

Mar. 8. 2011 4:12PM GSA-OCA CITY HALL

No. 2190 P. 2

City and County of San Francisco  
Office of Contract Administration  
Purchasing Department  
City Hall, Room 430  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4685

Attn: Deirdre Darley  
Fax: (415) 554-6717



### Contract Modification 2

Janitorial Services for 30 Van Ness Avenue Building

Clean-A-Rama  
ATTN: Joe Marchini  
221 Main St., Suite 100  
San Francisco, CA 94105  
E-mail: clnarama@pacbell.net

Date: 01-28-11  
Buyer Name: Deirdre Darley  
Term contract: 83660-A  
City Blanket No.: BPSF 00003432  
Type: Indefinite quantity  
Not-to-exceed amount: \$1,700,000

The history of this contract and its modifications is as follows:

Modification	Start date	End date	Amount	Other changes
Original contract	03-01-08	02-28-11	\$1,000,000	
1	No Change	No Change	\$1,200,000	Increase Blanket
2	03-01-11	02-29-12	\$1,700,000	Extend Contract Increase Blanket Increase Monthly Rate

This modification 2 changes the contract as follows:

- Twelve month extension effective March 1, 2011 to February 29, 2012;
- Increase blanket not-to-exceed amount by \$500,000 from \$1,200,000 to \$1,700,000;
- Increase pricing by 3.76% due to increase in Prevailing Wage. See Attachment A;
- General Condition 56 Emergency - Priority 1 Service is being replaced. See Attachment B;
- Building Capacity/Vacancy Credit language is added to Appendix A Scope of Work. See Attachment B;

All other terms and conditions remain the same.

Approved by the City:

*[Handwritten initials]*

*[Signature]*  
Jacqueline Fong, Acting Director of OCA and Purchaser

3/9/11  
Date

Approved by Contractor:

*[Signature]*  
Signature  
Joseph R. Acosta, Partner

3/9/2011  
Date

Name and title

Sign and return one original. The duplicate original is for your files.

P-280 (11/20/09)

ATTACHMENT A/APPENDIX D  
TC83660A/BPSF00003432  
Rate Increase -- Prevailing Wage  
Effective March 1, 2011

PRICE SHEET

Item	Description	Times Per Year	Old Unit Price	New Unit Price
1	General Cleaning, per month	12	\$27,485.43	\$28,519.16
2	One-time cleaning of all Interior Windows, Frames, Blinds & High Dusting as specified in Appendix C, section IX	1	\$3,400.00	\$3,400.00
4	Semiannual Interior Window Washing	2	\$1,620.00	\$1,620.00
5	Semiannual Carpet Cleaning	2	\$3,870.00	\$3,870.00
6	Quarterly Service per Scope of Work Item II-C-1 and 2	4	\$750.00	\$750.00
7	Quarterly Service per Scope of Work Item IV-D-1	4	\$480.00	\$480.00
8	Quarterly Service per Scope of Work Item VI-C-1-3	4	\$160.00	\$160.00
9	Estimated Consumable Supplies, per year	1	\$2,750.00	\$2,750.00
	**Extra & Emergency Janitorial Services/hour		\$42.00	\$42.00

Replace General Condition 50 "Emergency – Priority 1 Service" with the following:

**50. Emergency – Priority 1 Service.** In case of an emergency that affects the San Francisco Bay Area, contractor will give the City and County of San Francisco Priority 1 service. Contractor will make every good faith effort in attempting to provide emergency services. Contractor shall provide a 24-hour emergency telephone number of a company representative who is able to receive and act on requests for emergency services. In addition, Contractor shall charge fair and competitive prices for services ordered during an emergency and not covered under the awarded contract.

a. Emergency - 30 Van Ness Avenue

In case of an emergency that affects the 30 Van Ness Avenue Building, Contractor will give the 30 Van Ness Avenue Building Priority 1 Service. Contractor will make every good faith effort in attempting to provide emergency services with on site personnel within two (2) hours of initial contact by the City and County of San Francisco.

Add the following to Appendix A "Scope of Work":

**XII. BUILDING CAPACITY INFORMATION**

**A. Building Capacity**

1. 166,193 Square Feet (approximately)
2. Anticipated Building Population – 900 people (approximately)
3. Total number of floors - 5 [Floors 1-5]

**B. Vacancy Credit**

1. Pricing should be based upon a fully occupied building of 166,193 square feet.
2. If a portion of the building becomes unoccupied, a monthly vacancy credit will be allowed to the City for the unoccupied space. (See Line Item No. 1)
3. The unoccupied credit may also affect the other line items. (See Line Items No. 2 - 9)
4. The vacancy credit will be calculated by dividing the unoccupied building square footage by the total building square footage (example: 19,943.16 sq. ft. / 166,193 sq. ft. = 12% unoccupied space).
5. The resulting percentage will be multiplied into the applicable total monthly cost to determine the vacancy credit monthly dollar amount.
6. The Building Manager (City) shall be responsible for notifying the contractor of the date and the unoccupied square footage of the building (to determine the date and vacancy credit of the unoccupied space.).

City and County of San Francisco  
Office of Contract Administration  
Purchasing Department  
City Hall, Room 430  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4685



# Contract Modification 1

Janitorial Services for 30 Van Ness Avenue Building

Clean-A-Rama  
ATTN: Joe Marchini  
221 Main St., Suite 100  
San Francisco, CA 94105  
E-mail: clnarama@paobell.net

Date: 01-19-11  
Buyer Name: Deirdre Darley  
Term contract: 83660-A  
City Blanket No. BPSF 00003432  
Type: Indefinite quantity  
Not-to-exceed amount: \$1,200,000

The history of this contract and its modifications is as follows:

Modification	Start date	End date	Amount	Other changes
Original contract	03-01-08	02-28-11	\$1,000,000	
1	No Change	No Change	\$1,200,000	Increase Blanket Amount

This modification 1 increases the Not-To-Exceed amount on the contract by \$200,000 from \$1,000,000 to \$1,200,000.

All other terms and conditions remain the same.

Approved by the City:

*Handwritten initials*

*Handwritten signature*  
\_\_\_\_\_  
Jack Wong, Acting Director of OCA and Purchaser

*1/19/2011*  
\_\_\_\_\_  
Date

Approved by Contractor:

*Handwritten signature*  
\_\_\_\_\_  
Signature

*1/20/2011*  
\_\_\_\_\_  
Date

Name and title

*Handwritten signature: Joseph R. Marchini*  
\_\_\_\_\_