.73		\$359.84		\$1,332.71
Library - Keyes Branch	4420 Maud Avenue	Keyes	1,200			\$320.27		\$318.42		\$336.51		\$360.62		\$1,335.82
Library - Newman Branch	1305 Kern Street	Newman	2,613			\$373.20		\$370.82		\$389.82		\$414.93		\$1,548.77
Library - Salida Branch (Nick W. Blom Regional)	4385 Sisk Road	Salida	33,000			\$3,099.06		\$3,130.90		\$3,272.90		\$3,458.36		\$12,961.22
Library - Oakdale Branch	151 S. 1st Avenue	Oakdale	6,500			\$765.43		\$770.05		\$807.40		\$856.48		\$3,199.36
Library - Patterson Branch	46 N. Salado Avenue	Patterson	4,070			\$593.61		\$596.14		\$626.50		\$666.57		\$2,482.82
Library - Riverbank Branch	3442 Santa Fe Street	Riverbank	3,594			\$493.67		\$493.33		\$517.87		\$550.20		\$2,055.07
Library - Turlock Branch	550 Minaret Avenue	Turlock	10,000			\$1,226.94		\$1,242.25		\$1,303.73		\$1,384.71		\$5,157.63
Library - Waterford Branch	324 E Street	Waterford	3,000			\$622.42		\$628.47		\$663.33		\$709.71		\$2,623.93
Office of Emergency Services	3705 Oakdale Road	Oakdale	6,382			\$2,084.85		\$2,129.93		\$2,246.89		\$2,402.38		\$8,864.05
Office of Emergency Services Trailer	3705 Oakdale Road	Modesto	800			\$218.39		\$213.93		\$225.60		\$241.10		\$899.02
Probation - Day Reporting Center	190 E. Hackett Road	Modesto	13,244			\$2,013.50		\$2,043.97		\$2,143.55		\$2,274.47		\$8,475.49
Probation - Juvenile Commitment Center	2215A Blue Gum Avenue	Modesto	46,998			\$2,628.77		\$2,603.85		\$2,681.23		\$2,776.69		\$10,690.54
Probation Main Building - Probation	2215A Blue Gum Avenue			29.73%		\$830.60		\$844.17		\$885.00		\$938.65		\$3,498.42
Probation Main Building - District Attorney	2215A Blue Gum Avenue			1.19%		\$33.25		\$33.79		\$35.42		\$37.57		\$140.03
Probation Main Building - Juvenile Hall	2215A Blue Gum Avenue			63.34%		\$1,769.61		\$1,798.52		\$1,885.49		\$1,999.80		\$7,453.41
Probation Main Building - Behavioral Health	2215A Blue Gum Avenue			4.44%		\$124.05		\$126.07		\$132.17		\$140.18		\$522.47

**EXHIBIT D**  
**MONTHLY PRICING SCHEDULE**  
**July 1, 2016 through June 30, 2020**

Description	Address	City	Sq. Ft. (est.)	%	Year 1 July 1, 2016 - June 30, 2017		Year 2 July 1, 2017 - June 30, 2018		Year 3 July 1, 2018 - June 30, 2019		Year 4 July 1, 2019 - June 30, 2020		Total Contract July 1 2016 - June 30, 2020		
					Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies	Service Only	Service & Supplies	
Probation Main Building - Public Defender	2215A Blue Gum Avenue			0.99%		\$27.66		\$28.11		\$29.47		\$31.26		\$116.50	
Probation Main Building - Courts	2215A Blue Gum Avenue			0.31%		\$8.66		\$8.80		\$9.23		\$9.79		\$36.48	
Probation - Portables (4)	2215 Blue Gum Avenue	Modesto	13,900			\$1,003.05		\$1,005.27		\$1,046.67		\$1,100.15		\$4,155.14	
Public Works - Main Building	1716 Morgan Road	Modesto	9,552			\$1,144.59		\$1,156.54		\$1,211.85		\$1,284.41		\$4,797.39	
Public Works - Morgan Shop	1716 Morgan Road	Modesto	744			\$144.97		\$138.69		\$146.80		\$157.65		\$588.11	
Public Works - Sign Shop (Rest Room Only)	1716 Morgan Road, Bldg. 9	Modesto	60			\$128.48		\$122.36		\$130.20		\$140.76		\$521.80	
Public Works - Roads Division	1716 Morgan Road, Bldg. 13	Modesto	3,600			\$426.54		\$424.24		\$444.46		\$470.97		\$1,766.21	
Sheriff - IT Trailer	442 E. Hackett Road	Modesto	7,200			\$498.91		\$496.82		\$519.14		\$548.31		\$2,063.18	
Sheriff - Operations Center	250 E. Hackett Road	Modesto	39,775			\$4,470.47		\$4,519.07		\$4,725.52		\$4,995.25		\$18,710.31	
Sheriff - Airport Neighborhood Substation	530 S. Santa Cruz Avenue	Modesto	1,200			\$251.26		\$246.79		\$260.19		\$277.99		\$1,036.23	
Sheriff - Training Center	3805 Cornucopia Way	Modesto	22,615			\$1,315.35		\$1,326.64		\$1,385.94		\$1,463.45		\$5,491.38	
Sheriff - Transition Trailer at Public Safety Center	200 Hackett Road	Modesto	2,000			\$311.61		\$317.65		\$334.73		\$357.42		\$1,321.41	
<b>Monthly Total by Service Type:</b>						<b>\$19,843.80</b>	<b>\$72,638.42</b>	<b>\$20,335.59</b>	<b>\$73,303.91</b>	<b>\$21,498.49</b>	<b>\$76,628.00</b>	<b>\$23,051.60</b>	<b>\$80,975.15</b>	<b>\$84,729.48</b>	<b>\$303,545.48</b>
<b>Monthly Totals, All Service Types:</b>							<b>\$92,482.22</b>		<b>\$93,639.50</b>		<b>\$98,126.49</b>		<b>\$104,026.75</b>		<b>\$388,274.96</b>

ADDITIONAL SERVICES:	Year 1	Year 2	Year 3	Year 4
	July 1, 2016 - June 30, 2017	July 1, 2017 - June 30, 2018	July 1, 2018 - June 30, 2019	July 1, 2019 - June 30, 2020
Custodial Labor (price per hour):		\$21.95	\$22.45	\$23.20
Carpet cleaning (price per square foot):		\$0.12	\$0.120	\$0.120
Floor stripping and waxing (price per square foot):		\$0.29	\$0.290	\$0.290