

ARLINGTON COUNTY, VIRGINIA  
OFFICE OF THE PURCHASING AGENT  
2100 CLARENDON BOULEVARD, SUITE 500  
ARLINGTON, VIRGINIA 22201

**NOTICE OF AMENDMENT OF CONTRACT COVERPAGE**

TO: LT Services, Inc.

2518 Hartland Road, Suite 300

Falls Church, VA 22043

DATE ISSUED: December 1, 2020

CONTRACT NO: 21-DES-ITBLW-373

CONTRACT TITLE: Custodial Services

AMENDMENT NO: 3

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**THIS IS A NOTICE OF CONTRACT AMENDMENT AND NOT AN ORDER. NO WORK IS AUTHORIZED UNTIL THE  
VENDOR RECEIVES A VALID COUNTY PURCHASE ORDER ENCUMBERING CONTRACT FUNDS.**

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The above referenced contract is modified as described in the attached Amendment 3.

**EFFECTIVE DATE:** 6/10/2022

**EXPIRES:** December 31, 2022

**RENEWALS:** Three (3) Renewals remaining

**ATTACHMENTS:**

**1. AMENDMENT 3 TO ARLINGTON COUNTY AGREEMENT NO. 21-DES-ITBLW-373**

**EMPLOYEES NOT TO BENEFIT:**

**NO COUNTY EMPLOYEE SHALL RECEIVE ANY SHARE OR BENEFIT OF THIS CONTRACT NOT AVAILABLE TO THE  
GENERAL PUBLIC.**

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**VENDOR CONTACT:** Michael Nguyen

**TEL. NO.:** (703) 698-8838

**EMAIL:** [MICHAELN.LTS@GMAIL.COM](mailto:MICHAELN.LTS@GMAIL.COM)

**COUNTY CONTACT:** JAMES MENDITTO DES, Custodial Services

**TEL. NO.:** (703) 228-4451

**E-MAIL:** [JMENDI@ARLINGTONVA.US](mailto:JMENDI@ARLINGTONVA.US)

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**ARLINGTON COUNTY, VIRGINIA  
AGREEMENT NO. 21-DES-ITBLW-373  
AMENDMENT NUMBER 3,**

This Amendment No. 3 ("Amendment") is made on 6/10/2022, by the County and amends Agreement Number 21-DES-ITBLW-373 dated December 1, 2020 ("Main Agreement") between LT Services, Inc. ("Contractor") and the County Board of Arlington County, Virginia ("County").

The County and the Contractor agree to amend the Main Agreement as follows:

**1. Exhibit A, Scope of Services** is hereby changed as follows:

**22. OPTION C - ARLINGTON COUNTY OFFICE BUILDINGS:**

A. Add **additional** custodial cleaning services, to include labor, and materials four (4) days per week on Monday, Wednesday, Friday, and Saturday at the location listed below. The monthly price is \$2,293.17 beginning July 1, 2022. The total Contract pricing for the remaining six months (July 1, 2022, through December 31, 2022) is **\$13,759.02**.

- Fairlington Recreational Center

B. Add custodial cleaning services, to include labor, supplies, and materials five (5) days per week from Monday through Friday at the location listed below. The monthly price is \$3,385.40 beginning June 13, 2022. The total Contract pricing for the remaining seven (7) months (June 13, 2022, through December 31, 2022) is **\$22,343.64**.

- Quincy Street 2 located at 1429 N. Quincy Street, Arlington, Virginia 22201

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Arlington Mill (Entire Building): Day Porter	8 hrs.	8 hrs.	8 hrs.	8 hrs.	8 hrs.	8 hrs.	8 hrs.
Night Cleaning <b>4 Custodians @ 4hrs</b>	16 hrs.	16 hrs.	16 hrs.	16 hrs.	16 hrs.	16 hrs.	16 hrs.
Walter Reed: Day Porter	8 hrs.	8 hrs.	8 hrs.	8 hrs.	8 hrs.		
Night Porter <b>3 Custodians @ 4hrs</b>	12 hrs.	12 hrs.	12 hrs.	12 hrs.	12 hrs.	6 hrs.	6 hrs.
Court Square West	16 hrs.	16 hrs.	16 hrs.	16 hrs.	16 hrs.		
Central Library: Day Porter						8 hrs.	8 hrs.
Night Porter <b>4 Custodians @ 4hrs</b>	16 hrs.	16 hrs.	16 hrs.	16 hrs.	16 hrs.		16 hrs.
Madison Center – Night 2 custodians @ 4 hrs	8 hrs.	8 hrs.	8 hrs.	8 hrs.			8 hrs.
Westover Library – Night 2 custodians @ 4 hrs	8 hrs.	8 hrs.	8 hrs.	8 hrs.	8 hrs.	8 hrs.	
Columbia Pike Library – Night –	5 hrs.	5 hrs.	5 hrs.	5 hrs.	5 hrs.	5 hrs.	5 hrs.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9pm – 2am -2 Restrooms in hallway							
CF Smith – Night Porter	4 hrs.			4 hrs.	4 hrs.	4 hrs.	4 hrs.
Harvey Hall – Night Porter	3 hrs.	3 hrs.	3 hrs.	3 hrs.	3 hrs.		
Thomas Building (2020)	6 hrs.	6 hrs.	6 hrs.	6 hrs.	6 hrs.	2.5 hrs.	2.5 hrs.
Day Care 2920 – Night <b>2 Custodians @ 5hrs</b>	10 hrs.	10 hrs.	10 hrs.	10 hrs.	10 hrs.		
Art Bus Transit Facility	2 hrs.	2 hrs.	2 hrs.	2 hrs.	2 hrs.		
Carlyn Hall – Night	2 hrs.	2 hrs.	2 hrs.	2 hrs.	2 hrs.		3 hrs.
GW Baseball Club House	4 hrs.						
<b>Fairlington Recreation Center</b>	<b>4 hrs.</b>		<b>4 hrs.</b>		<b>4 hrs.</b>	<b>8 hrs.</b>	
Dawson Terrace	2 hrs.	2 hrs.	2 hrs.	2 hrs.	2 hrs.		
Woodmont	6 hrs.	6 hrs.	6 hrs.	6 hrs.	6 hrs.		
Independence House	4 hrs.		4 hrs.		4 hrs.		
Lubber Run Recreation 1 custodian 5pm-9pm M-F. 3 custodians 11pm-3am M-Su. 1-day porter 10am-6:30 Sat. 1-day porter 10am-5pm Sun	4 hrs. 12 hrs. 8 hrs.	4 hrs. 12 hrs. 8 hrs.	4 hrs. 12 hrs. 8 hrs.	4 hrs. 12 hrs. 8 hrs.	4 hrs. 12 hrs. 8 hrs.	12 hrs. 8 hrs.	12 hrs. 7 hrs.
Lee Center	3 hrs.	3 hrs.	3 hrs.	3 hrs.	3 hrs.	3 hrs.	
<b>Quincy 2</b>	<b>4 hrs.</b>	<b>4 hrs.</b>	<b>4 hrs.</b>	<b>4 hrs.</b>	<b>4 hrs.</b>		
<b>Fire Stations 1, 2, 3, 4, 5, 6, 8, 9, 10, Fire Training Academy and Fire Department Headquarters to be cleaned one (1) time per year.</b>							

**Locations, Item Number 3. Arlington County Office Buildings:**

- A. Add **Quincy Street 2** as a new location located at 1429 N. Quincy Street, Arlington, Virginia 22201.

	LOCATION	SIZE IN SQ. FT.
Arlington Mill (Entire Building)	909 S. Dinwiddie St, Arlington, VA 22201	135,875
Court Square West	1400 N. Uhle St, Arlington, VA 22201	46,286
Central Library	1015 N. Quincy St, Arlington, VA 22201	91,322
Madison Center	3829 N. Stafford St, Arlington, VA 22201	34,250
Westover Library	1644 McKinley Rd, Arlington, VA 22201	16,689
Columbia Pike Library	816 South Walter Reed Dr. Arlington, VA 22201	10,000
Walter Reed Recreation Center	2909 16th St, Arlington, VA 22201	24,293
Lubber Run Recreation Center	300 N Park Dr.	53,348

Amendment No. 3

Agreement No. 21-DES-ITBLW-373

	<b>LOCATION</b>	<b>SIZE IN SQ. FT.</b>
	Arlington, VA 22201	
FT. CF Smith	2411 24th N. St, Arlington, VA 22201	2,900
Harvey Hall	850 S. Greenbrier St, Arlington, VA 22201	6,000
Dawson Terrace	2133 N Taft St. Arlington, VA 22201	2,900
2020 2020a	14th St, Arlington, VA 22201	38,093 (7,618/floor)
Fire Station 1	500 S. Glebe Rd, Arlington, VA 22201	13,500
Fire Station 2	4805 Wilson Blvd., Arlington, VA 22201	11,900
Fire Station 3	4100 Old Dominion Dr, Arlington, VA 22201	14,474
Fire Station 4	3141 10 <sup>th</sup> St, Arlington, VA 22201	20,385
Fire Station 5	1750 S. Hays St, Arlington, VA 22201	11,957
Fire Station 6	6950 Little Falls Rd, Arlington, VA 22201	18,236
Fire Station 8	4845 Lee Highway, Arlington, VA 22201	8,160
Fire Station 9	1900 S. Walter Reed Dr, Arlington, VA 22201	14,118
Fire Station 10	1535 Wilson Blvd, Arlington, VA 22201	15,000
Fire Logistics	735 S. 18 <sup>th</sup> Street Arlington, Va. 22201	2,000
Day Care Center	2920 Glebe Rd, Arlington, VA 22201	15,320
Art Bus Transit Facility	2910 South Eads St., Arlington Va. 22204	6,500
Carlyn Hall	5711 4 <sup>th</sup> St, Arlington, VA 22201	2,816
George Washington Baseball Club House	4240 South Four Mile Run Arlington Va. 22204	5,000
Fairlington Recreation Center	3308 S. Stafford St, Arlington, VA 22201	36,688
Woodmont	2422 N. Filmore St, Arlington, VA 22201	44,496
Independence House	1723 Fairfax Drive Arlington Va. 22209	16,586

	LOCATION	SIZE IN SQ. FT.
Fire Training Academy	2800 South Taylor Street Arlington VA 22206	13,000
Fire Department Headquarter	1020 N Hudson Street Arlington Va. 22201	10,000
Lee Center	5722 Lee Highway Arlington, Va. 22207	12,336
Quincy Street 2	1429 N. Quincy Street Arlington, Va. 22204	15,000

2. **Revised Exhibit D – Contractor’s Pricing, dated November 1, 2021**, is hereby deleted in its entirety and replaced with the attached **Revised Exhibit D – Contractor Pricing, dated 6/10/2022**. Pricing from 6/10/2022 to **December 31, 2022**, shall be in accordance with **Revised Exhibit D – Contractor Pricing, dated 6/10/2022**. The Contract amount is hereby changed from \$2,889,278.49 to **\$2,945,226.37, an increase of \$55,947.88.**

All other terms and conditions of the Main Agreement remain in effect.

WITNESS THESE SIGNATURES:

THE COUNTY BOARD OF ARLINGTON  
COUNTY, VIRGINIA

SIGNED BY: Dr. Sharon T. Lewis  
89B86B1AD301462...

PRINT NAME: DR. SHARON T. LEWIS

AND TITLE: PURCHASING AGENT

DATE: 6/10/2022

L. T. SERVICES, INC.

SIGNED BY: Michael Nguyen  
F352A9416311480  
Michael Nguyen

PRINT NAME: \_\_\_\_\_

AND TITLE: CEO

DATE: 6/10/2022

**REVISED EXHIBIT D**  
**CONTRACTOR'S PRICING, dated** 6/10/2022

	<b>From 1/1– 12/31/2022 (5.3% Increase)</b>
Option A Justice Center – Full Service	<u>\$ 581,839.44</u>
Option B Trades Center – Full Service	<u>\$ 745,225.92</u>
Option C Arlington County Office Buildings	<u>\$1,334,795.17</u>
Option D Water Pollution Control Bureau	<u>\$ 283,365.84</u>
<b>Grand Total of all Locations (Options A – D Full Service)</b>	<b><u>\$2,945,226.37</u></b>

Option A Justice Center – Reduced Services	<u>\$ 489,147.48</u>
Option B Trades Center – Reduced Services	<u>\$ 696,680.52</u>

**For informational purpose, provide the hourly rate of the following personnel for:**

**From 1/1– 12/31/2022 (5.3% Increase)**

**Option A**

Project Manager	<u>\$21.06</u>
Ground Porter	<u>\$17.90</u>

**Option B:**

Project Manager	<u>\$21.06</u>
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**Option C:**

Project Manager	<u>\$21.06</u>
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**Option D:**

None Required

**Hourly Rate for Additional Work and Special Cleanings:**

**From 1/1– 12/31/2022 (5.3% Increase)**

Custodian hourly rate	<u>\$31.59</u>
Project Manager hourly rate	<u>\$36.86</u>

**Hourly Rate for COVID/PANDEMIC Cleaning:**

Custodian hourly rate	<u>\$36.86</u>
Project Manager hourly rate	<u>\$47.39</u>
Electrostatic Machine hourly rate	<u>\$78.98</u>
PPE Rate Per Individual	<u>\$26.33</u>
Supply Cost Per Event	<u>\$61.46</u>

**1. OPTION A - JUSTICE CENTER****Option 1 Renewal Rate Effective  
1/1/22 (5.3%)**

<b>Building Name</b>	<b>Current Monthly Price</b>	<b>New Annually Price effective 01/01/2022</b>
Arlington County Detention	\$4,600.10	\$55,201.20
Arlington County Court/Police	\$43,886.52	\$526,638.24
<b>Total for Option A - Full Service</b>	<b>\$48,486.62</b>	<b>\$581,839.44</b>

**1. OPTION A - JUSTICE CENTER – Reduced Services****Option 1 Renewal Rate Effective  
1/1/22 (5.3%)**

<b>Building Name</b>	<b>Current Monthly Price</b>	<b>New Annually Price effective 01/01/2022</b>
Arlington County Detention	\$4,600.10	\$55,201.20
<b>Arlington County Court/Police</b>	<b>\$36,162.19</b>	<b>\$433,946.28</b>
<b>Total for Option A - Reduced Service</b>	<b>\$40,762.29</b>	<b>\$489,147.48</b>

**2. OPTION B - TRADE CENTER****Option 1 Renewal Rate Effective  
1/1/22 (5.3%)**

<b>Building Name</b>	<b>Current Monthly Price</b>	<b>New Annually Price effective on 01/01/2022</b>
Equipment Bureau	\$5,090.52	\$61,086.24
Solid Waste	\$4,438.11	\$53,257.32
Water Sewer Streets Administration/ Water Control	\$8,235.98	\$98,831.76
<b>The Cultural Affairs Building</b>	<b>\$8,090.90</b>	<b>\$97,090.80</b>
Barcroft:	\$12,812.66	\$153,751.92
Shirlington Bus	\$1,316.85	\$15,802.20
Shirlington Library:	\$8,712.90	\$104,554.80
Trades Center Day Porter: Garage Network Operations Center Impound Lot Trades Center Support	\$2,198.92	\$26,387.04
Parks Operations	\$6,537.10	\$78,445.20
Barcroft Garage	\$807.90	\$9,694.80
Trailer Trades Center Parking Lot Water Sewer Streets	\$712.12	\$8,545.44
Pentagon City Pedestrian Tunnel	\$1,869.80	\$22,437.60
Courthouse Pedestrian Tunnel	\$1,278.40	\$15,340.80
<b>Total for Option B - Full Service</b>	<b>\$62,102.16</b>	<b>\$745,225.92</b>

**2. OPTION B - TRADE CENTER – Reduced Services****Option 1 Renewal Rate Effective  
1/1/22 (5.3%)**

<b>Building Name</b>	<b>Current Monthly Price</b>	<b>New Annually Price effective on 01/01/2022</b>
Equipment Bureau	\$5,090.52	\$61,086.24
Solid Waste	\$4,438.11	\$53,257.32
Water Sewer Streets Administration/ Water Control	\$8,235.98	\$98,831.76
<b>The Cultural Affairs Building</b>	<b>\$4,045.45</b>	\$48,545.40
Barcroft:	\$12,812.66	\$153,751.92
Shirlington Bus	\$1,316.85	\$15,802.20
Shirlington Library:	\$8,712.90	\$104,554.80
Trades Center Day Porter: Garage Network Operations Center Impound Lot Trades Center Support	\$2,198.92	\$26,387.04
Parks Operations	\$6,537.10	\$78,445.20
Barcroft Garage	\$807.90	\$9,694.80
Trailer Trades Center Parking Lot Water Sewer Streets	\$712.12	\$8,545.44
Pentagon City Pedestrian Tunnel	\$1,869.80	\$22,437.60
Courthouse Pedestrian Tunnel	\$1,278.40	\$15,340.80
<b>Total for Option B - Reduced Service</b>	<b>\$58,056.71</b>	<b>\$696,680.52</b>

**3. OPTION C - ARLINGTON COUNTY OFFICE  
BUILDINGS****Option 1 Renewal Rate Effective  
1/1/22 (5.3%)**

<b>Building Name</b>	<b>Current Monthly Price</b>	<b>New Annually Price effective on 01/01/2022</b>
Arlington Mill (Entire Building)	\$17,296.78	\$207,561.36
Court Square West	\$8,003.77	\$96,045.24
Central Library	\$11,426.79	\$137,121.48
Madison Center	\$4,249.14	\$50,989.68
Westover Library	\$4,802.93	\$57,635.16
Columbia Pike Library	\$3,564.08	\$42,768.96
Walter Reed Recreation Center	\$11,015.12	\$132,181.44
FT. CF Smith	\$2,112.02	\$25,344.24
Dawson Terrace	\$1,204.22	\$14,450.64
Lubber Run Recreation Center	\$12,117.80	\$145,413.60



Lubber Run Recreation Center Full time day porter services beginning 10/1/2021	\$4,414.41	\$52,972.92
Harvey Hall	\$1,689.91	\$20,278.92
Thomas Building (2020)	\$4,114.11	\$49,369.32
Fire Station 1	\$3,318.80	\$3,318.80
Fire Station 2	\$2,367.10	\$2,367.10
Fire Station 3	\$2,438.80	\$2,438.80
Fire Station 4	\$3,073.59	\$3,073.59
Fire Station 5	\$3,097.49	\$3,097.49
Fire Station 6	\$3,097.49	\$3,097.49
Fire Station 8	\$3,037.74	\$3,037.74
Fire Station 9	\$2,438.80	\$2,438.80
New Fire Station 10 Beginning 10/1/2022	\$4,289.30	\$4,289.30
Fire Logistics	\$695.18	\$8,342.16
Day Care Center (Northern VA Family) (2920)	\$4,962.79	\$59,553.48
Art Bus Transit Facility	\$1,241.14	\$14,893.68
Carlyn Hall	\$1,483.35	\$17,800.20
George Washington Baseball Club House	\$691.29	\$8,295.48
<b>Fairlington Recreation Center</b>	<b>\$2,293.17</b>	<b>\$27,518.04</b>
Woodmont	\$3,446.43	\$41,357.16
Independence House	\$1,556.78	\$18,681.36
Fire Training Academy	\$4,035.49	\$4,035.49
Fire Department Headquarters	\$4,035.49	\$4,035.49
Lee Center beginning 1/1/2022	\$2,530.48	\$30,365.76
<b>Quincy Street 2</b>	<b>\$3,385.40</b>	<b>\$40,624.80</b>
<b>Total for Option C</b>	<b>\$143,527.18</b>	<b>\$1,334,795.17</b>

<b>4. OPTION D - WATER POLLUTION CONTROL BUREAU (WPCB)</b>		<b>Option 1 Renewal Rate Effective 1/1/22 (5.3%)</b>
<b>Building Name</b>	<b>Current Monthly Price</b>	<b>New Annually Price effective on 01/01/2022</b>
Operation Building	\$2,781.96	\$33,383.52
Maintenance Building	\$3,312.14	\$39,745.68
Wet Weather Filtration Facility	\$979.09	\$11,749.08
Dewatering Building	\$1,139.57	\$13,674.84
Primary Treatment Building	\$573.57	\$6,882.84

Post Aeration Facility	\$498.87	\$5,986.44
Blower Building	\$487.85	\$5,854.20
Trailer 5	\$467.01	\$5,604.12
Eads Street Warehouse	\$390.00	\$4,680.00
Long Bridge Aquatics Center	\$12,983.76	\$155,805.12
<b>Total Option D:</b>	<b>\$23,613.82</b>	<b>\$283,365.84</b>