

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 2

Janitorial Services for 1650 Mission Street

Clean – A – Rama Maintenance Services, LLC
 Joseph Marchini
 221 Main Street, Suite 100
 San Francisco, CA 94105
 E-mail: clnarama@pacbell.net

Date: 07/026/11
 Buyer Name: Gloria Lucas-Davis
 Term contract: 83680
 City Blanket No. BPSF 00003503
 Type: Indefinite quantity
 Not-to-exceed amount: \$1,400,000

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

Modification	Start date	End date	Amount	Other changes
Original contract	07-01-08	06-30-11	\$1,000,000	
1	07-01-08	06-30-11	\$1,100,000	Incr. NTE Amt. & Replace Spec. Cond. 72
2	07-01-11	06-30-12	\$1,400,000	Extend Contract Increase Blanket Increase Monthly Rate Update Contract Conditions

This modification 2 changes the contract as follows:

- Twelve month extension effective July 1, 2011 to June 30, 2012.
- Increase blanket not to exceed amount by \$300,000 from \$1,100,000 to \$1,400,000.
- Increase pricing due to increase in Prevailing Wage. See Attachment A
- General Condition 50 Emergency – Priority 1 Service is 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:

Jaci Fong, Acting Director of OCA

7/29/11
Date

Approved by Contractor:

Signature

8/18/11
Date

Name and title

Joseph R. Marchini / Partner

ATTACHMENT A
TC83680/BPSF00003503
Rate Increase -- Prevailing Wage
Effective July 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	Semi annual interior window washing per per "Scope of Work" per Item VII B-1	2	\$ 1,580.00	\$ 1,580.00
3	Quarterly carpet cleaning per "Scope of Work" per Item VIII-2	4	\$ 2,400.00	\$ 2,400.00
4	Quarterly service per "Scope of Work" per Item II-D-1-2	4	\$ 1,300.00	\$ 1,300.00
5	Quarterly service per "Scope of Work" per Item IV-D-1	4	\$ 2,500.00	\$ 2,500.00
6	Quarterly service per "Scope of Work" per Item V-B-1	4	\$ 500.00	\$ 500.00
7	Quarterly service per "Scope of Work" per Item VI-C-1-3	4	\$ 75.00	\$ 75.00
8	Estimated Consumable Supplies, per month	12	\$ 2,500.00	\$ 2,500.00

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 - 1650 Mission Street

In case of an emergency that affects the 1650 Mission Street Building, Contractor will give the 1650 Mission Street 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. 182,461 Square Feet (approximately)
2. Anticipated Building Population – 520 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 182,461 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 - 8)
4. The vacancy credit will be calculated by dividing the unoccupied building square footage by the total building square footage (example: 21,895.32 sq. ft. / 182,461 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.).

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Contract Modification 1

Janitorial Services for 1650 Mission Street

Clean -- A -- Rama Maintenance Service, LLC
Joseph Marchini
221 Main Street, Suite 100
San Francisco, CA 94105
E-mail: clnarama@pacbell.net

Date: December 01, 2010
Buyer Name: Gloria Lucas-Davis
Term contract: 83680
City Blanket No. BP5F00003503
Type: Indefinite quantity
Not-to-exceed amount: \$1,100,000

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

Modification	Start date	End date	Amount	Other changes
Original contract	07-01-08	06-30-11	\$1,000,000	
1	no change	no change	\$1,100,000	Increase in Contract amount & Contract Conditions updated

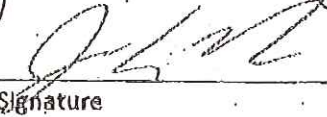
This modification 1 changes the contract as follows:

- a) The City Blanket has been increased from \$1,000,000 to \$1,100,000.
- b) General Conditions #53, Minimum Compensation Ordinance ("MCO") deleted.
Special Conditions #72 updated to include Waiver of Subrogation for Workers' Compensation.
See Attachment "A".

All other terms and conditions remain the same.

Approved by the City  Naomi Kelly, Director of OCA and Purchaser

1/5/2011
Date

Approved by Contractor:  Signature

1/11/2011
Date

Name and title: Joe Marchini / Partner

General Condition No. 53: Minimum Compensation Ordinance is deleted in its entirety.

Special Condition No. 72: Insurance is revised as follows:

72. Insurance

Prior to award, the successful bidder or bidders will be required to furnish evidence of insurance as follows:

- a. Without in any way limiting Contractor's liability pursuant to the "Indemnification" section of this Agreement, Contractor must maintain in force, during the full term of the Agreement, insurance in the following amounts and coverages:
 - (1) Workers' Compensation, in statutory amounts, with Employers' Liability Limits not less than \$1,000,000 each accident, injury, or illness; and
 - (2) Commercial General Liability Insurance with limits not less than \$1,000,000 each occurrence, \$2,000,000 aggregate for bodily injury, property damage, contractual liability, personal injury, products and completed operations.
 - (3) Commercial Automobile Liability Insurance with limits not less than \$1,000,000 each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Owned, Non-Owned and Hired auto coverage, as applicable.
- b. Commercial General Liability and Commercial Automobile Liability Insurance policies must be endorsed to provide:
 - (1) Name as Additional Insured the City and County of San Francisco, its Officers, Agents, and Employees.
 - (2) That such policies are primary insurance to any other insurance available to the Additional Insureds, with respect to any claims arising out of this Agreement, and that insurance applies separately to each insured against whom claim is made or suit is brought.
- c. Contractor hereby agrees to waive Workers' Compensation subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Contractor, its employees, agents and subcontractors.
- d. All policies shall provide thirty days' advance written notice to the City of reduction or nonrenewal of coverages or cancellation of coverages for any reason. Notices shall be sent to:

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- e. Should any of the required insurance be provided under a claims-made form, Contractor shall maintain such coverage continuously throughout the term of this Agreement and, without lapse, for a period of three years beyond the expiration of this Agreement, to the effect that, should occurrences during the contract term give rise to claims made after expiration of the Agreement, such claims shall be covered by such claims-made policies.
- f. Should any of the required insurance be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general annual aggregate limit shall be double the occurrence or claims limits specified above.
- g. Should any required insurance lapse during the term of this Agreement, requests for payments originating after such lapse shall not be processed until the City receives satisfactory evidence of reinstated coverage as required by this Agreement, effective as of the lapse date. If insurance is not reinstated, the City may, at its sole option, terminate this Agreement effective on the date of such lapse of insurance.
- h. Before commencing any operations under this Agreement, Contractor shall furnish to City certificates of insurance and additional insured policy endorsements with insurers with ratings comparable to A-, VIII or higher, that are authorized to do business in the State of California, and that are satisfactory to City, in form evidencing all coverages set forth above. Failure to maintain insurance shall constitute a material breach of this Agreement.
- i. Approval of the insurance by City shall not relieve or decrease the liability of Contractor hereunder.