

SECOND AMENDMENT TO VENDOR CONTRACT NO. 2024-2025 Vendor CWFS

FOR

JANITORIAL SERVICES

2026 - 2027

BETWEEN

CAREERSOURCE NORTH CENTRAL FLORIDA

AND

NORTH FLORIDA BUILDING MAINTENANCE, LLC

DBA

CITY WIDE FACILITY SOLUTIONS

This is not a Contract for Research and Development

FEDERAL AWARDING AGENCY	U.S. DOL, HHS	
TOTAL FEDERAL AWARD	\$4,553,242.00	
FEDERAL AWARD ID # FAIN	ALN	FDA/CSFA Title
245FL412Q7503 G-2001FLTANF	10.561	SNAP
23A55AT000009	93.558	TANF
23A55AW000012	17.258	WIOA Adult
23A55AY000003	17.278	WIOA DW
23A55WP000018	17.259	WIOA Youth
24555DV000065	17.207	
23A60UR000036	17.801	LVER/DVOP
	17.225	RESEA
PASS THROUGH ENTITY	FL. Department of Commerce	
CONTRACTING OFFICER	Phyllis Mardy, Chief Executive Officer	
CONTACT INFORMATION	CSNCFL 1112 North Main Street Gainesville, FL 32601	

The Workforce Innovation and Opportunity Act Contract is supported by the Employment and Training Administration of the U.S. Department of Labor and the Personal Responsibility and Work Opportunity Reconciliation Act supported by the Department of Health and Human Services which together total

\$4,553,242.00 of funds from the federal funding streams listed above The total funds for this contract are \$33,936.00. Pursuant to the Steven's Amendment 100% of the funds support this contract are federal funds

SECOND AMENDMENT TO VENDOR CONTRACT NO. 2024-2025 Vendor CWFS
FOR
JANITORIAL SERVICES
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THIS IS AMENDMENT NO. TWO TO VENDOR AGREEMENT NO. 2024-2025 Vendor CWFS entered into the 20th day of November, 2024 by and between CAREERSOURCE NORTH CENTRAL FLORIDA, (hereinafter "CSNCFL") the administrative entity for the for the CareerSource North Central Florida Council of Elected Officials (hereinafter "Council") and the North Central Florida Workforce Development Board (hereinafter "NCFWDB") having its principal office at 1112 North Main Street Gainesville, FL 32601 and NORTH FLORIDA BUILDING MAINTENANCE d/b/a CITY WIDE FACILITY SOLUTIONS hereinafter referred to as CONTRACTOR, existing under and by virtue of the laws of the State of Florida as a for-profit corporation, having its principal office at 9799 US HWY 301, Hampton, FL 32044 to begin on the date this Contract is executed by the parties.

RECITALS

WHEREAS, the CSNCFL governing boards approved entry into a contract for janitorial services at their meeting in October 2024; and,

WHEREAS the contract allows for three renewals subject to satisfactory performance, agreement of the parties, and approval by the CSNCF governing boards; and

WHEREAS, the parties wish to amend the Agreement, entered into, on October 17, 2024, which was extended to September 30, 2026, for an additional one-year period of October 1, 2026, through September 30, 2027;

NOW THEREFORE, in consideration of the premises and the mutual covenants and obligations herein contained, and subject to the terms and conditions hereinafter stated, the parties hereto understand and agree as follows:

1. Article 1. Contractor will perform cleaning services in a good and workmanlike manner at the premises located at:
 - a. 1112 North Main Street, Gainesville, FL 32601.
 - b. 925 Temple Avenue, Suite C. Starke, FL 32091.

2. Article 16. The term of the Contract shall be from October 1, 2026, to September 30, 2027. This agreement may be renewed for one (1) additional one (1) year periods as follows:
 - a. October 1, 2027 – September 30, 2028
3. Article 18. The services covered by this agreement shall be provided at the rate listed below:
 - a. Regular Services as listed on Exhibit A shall be provided at a base pay rate of **two thousand two hundred Seventy-two dollars and Fifty cents (\$2,272.50)** per month for services five days per week at the Gainesville location.
 - b. Regular Services as listed on Exhibit A shall be provided at a base rate of **five hundred fifty-five dollars and fifty cents (\$555.50)** per month for services two days per week at the Starke location.
4. Exhibit B to this Amendment, is hereby incorporated herein and made a part of the Contract by reference as if originally set forth therein as Exhibit "i". Exhibit B to this Amendment supplements the Exhibit List, and does not replace, the Exhibit B attached to the original Contract.
5. All provisions of the original Contract which are not in conflict with this Amendment, shall continue to be enforced in accordance with the terms and conditions therein.

The effective date of this Amendment shall be the date on which it has been signed by both parties.

EXECUTION PAGE

IN WITNESS THEREOF, the parties hereto have made and executed this document on the respective dates under each signature: North Florida Building Maintenance, LLC, DBA City Wide Facility Solutions signing by and through its _____ (Title) and CareerSource North Central Florida signing by and through its Chief Executive Officer in accordance with the CareerSource North Central Florida governing boards action taken on September 16, 2026.

AS TO NORTH FLORIDA BUILDING MAINTENANCE, LLC, DBA CITY WIDE FACILITY SOLUTIONS

ATTEST:

Ray Flores

COO

10/14/26

Diane Burke, Diane Burke

10/21/26

BY: *Ray Flores*

(Signature)

NAME: Ray Flores

TITLE: Director Of Operations

DATE: 10/14/26

AS TO CAREERSOURCE NORTH CENTRAL FLORIDA: ~~000~~

ATTEST:

Diane Burke, Diane Burke 10/21/26

Jessica McCrae

BY: *Phyllis Marty*

(Signature)

NAME: Phyllis Marty

TITLE: Chief Executive Officer

DATE: 10/21/26

EXHIBIT A

The following services shall be performed in accordance with the schedule listed:

CAREERSOURCE NORTH CENTRAL FLORIDA			
Frequency		Days/Time	Monthly Fee
Evening Cleaning	5 Days	M-F 5 pm Gainesville	\$2,272.50
Evening Cleaning	2 Days	M-F 5 pm Starke	\$555.50
			\$2,828.00

General Cleaning Specifications

Offices, Hallways, Lobby — Nightly 5 Times Per Week

1. Empty all waste receptacles, removing office, trash to area on premises for disposal and replace plastic liners as needed
2. Sweep and mop all hard floor surfaces (only utilize flat microfiber mop system)
3. Vacuum and mop all hard flooring with a neutral cleaner.
4. Hand dust/wipe down office furniture, window-sills, ledges, moldings, counters, picture frames, cabinets, etc.
5. Dust on top of file cabinets
6. Vacuum all carpeting moving all light movable furniture and objects
7. Wipe all picture frames and wall hangings.
8. Wipe and polish sinks, drinking fountains any other stainless steel
9. Spot clean walls as needed (depends on type of oil or water based paint).
10. Spot clean all interior glass partition and doors as needed.
11. Spot clean all carpet stains
12. Wipe down reception area counter.
13. Do not to touch any papers on employee's desks.
14. Clean front glass doors — inside and outside on a nightly basis.
15. Wipe down all conference room tables
16. Organize and clean all janitorial closets
17. Lock and secure facility each evening (all lights turned off— if needed)

Sales Tax Excluded as N/A

EXHIBIT B

GENERAL REQUIREMENTS

1. DISCLOSURE OF FINANCIAL INTERESTS

- a. Contractor warrants that no member of, or delegate to the Congress of the United States, or CSNCFL official, employee, or governing board member shall be admitted to any share or part of this Contract or to any benefit that may arise therefrom.
- b. Contractor certifies that no person who presently exercises any functions or responsibilities in connection with CSNCFL has any personal or financial interest, direct or indirect in this Contract, and that no person having any conflicting interest shall be employed by Contractor. Any interest on the part of the Contractor or its employees must be disclosed to CSNCFL. This paragraph shall not be construed so as to unreasonably impede the statutory requirement that maximum opportunity be provide for employment and/or participation by residents of the area.
- c. When applicable, the Contractor shall disclose all related party transactions.

2. AMENDMENTS TO THIS CONTRACT

Proposed changes shall be submitted to the other party in accordance with the Notice section under this Contract. No such change shall be effective until approved by CSNCFL and/or Contractor and a formal amendment to this Contract is executed by both parties.

3. ASSIGNMENT AND/OR SUBCONTRACTING

Contractor shall not subcontract, assign or transfer any of its interest or duties or obligations under this Contract; except those claims for monies due or to become due from CSNCFL under the Contract may be assigned to a bank, trust company, or other financial institution. If the Contractor is a partnership, this Contract shall inure to the benefit of the surviving or remaining members of such partnership

4. CONTRACTOR SHALL COMPLY WITH:

- a. Clean Air Act, Clean Water Act, EPA Regulations, and Energy Policy & Conservation Act

To the extent this Contract is funded with federal funds in excess of \$100,000, the Contractor shall comply with all applicable standards, orders, and regulations issued under: i. Section 306 of the Clean Air Act (42 U.S.C. 7401 et seq.); ii. Section 508 of the Clean Water Act (33 U.S.C. 1368); iii. Executive Order 11738; iv. Environmental Protection Agency regulations (40 CFR Part 15); and v. The Energy Policy and Conservation Act, Pub. L. 94163, as amended.

- b. Drug-Free Workplace Act

The Contractor certifies compliance with the Drug-Free Workplace Act of 1988 and all applicable federal and state implementing regulations.

c. Title VI – Civil Rights Act of 1964

The Contractor shall comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.), prohibiting discrimination based on race, color, or national origin.

d. Section 504 – Rehabilitation Act of 1973

The Contractor shall comply with Section 504 of the Rehabilitation Act (29 U.S.C. 794), prohibiting discrimination based on disability.

e. Title IX – Education Amendments of 1972

The Contractor shall comply with Title IX (20 U.S.C. 1681 et seq.), prohibiting discrimination based on sex in educational programs.

f. Age Discrimination Act of 1975

The Contractor shall comply with the Age Discrimination Act (42 U.S.C. 6101 et seq.), prohibiting discrimination based on age.

g. Omnibus Budget Reconciliation Act of 1981 – Section 654

The Contractor shall comply with 42 U.S.C. 9849, prohibiting discrimination based on race, creed, color, national origin, sex, handicap, political affiliation, or beliefs.

h. Workforce Innovation and Opportunity Act (WIOA) – Section 188

The Contractor shall comply with Section 188 of WIOA, prohibiting discrimination based on race, color, religion, sex, national origin, age, disability, political affiliation or belief, and—regarding beneficiaries—citizenship or immigration status.

i. Americans with Disabilities Act (ADA)

The Contractor shall comply with the Americans with Disabilities Act of 1990 (P.L. 101336), prohibiting discrimination based on disability and requiring reasonable accommodation.

j. Equal Employment Opportunity – Executive Orders

The Contractor shall comply with Executive Order 11246, as amended by Executive Order 11375, and Department of Labor regulations at 41 CFR Part 60.

k. Non-Discrimination & Harassment-Free Workplace

The Contractor shall not discriminate against any employee or applicant based on race, creed, color, disability, national origin, marital status, or sex. The Contractor shall maintain a harassment free workplace and promptly address all allegations. The Contractor shall include similar provisions in all subcontracts consistent with Public Law 105220, Section 188.

I. Unauthorized Aliens

The Contractor shall not employ unauthorized aliens, consistent with Section 274A(e) of the Immigration and Nationality Act (8 U.S.C. 1324a). The Contractor shall obtain affidavits from subcontractors affirming they do not employ or contract with unauthorized aliens and shall maintain copies of such affidavits.

m. Debarment and Suspension

The Contractor certifies that it is not presently, nor has been within the past three years, debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions under Executive Order 12549 and 2 CFR Part 180.

n. Pro Children Act of 1994

The Contractor shall comply with the Pro Children Act (20 U.S.C. 6083).

o. Lobbying

The Contractor shall complete the Lobbying Certification Form and Disclosure of Lobbying Activities Form, Standard Form LLL.

p. Gratuities, Commissions, and Contingent Fees

The Contractor attests that it has not employed any person to solicit or secure this Contract through any Contract for a commission, percentage, brokerage, or contingent fee. The Contractor agrees that no officer, employee, or agent of the Contractor shall tender or solicit gratuities, favors, or anything of monetary value from any actual or potential subcontractor, employer, staff person, or elected official connected with CSNCFL or its governing boards. Breach of this clause may result in termination of this Contract or deduction of such commission, percentage, brokerage, or contingent fee from the Contractor's compensation.

5. E-VERIFY

a. Contractor agrees to comply with Florida Statutes 448.095 and shall:

- i. Use the E-Verify system to verify the work authorization status of all newly hired employees, contractors and subcontractors.
- ii. Not employ, contract with, or subcontract with an unauthorized alien.

b. Obtain affidavits from its applicable subcontractors swearing and affirming that such subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and shall maintain a copy of any such subcontractor affidavits.

6. PUBLIC RECORDS

Public records. Contractor acknowledges CSNCFL's obligation under Art. I, Section 24, Florida Constitution, and Chapter 119, Florida Statutes, as from time to time amended (together, the Public Records Laws), to release public records to members of the public upon request. Contractor acknowledges that CSNCFL is required to comply with the Public Records Laws in the handling of the materials created under this Contract and that the Public Records Laws control over any contrary terms in this Lease.

IF THERE ARE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CSNCFL'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF THE PUBLIC RECORDS AT 1112 NORTH MAIN STREET GAINESVILLE, FL 32601

7. Contractor shall comply with 2 CFR 200.216, Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment
8. Contractor shall comply with 2 CFR 200.300, Statutory and National Policy Requirements.
9. Contractor is aware of FFATA requirements, including executive compensation reporting, and requirements implementing the Act for the non-Federal entity at 2 CFR Parts 25 and 170. Contractor shall also comply with statutory whistleblower protections at 10 U.S.C. 2409, 41 U.S.C. 4712, 10 U.S.C. 2324, 41 U.S.C. 4304, and 41 U.S.C. 4310.

10. PUBLIC ENTITY CRIMES

Contractor represents that execution of this Contract will not violate the Public Entity Crimes Act (Section 287.133, Florida Statutes). A person or affiliate on the convicted vendor list may not submit a bid, be awarded a contract, or transact business with CSNCFL above the threshold amount for Category Two purchases for 36 months after placement on the list. Violation shall result in termination of this Contract and recovery of all monies paid. Contractor further represents that no audit determination or formal charge has found Contractor to have committed a "public entity crime."

11. PATENTS, COPYRIGHTS, AND ROYALTIES

Pursuant to Section 286.021, Florida Statutes, if any discovery or invention arises from work performed under this Contract, the Contractor shall refer it to CSNCFL for referral to the Department of State to determine whether patent protection will be sought in the name of the State of Florida. All patent rights accruing under this Contract are reserved to the State of Florida. If any books, manuals, films, or other copyrightable materials are produced, the Contractor shall notify CSNCFL. All copyrights accruing under or in connection with performance funded by this Contract are reserved to the State of Florida.

12. VENUE

This Contract shall be interpreted and construed in accordance with and governed by the laws of the State of Florida, Venue for litigation concerning this Contract shall be in Alachua County, Florida.