

**CONTRACT MODIFICATION NO. 3**  
**BETWEEN THE COMMONWEALTH OF VIRGINIA,**  
**UNIVERSITY of MARY WASHINGTON and PROFESSIONAL BUILDING MAINTENANCE**  
**20 FEBRUARY 2018**

In accordance with the terms and conditions of the original Contract, Contract# UCPUMW 16-487, "Changes to the Contract", under the General Terms and Conditions, the following modifications have been mutually agreed upon, and will take effect after full execution of this document by both parties.

Relative to the general scope of the above referenced contract, the University of Mary Washington hereby modifies the contract as follows:

1. This modification formally documents the agreement between UMW and PBM to add a second day porter for the Gates Hudson Building to provide janitorial support for Stafford County Schools for their school year (September – June). Support shall be provided between the hours of 8AM and 4PM Monday through Friday. This includes, but is not limited to, cleaning and maintaining restrooms, offices, classrooms, entrances, common areas, as required, to sustain a clean, debris-free space and providing necessary custodial responses as required. This support will be provided at a rate of \$2,600/month. Partial months will be appropriately prorated.
2. Commencing 3/1/2018, PBM will provide janitorial support for the Student Stairwell and Elevator in Eagle Village and the Stairwell and Elevator in the Parking Garage on Alvey Drive. This support includes weekly cleaning and trash removal, as required response to spills and emergencies, annual power-washing and/or steam cleaning of stairs and landings (to include elevator car and landings). This will be at no-additional cost to UMW.
3. CPI Adjustment effective at the commencement of the next option period (8/8/2018 – 8/7/2019) as annotated in the schedule below:

Hourly Rate	Through 8/7/2018 (Hourly)	Effective 8/8/2018 (Hourly)
Custodial	\$16.03	\$16.34
Manager	\$32.05	\$32.67

ZONE 1	Through 8/7/2018 (Annual)	Effective 8/8/2018 (Annual)
Anderson Center	\$65,765.05	\$66,859.11
Athletic Stone House	\$3,000.00	\$3,049.91
Fitness Center	\$22,522.75	\$22,897.44
Goolrick Hall	\$97,753.45	\$99,379.67
Indoor Tennis Center	\$35,838.00	\$36,434.20
Comfort Station Restroom	\$250.00	\$254.16
Recreation Field Restrooms	\$250.00	\$254.16
Baseball Stadium Restrooms	\$500.00	\$508.32
<b>Total</b>	<b>\$225,879.25</b>	<b>\$229,636.97</b>

ZONE 2	Through 8/7/2018 (Annual)	Effective 8/8/2018 (Annual)
Hurley Convergence Center	\$132,600.00	\$134,805.92
Simpson Library	\$101,500.00	\$103,188.55
<b>Total</b>	<b>\$234,100.00</b>	<b>\$237,994.47</b>

<b>ZONE 3</b>	<b>Through 8/7/2018 (Annual)</b>	<b>Effective 8/8/2018 (Annual)</b>
University Campus Center	\$165,750.00	\$168,507.40
UMW Apt (10 Apts) (Foyers, Laundry, Club House)	\$15,723.80	\$15,985.39
<b>Total</b>	<b>\$181,473.80</b>	<b>\$184,492.79</b>

<b>ZONE 4</b>	<b>Through 8/7/2018 (Annual)</b>	<b>Effective 8/8/2018 (Annual)</b>
Eagle Village Office Suites (300, 400, 480)	\$8,482.00	\$8,623.11
Gari Melchers Home and Studio (Belmont)	\$8,700.00	\$8,844.73
James Monroe Museum and Memorial Library	\$5,300.00	\$5,388.17
Stafford Campus-South Building (121)	\$51,750.00	\$52,610.91
Stafford Campus-Gates Hudson 125)	\$48,300.00	\$49,103.51
<b>Total</b>	<b>\$122,532.00</b>	<b>\$124,570.43</b>

	<b>Through June 2018 (Monthly)</b>	<b>Effective September 2018 (Monthly)</b>
Day Porter Gates Hudson (Stafford High School School Year (September –June)	\$2,600/month	\$2,650.28

<b>ZONE 5A</b>	<b>Through 8/7/2018 (Annual)</b>	<b>Effective 8/8/2018 (Annual)</b>
Alvey Hall	\$6,064.92	\$6,165.82
Arrington Hall	\$6,064.92	\$6,165.82
Ball Hall	\$5,218.56	\$5,305.38
Bushnell Hall	\$6,533.28	\$6,641.97
Custis Hall	\$2,401.92	\$2,441.88
Eagle Landing – North and South	\$43,957.26	\$44,688.53
Framar House	\$946.44	\$962.18
Jefferson Hall	\$8,191.80	\$8,328.08
Madison Hall	\$2,401.92	\$2,441.88
Marshall Hall	\$7,169.04	\$7,288.30
Mason Hall	\$8,358.12	\$8,497.16
Randolph Hall	\$7,872.12	\$8,003.08
Russell Hall	\$6,064.92	\$6,165.82
South Hall	\$1,520.64	\$1,545.94
UMW Apartments (price per apt building)	\$2,545.00 (X 10)	\$2,587.34 (X 10)
Virginia Hall	\$8,298.36	\$8,436.41
Westmoreland Hall	\$4,951.80	\$5,034.18
Willard Hall	\$8,076.60	\$8,210.96
<b>Total</b>	<b>\$136,637.62</b>	<b>\$138,910.73</b>

<b>ZONE 5B</b>	<b>Through 8/7/2018 (Annual)</b>	<b>Effective 8/8/2018 (Annual)</b>
Alvey Hall	\$2,695.52	\$2,740.39
Arrington Hall	\$2,695.52	\$2,740.39
Ball Hall	\$2,319.36	\$2,357.97
Bushnell Hall	\$2,903.68	\$2,952.02
Custis Hall	\$1,067.52	\$1,085.29
Eagle Landing – North and South	\$19,536.56	\$19,861.77
Framar House	\$420.64	\$427.64
Jefferson Hall	\$3,640.80	\$3,701.41
Madison Hall	\$1,067.52	\$1,085.29
Marshall Hall	\$3,186.24	\$3,239.28
Mason Hall	\$3,714.72	\$3,776.56
Randolph Hall	\$3,498.72	\$3,556.96
Russell Hall	\$2,695.52	\$2,740.39
South Hall	\$675.84	\$687.09
UMW Apartments (price per apt building)	\$1,131.00 (X 10)	\$1,149.83 (X 10)
Virginia Hall	\$3,688.16	\$3,749.55

Westmoreland Hall	\$2,200.80	\$2,237.44
Willard Hall	\$3,589.60	\$3,649.35
<b>Total</b>	<b>\$60,727.72</b>	<b>\$61,738.62</b>

**NOTE: IN LIEU OF PERFORMANCE BOND, A DISCOUNT SHALL BE REFLECTED IN EACH SET OF MONTHLY SERVICE INVOICES PRESENTED TO THE UNIVERSITY IN THE AMOUNT OF \$4,167, TO TOTAL \$50,000 ANNUALLY, FOR THE FIRST TWENTY-FOUR MONTHS FOLLOWING CONTRACT RENEWAL, ENDING JULY 2020. THIS DISCOUNT IS NOT REFLECTED IN THE PRICING ABOVE.**

*All other terms and conditions of the original contract referenced above shall remain in force.*

By signing this modification, representatives of each party are certifying authorization to sign and agree to be bound by the terms and conditions of the contract.

**CONTRACTOR**

Professional Building Maintenance, Inc.

Signature: 

Name (Printed): Justin Thacker

Title: President

Email: pbmco@att.net

Phone: 540-371-1921

Date: 2-21-18

**AGENCY**

University of Mary Washington

Signature: 

Name (Printed): Melva A. H. Kishpaugh

Title: Interim Director, Procurement Services

Date: February 21, 2018