

**CONTRACT MODIFICATION NO. 4
BETWEEN THE COMMONWEALTH OF VIRGINIA,
UNIVERSITY of MARY WASHINGTON and PROFESSIONAL BUILDING MAINTENANCE
12 JULY 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 the Health Center and Talley Centers to this Contract based on the following scope of work:

Medical Centers are open to students 11-months (1 August through 30 June). All assigned spaces are expected to be cleaned using the following scope to achieve the expected standard for cleaning. Contractor will provide all necessary cleaning chemicals, supplies, supervision and paper stock. All VCT flooring will be stripped and waxed and carpet will be deep cleaned at least once annually.

Restrooms:

- Replenish all paper products and soap supplies as needed to ensure dispensers are not left empty.
- Thoroughly clean, disinfect and polish sinks and counter tops.
- Clean and disinfect door handles and light switch covers.
- Clean and polish all mirrors, chrome fixtures and ceramic tiles.
- Clean walls, doors, stalls (inside and outside) of dust, dirt and markings of any kind.
- Clean and disinfect toilet, bowl and seats, and urinals (inside and outside to include base).
- Sweep and mop floors with disinfectant.
- Empty and clean trash receptacles daily.
- High dust HVAC registers monthly.
- Outdoor restrooms must keep doors and entrances clean and clear of debris.

Administrative Offices:

- Empty and clean trash receptacles daily.
- All carpet surfaces must be vacuumed once per week.
- VCT flooring dust mopped and wet mopped once per week.
- Dust desks, shelves, file cabinets, and any other flat surface that is free of papers and other materials once per week. Office staff will clean and dust their own desk and work spaces.
- Empty recycle containers at least once per week.
- Clean/disinfect countertops and table tops twice per week.
- Clean glass three times per week.

- High dust HVAC registers monthly.
- Turn off lights and lock doors if the area is not occupied once cleaning completed.

Hallways and Entrances

Empty and clean trash receptacles daily.
 Door glass should be cleaned, inside and outside, daily.
 Display case glass must be cleaned daily.
 Entrance mats and debris grates must be vacuumed/cleaned twice per week.
 Door frames must be kept clean of spills and spatters.
 Doors and windows must be kept clean and clear of webs.
 High dust HVAC registers monthly.

Medical Exam Rooms (Daily during School Sessions, Weekly During Summer)

Empty and clean trash receptacles daily.
 Clean/disinfect exam table, sinks and counter tops daily.
 Replenish paper products and soap supplies.
 Auto scrub or wet mop with disinfectant daily.
 Dust mop or vacuum floors two times per week.
 High dust HVAC registers monthly.

Conference and Meeting Rooms (Talley Center)

Empty and clean trash receptacles daily.
 Vacuum carpet once per week.
 Clean table tops and chairs twice per week.
 Dust mop hard floors twice per week.
 Dust video monitors two times per week.
 Clean glass two times per week.
 Clean whiteboards and trays as needed.
 Clean/vacuum soft furniture as needed.
 Walls and doors should be kept clean of food and spills.
 High dust HVAC registers monthly.

PBM agrees to hire an additional cleaning technician for a minimum of 2 hours a day, Monday-Friday, in addition to use of floor technicians to provide for the regularly scheduled floor cleaning.

Price Schedule for this contract is updated below to include the Health Center:

Labor Category	Through 8/7/2018 (Hourly)	Effective 8/8/2018 (Hourly)
Custodian	\$16.03	\$16.34
Manager	\$32.05	\$32.67

Zone 1	Through 8/7/2018 (Annually)	Effective 8/8/2018 (Annually)
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
Goodrick 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 Restroom	\$250.00	\$254.16
Baseball Stadium Restrooms	\$500.00	\$508.32
Total	\$225,879.25	\$229,636.97

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

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

Zone 4	Through 8/7/2018 (Annually)	Effective 8/8/2018 (Annually)
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
Total	\$122,532.00	\$124,570.43

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

Zone 5A	Through 8/7/2018 (Annually)	Effective 8/8/2018 (Annually)
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
Total	\$136,637.62/\$159,542.62 (includes all ten apts)	\$138,910.73/\$162,196.79 (includes all ten apts)

Zone 5B	Through 8/7/2018 (Annually)	Effective 8/8/2018 (Annually)
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
Total	\$60,727.72/\$70,906.72	\$61,738.62/\$72,087.09

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Additional Requirement	Annually
Health Center	\$8,400.00

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: [Signature]

Name (Printed): Justin Thacker

Title: President

Email: pbmco@att.net

Phone: 540-371-1921

Date: 7-23-18

AGENCY

University of Mary Washington

Signature: [Signature]

Name (Printed): Melva A. H. Kishpaugh

Title: Director, Procurement Services

Date: 7/23/2018

