

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: 5

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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 5.

**EFFECTIVE DATE:** January 1, 2023

**EXPIRES:** December 31, 2023

**RENEWALS:** Two (2) Renewals remaining

**ATTACHMENTS:**

**1. AMENDMENT 5 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 4**

This Amendment No. 5 ("Amendment") is made on 12/28/2022, 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:

**20. OPTION A – JUSTICE CENTER:**

- A. **Add** an **additional** custodian to perform regular and periodic custodial cleaning services at the Arlington Courthouse, second floor, to include labor, and materials for four (4) hours per day, five (5) days per week, Monday through Friday from 7:00 am – 11:00 pm. The monthly price is \$2,536.98 beginning January 1, 2023.

**Hours of Operations:** For the minimum required hours listed below, both buildings shall be serviced Monday through Friday unless specified below.

	Monday	Tuesday	Wednesday	Thursday	Friday	Sunday
<b>Arlington County Detention</b>	8 hours	8 hours	8 hours	8 hours	8 hours	
<b>Arlington County Court/ Police:</b> 4 Custodians @ 8hrs: 7am – 4pm	32 hours	32 hours	32 hours	32 hours	32 hours	
<b>Arlington County Court – Suites 2100, 2300, and 2400 - 2<sup>nd</sup> Floor:</b> 1 Custodian @ 4hrs: 7am – 11am	4 hours	4 hours	4 hours	4 hours	4 hours	
<b>Arlington County Court/ Police:</b> 12 Custodians @ 4hrs: 5pm – 9pm	48 hours	48 hours	48 hours	48 hours	48 hours	
<b>Arlington County Court/ Police:</b>						5 hours

**21. OPTION C – ARLINGTON COUNTY OFFICE BUILDINGS:**

- A. **Add** **additional** custodial cleaning services at the Westover Library, to include labor, and materials for four (4) hours every Sunday from noon – 4:00 pm. The monthly price is \$443.39 beginning January 1, 2023.
- B. **New Location: Add** a custodian to perform regular and periodic custodial cleaning services at the Argus House, to include labor, and materials for three (3) hours per day, five (5) days per week, Monday through Friday from 9:00 am – 12:00 pm beginning January 1, 2023. The monthly price is \$1,869.85.

**Hours of Operations:** For the minimum required hours listed below, all buildings shall be serviced Monday through Friday unless specified below.

	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.
<b>Westover Library</b> – Night 2 custodians @ 4 hrs	8 hrs.	8 hrs.	8 hrs.	8 hrs.	8 hrs.	8 hrs.	4 hrs.
Columbia Pike Library – Night – 9pm – 2am -2 Restrooms in hallway	5 hrs.	5 hrs.	5 hrs.	5 hrs.	5 hrs.	5 hrs.	5 hrs.
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.						
Fairlington Recreation Center	4 hrs.		4 hrs.		4 hrs.	8 hrs.	
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.	
Quincy 2	4 hrs.	4 hrs.	4 hrs.	4 hrs.	4 hrs.		
<b>Argus House</b> 1 Custodian @ 3hrs: 9am – 12pm	3 hours	3 hours	3 hours	3 hours	3 hours		
<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>							

2. **Revised Exhibit D – Contractor’s Pricing, dated October 20, 2022**, is hereby deleted in its entirety and replaced with the attached **Revised Exhibit D – Contractor Pricing, dated 12/28/2022**.

Pricing from **January 1, 2023 to December 31, 2023**, shall be in accordance with **Revised Exhibit D – Contractor Pricing, dated 12/28/2022**. The Contract amount is hereby changed from \$3,177,899.25 to **\$3,236,101.90**, an increase of **\$58,202.65**.

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

WITNESS THESE SIGNATURES:

THE COUNTY BOARD OF ARLINGTON  
COUNTY, VIRGINIA

SIGNED DocuSigned by:  
BY: Dr. SHARON T. LEWIS  
89B86B1AD301462...

PRINT NAME: DR. SHARON T. LEWIS

AND TITLE: PURCHASING AGENT

DATE: 12/28/2022

L. T. SERVICES, INC.

SIGNED DocuSigned by:  
BY: Michael Nguyen  
F352A9416311480...  
PRINT NAME: Michael Nguyen

AND TITLE: CEO

DATE: 12/27/2022

**REVISED EXHIBIT D**  
**CONTRACTOR'S PRICING, dated 12/28/2022**

	<b>From 1/1– 12/31/2022</b>	<b>From 1/1– 12/31/2023 (7.9% Increase)</b>
Option A Justice Center – Full Service	<u>\$ 581,839.37</u>	<u>\$ 658,248.52</u>
Option B Trades Center – Full Service	<u>\$ 745,225.91</u>	<u>\$ 804,098.77</u>
Option C Arlington County Office Buildings	<u>\$1,278,847.50</u>	<u>\$1,468,002.87</u>
Option D Water Pollution Control Bureau	<u>\$ 283,365.72</u>	<u>\$ 305,751.74</u>
<b>Grand Total of all Locations (Options A – D Full Service)</b>	<b><u>\$2,889,278.49</u></b>	<b><u>\$3,236,101.90</u></b>
Option A Justice Center – Reduced Services	<u>\$ 468,228.04</u>	
Option B Trades Center – Reduced Services	<u>\$ 52,380.49</u>	

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

**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:**

	<b>From 1/1– 12/31/2022</b>	<b>From 1/1– 12/31/2023</b>
Custodian hourly rate	<u>\$31.59</u>	<u>\$34.09</u>
Project Manager hourly rate	<u>\$36.86</u>	<u>\$39.77</u>
<b><u>Hourly Rate for COVID/PANDEMIC Cleaning:</u></b>	<b><u>From 1/1– 12/31/2022</u></b>	<b><u>From 1/1– 12/31/2023</u></b>
Custodian hourly rate	<u>\$36.86</u>	<u>\$39.77</u>
Project Manager hourly rate	<u>\$47.39</u>	<u>\$51.13</u>
Electrostatic Machine hourly rate	<u>\$78.98</u>	<u>\$85.21</u>
PPE Rate Per Individual	<u>\$26.33</u>	<u>\$28.40</u>
Supply Cost Per Event	<u>\$61.46</u>	<u>\$66.32</u>

**OPTION A - JUSTICE CENTER****Contract Price  
ending 12/31/2022**

<b>Building Name</b>	<b>Monthly Price ending 12/31/2022</b>
Arlington County Detention	\$4,600.10
Arlington County Court/Police, <b>including Suites 2100, 2300, and 2400 - 2nd Floor</b>	\$43,886.52
<b>Total for Option A - Full Service</b>	<b>\$ 48,486.62</b>

**Option 2  
Contract Renewal Price  
Effective 1/1/2023**

<b>New Monthly Price effective 01/01/2023 with 7.9% increase</b>	<b>New Annual Price effective 01/01/2023</b>
\$4,963.51	\$59,562.09
<b>\$49,890.54</b>	<b>\$598,686.42</b>
<b>\$ 54,854.04</b>	<b>\$ 658,248.52</b>

**OPTION A - JUSTICE CENTER - Reduced  
Services****Contract Price  
ending  
12/31/2022**

<b>Building Name</b>	<b>Monthly Price effective 01/01/2022 CPI-U of July 2021 is 5.3%</b>
Arlington County Court/Police	\$36,162.19
<b>Total for Option A - Reduced Service</b>	<b>\$ 36,162.19</b>

**Option 2  
Contract Renewal Price  
Effective 1/1/2023**

<b>New Monthly Price effective 01/01/2023 with 7.9% increase</b>	<b>New Annually Price effective 01/01/2023</b>
\$39,019.00	\$468,228.04
<b>\$ 39,019.00</b>	<b>\$ 468,228.04</b>

**OPTION B - TRADE CENTER****Contract Price  
ending  
12/31/2022**

<b>Building Name</b>	<b>Monthly Price effective 01/01/2022 CPI-U of July 2021 is 5.3%</b>
Equipment Bureau	\$5,090.52
Solid Waste	\$4,438.11
Water Sewer Streets Administration/ Water Control	\$8,235.98
The Cultural Affairs Building	\$8,090.90
Barcroft:	\$12,812.66
Shirlington Bus	\$1,316.85

**Option 2  
Contract Renewal Price  
Effective 1/1/2023**

<b>New Monthly Price effective 01/01/2023 with 7.9% increase</b>	<b>New Annually Price effective 01/01/2023</b>
\$5,492.67	\$65,912.05
\$4,788.72	\$57,464.65
\$8,886.62	\$106,639.47
\$8,730.08	\$104,760.97
\$13,824.86	\$165,898.32
\$1,420.88	\$17,050.57

Shirlington Library:	\$8,712.90	\$9,401.22	\$112,814.63
Trades Center Day Porter: Garage Network Operations Center Impound Lot Trades Center Support	\$2,198.92	\$2,372.63	\$28,471.62
Parks Operations	\$6,537.10	\$7,053.53	\$84,642.37
Barcroft Garage	\$807.90	\$871.72	\$10,460.69
Trailer Trades Center Parking Lot Water Sewer Streets	\$712.12	\$768.38	\$9,220.53
Pentagon City Pedestrian Tunnel	\$1,869.80	\$2,017.51	\$24,210.17
Courthouse Pedestrian Tunnel	\$1,278.40	\$1,379.39	\$16,552.72
<b>Total for Option B - Full Service</b>	<b>\$ 62,102.16</b>	<b>\$ 67,008.23</b>	<b>\$ 804,098.77</b>

<b>OPTION B - TRADE CENTER - Reduced Services</b>		<b>Option 2 Contract Renewal Price Effective 1/1/2023</b>	
<b>Building Name</b>	<b>Contract Price ending 12/31/2022  Monthly Price effective 01/01/2022 CPI-U of July 2021 is 5.3%</b>	<b>New Monthly Price effective 01/01/2023 with 7.9% increase</b>	<b>New Annually Price effective 01/01/2023</b>
The Cultural Affairs Building	\$4,045.45	\$4,365.04	\$52,380.49
<b>Total for Option B - Reduced Service</b>	<b>\$ 4,045.45</b>	<b>\$ 4,365.04</b>	<b>\$ 52,380.49</b>

<b>OPTION C - ARLINGTON COUNTY OFFICE BUILDINGS</b>		<b>Option 2 Contract Renewal Price Effective 1/1/2023</b>	
<b>Building Name</b>	<b>Contract Price ending 12/31/2022  Monthly Price effective 01/01/2022 CPI-U of July 2021 is 5.3%</b>	<b>New Monthly Price effective 01/01/2023 with 7.9% increase</b>	<b>New Annually Price effective 01/01/2023</b>
Arlington Mill (Entire Building)	\$17,296.78	\$18,663.23	\$223,958.71
Court Square West	\$8,003.77	\$8,636.07	\$103,632.81
Central Library	\$11,426.79	\$12,329.51	\$147,954.08
Madison Center	\$4,249.14	\$4,584.82	\$55,017.86
<b>Westover Library</b>	<b>\$4,802.93</b>	<b>\$5,625.75</b>	<b>\$67,509.02</b>
Columbia Pike Library	\$3,564.08	\$3,845.64	\$46,147.71
Walter Reed Recreation Center	\$11,015.12	\$11,885.31	\$142,623.77
FT. CF Smith	\$2,112.02	\$2,278.87	\$27,346.43
Dawson Terrace	\$1,204.22	\$1,299.35	\$15,592.24

Lubber Run Recreation Center	\$12,117.80	\$13,075.11	\$156,901.27
Lubber Run Recreation Center Full time day porter services beginning 10/1/2021	\$4,414.41	\$4,763.15	\$57,157.78
Harvey Hall	\$1,689.91	\$1,823.41	\$21,880.95
Thomas Building (2020)	\$4,114.11	\$4,439.12	\$53,269.50
Fire Station 1 (once per year)	\$3,318.80	\$3,580.99	\$3,580.99
Fire Station 2 (once per year)	\$2,367.10	\$2,554.10	\$2,554.10
Fire Station 3 (once per year)	\$2,438.80	\$2,631.47	\$2,631.47
Fire Station 4 (once per year)	\$3,073.59	\$3,316.40	\$3,316.40
Fire Station 5 (once per year)	\$3,097.49	\$3,342.19	\$3,342.19
Fire Station 6 (once per year)	\$3,097.49	\$3,342.19	\$3,342.19
Fire Station 8 (once per year)	\$3,037.74	\$3,277.72	\$3,277.72
Fire Station 9 (once per year)	\$2,438.80	\$2,631.47	\$2,631.47
New Fire Station 10 Beginning 10/1/2022 (once per year)	\$4,289.30	\$4,628.15	\$4,628.15
Fire Logistics	\$695.18	\$750.10	\$9,001.19
Day Care Center (Northern VA Family) (2920)	\$4,962.79	\$5,354.85	\$64,258.20
Art Bus Transit Facility	\$1,241.14	\$1,339.19	\$16,070.28
Carlyn Hall	\$1,483.35	\$1,600.53	\$19,206.42
George Washington Baseball Club House	\$691.29	\$745.90	\$8,950.82
Fairlington Recreation Center ( <i>Amend 3</i> )	\$2,293.17	\$2,474.33	\$29,691.97
Woodmont	\$3,446.43	\$3,718.70	\$44,624.38
Independence House	\$1,556.78	\$1,679.77	\$20,157.19
Fire Training Academy (once per year)	\$4,035.49	\$4,354.29	\$4,354.29
Fire Department Headquarters (once per year)	\$4,035.49	\$4,354.29	\$4,354.29
Quincy Street 2 ( <i>Amend 3</i> )	\$3,385.40	\$3,652.85	\$43,834.16
Lee Center beginning 1/1/2022	\$2,530.48	\$2,730.39	\$32,764.66
Argus House beginning 1/1/2023	\$0.00	\$1,869.85	\$22,438.20
<b>Total for Option C</b>	<b>\$ 143,527.18</b>	<b>\$ 157,179.07</b>	<b>\$ 1,468,002.87</b>



OPTION D - WATER POLLUTION CONTROL BUREAU (WPCB)		Option 2 Contract Renewal Price Effective 1/1/2023	
Building Name	Contract Price ending 12/31/2022	New Monthly Price effective 01/01/2023 with 7.9% increase	New Annually Price effective 01/01/2023
	Monthly Price effective 01/01/2022 CPI-U of July 2021 is 5.3%		
Operation Building	\$2,781.96	\$3,001.73	\$36,020.82
Maintenance Building	\$3,312.14	\$3,573.80	\$42,885.59
Wet Weather Filtration Facility	\$979.09	\$1,056.44	\$12,677.26
Dewatering Building	\$1,139.57	\$1,229.60	\$14,755.15
Primary Treatment Building	\$573.57	\$618.88	\$7,426.58
Post Aeration Facility	\$498.87	\$538.28	\$6,459.37
Blower Building	\$487.85	\$526.39	\$6,316.68
Trailer 5	\$467.01	\$503.90	\$6,046.85
Eads Street Warehouse	\$390.00	\$420.81	\$5,049.72
Long Bridge Aquatics Center	\$12,983.76	\$14,009.48	\$168,113.72
<b>Total Option D:</b>	<b>\$ 23,613.82</b>	<b>\$ 25,479.31</b>	<b>\$ 305,751.74</b>
<b>TOTAL OPTION ABCD:</b>		<b>\$ 304,520.65</b>	<b>\$3,236,101.90</b>