



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

AGREEMENT NO. 21-DES-ITB-515
AMENDMENT NUMBER 2

This **Amendment Number 2** is made on the date of execution by the County and amends **Agreement Number 21-DES-ITB-515** ("Main Agreement") dated November 4, 2021, between **Magnolia Plumbing, Inc.** ("Contractor") and the County Board of Arlington County, Virginia ("County").

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

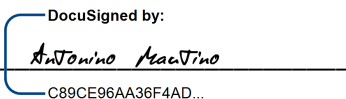
1. **PURSUANT TO PARAGRAPH 4. CONTRACT TERM, THIS AGREEMENT IS HEREBY RENEWED FROM JUNE 1, 2024 TO MAY 31, 2025.**
2. **REMOVE PARAGRAPH 69. COVID-19 VACCINATION POLICY FOR CONTRACTORS.**
3. **ADJUST SCHEDULE B: EQUIPMENT PREVENTIVE MAINTENANCE TASKS WITH THE REVISED SCHEDULE B: EQUIPMENT PREVENTIVE MAINTENANCE TASKS ATTACHED**
4. **REPLACE EXHIBIT B: CONTRACT PRICING WITH THE REVISED EXHIBIT B: CONTRACT PRICING ATTACHED**

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

WITNESS THESE SIGNATURES:

THE COUNTY BOARD OF ARLINGTON
COUNTY, VIRGINIA

MAGNOLIA PUMBING, INC.

SIGNATURE: 
C89CE96AA36F4AD...

SIGNATURE: 
7D7E490B8EE1452...

PRINT: Antonino Mautino

PRINT: Christian D. Magnolia

TITLE: Buyer

TITLE: Vice President

DATE: 3/4/2024

DATE: 2/28/2024

REVISED SCHEDULE B

EQUIPMENT PREVENTIVE MAINTENANCE TASKS

At a minimum, the Contractor shall perform the following inspection and maintenance tasks on equipment identified in SCHEDULE A. Any deviations from the requirements below require the advance approval of the County Project Officer.

Grease Interceptor - Flow Based - General Scope

- 1) Remove all lids or access panels.
- 2) Take a time and date stamped before photograph of the full interceptor.
- 3) Use a Sludge Judge or comparable tool to take a FOG/Solids reading and record the data.
- 4) Evacuate all of the contents from the interceptor using a scavenger pump truck or portable vacuum unit.
- 5) If the interceptor has a removeable baffle, remove the baffle and clean it using a garden hose.
- 6) If the interceptor has an air inlet chamber, use a garden hose to flush the chamber removing any built-up grease or debris.
- 7) Take a time and date stamped after photograph of the fully evacuated interceptor.
- 8) Reinstall the tank lids.
- 9) Clean up the work area and document the operation of the interceptor noting any deficiencies.
- 10) Haul all contents to an approved disposal facility and complete any required manifest documentation.

Grease Interceptor - Volume Based - General Scope

- 1) Remove all manhole lids or access panels.
- 2) Take a time and date stamped before photograph of the full interceptor.
- 3) Use a Sludge Judge or comparable tool to take a FOG/Solids reading and record the data.
- 4) Begin the cleaning procedure from the inlet end or inlet compartment using the following general sequence:
 - a. Remove the floating grease layer first.
 - b. Scrape the grease adhering to the interceptor or grease trap walls where accessible.
 - c. As the water level is reduced, pull sediment toward the vacuum hose removing all sediment.
 - c. 1) If it becomes necessary to add water back into the interceptor, add only enough to create sediment slurry.
 - c. 2) Use a truck mounted high pressure water jet to pressure wash as much of the internal surfaces of the interceptor as is accessible from above without entering the interceptor.
 - c. 3) Vacuum each compartment until completely empty.
 - d. Repeat the above procedure as necessary from each manhole or other access opening so that when completed the entire interceptor has been left clean and empty.
- 5) Take a time and date stamped after photograph of the fully evacuated interceptor.
- 6) Reinstall the tank lids.
- 7) Clean up the work area and document the operation of the interceptor noting any deficiencies.

- 8) Haul all contents to an approved disposal facility and complete any required manifest documentation.

Ejector Pump System - General Scope

- 1) Remove all manhole lids or access panels.
- 2) Take a time and date stamped before photograph of the full interceptor.
- 3) Manually activate the ejector pumps to pump down the waste that is in the system being careful not to airlock the pumps.
- 4) Use a pump truck in conjunction with a garden hose and/or high-pressure water jet to wash the internal surfaces of the ejector pit including the pumps, floats, and control wiring.

Ejector System cont'd - General Scope

- 5) We will perform the below referenced diagnostic checks on the ejector system.
 - a. Check performance of each pump and check for the presence of moisture in the controller.
 - b. Check and record amperage draw during flow conditions.
 - c. Check rotation of pump impeller if possible.
 - d. Check and record resistance of pump windings.
 - e. Determine pump normal rate of discharge.
 - f. Check for noisy pump operations.
 - g. Check operation of check valves.
 - h. Check for leaks in piping and connections.
 - i. Visually inspect basin and lift-out rail system.
 - j. Check level control switch(s) sequencing for proper operation.
 - k. Check basin high level alarm for proper operation.
 - l. Check condition of electrical control panel.
 - m. Check pump override relay.
 - n. Check all electrical connections at control panel.
 - o. Check condition and test transformer and overload heaters.
 - p. Check all status lighting.
 - q. Check contactor or starter for pitting and chattering.
- 6) Take a time and date stamped after photograph of the fully evacuated ejector system.
- 7) Reinstall the tank lids.
- 8) Clean up the work area and document the operation of the interceptor noting any deficiencies.
- 9) Haul all contents to an approved disposal facility and complete any required manifest documentation.

Oil/Sand Interceptor - General Scope

- 1) Remove all manhole lids or access panels.
- 2) Take a time and date stamped before photograph of the full interceptor.
- 3) Begin the cleaning procedure from the inlet end or inlet compartment using the following general sequence:
 - a. Remove the floating grease layer first.
 - b. Scrape the grease adhering to the interceptor or grease trap walls where accessible.

- c. As the water level is reduced, pull sediment toward the vacuum hose removing all sediment.
 - c.1) If it becomes necessary to add water back into the interceptor, add only enough to create sediment slurry.
 - c.2) Use a truck mounted high pressure water jet to pressure wash as much of the internal surfaces of the interceptor as is accessible from above without entering the interceptor.
 - c.3) Vacuum each compartment until completely empty.
- d. Repeat the above procedure as necessary from each manhole or other access opening so that when completed the entire interceptor has been left clean and empty.
- 4) Take a time and date stamped after photograph of the fully evacuated interceptor.
- 5) Reinstall the tank lids.
- 6) Clean up the work area and document the operation of the interceptor noting any deficiencies.
- 7) Haul all contents to an approved disposal facility and complete any required manifest documentation.

Trench Drains

- 1) Remove by pumping all of the debris in the internal surfaces of the trench drains.
- 2) Use a high-pressure water jet to pressure wash the internal surfaces of the trench drains.
- 3) Use a high-pressure water jet to clean the inlet and outlet line of the trench drain.

Bus Wash Circulator Tank - Art Transit Bureau Light Maintenance Facility - 3201 S. Eads Street

- 1) Remove by pumping all of the standing water, debris, and sediment - 16 tons - from the (1) one bus wash circulator tank.
 - a. Chamber A - 58'4" x 2'10" x 5'10" deep.
 - b. Chamber B - 3' x 2'10" x 5'10" deep.
 - c. Chamber C - 3' x 2'10" x 5'10" deep.
 - d. Chamber D - 9'4" x 2'10" x 5'10" deep.
- 2) Use a high-pressure water jet to power wash all of the internal surfaces of the bus wash circulator tank.
- 3) Use a high-pressure water jet to clean the PVC outlet drain lines of the bus wash circulator tank.

REVISED EXHIBIT B
CONTRACTOR PRICING

SECTION I. TOTAL ANNUAL PRICE FOR ALL LOCATIONS

LOCATIONS	PM FREQUENCY	RATE	EXTENDED RATE
<i>Arlington Mill</i> - 909 S. Dinwiddie Street, Arlington VA - Interior - Sump	1	\$515.89	\$515.89
<i>Arlington Mill</i> - 909 S. Dinwiddie Street, Arlington VA - Interior - Sump	1	\$515.89	\$515.89
<i>Arlington Mill</i> - 909 S. Dinwiddie Street, Arlington VA - Interior - Sump	1	\$515.89	\$515.89
<i>Arlington Mill</i> - 909 S. Dinwiddie Street, Arlington VA - Interior - Sump	1	\$515.89	\$515.89
<i>Arlington Mill</i> - 909 S. Dinwiddie Street, Arlington VA - Exterior - Sewage	2	\$515.89	\$1,031.78
<i>Arlington Mill</i> - 909 S. Dinwiddie Street, Arlington VA - Interior	1	\$1,687.66	\$1,687.66
<i>Arlington Mill</i> - 909 S. Dinwiddie Street, Arlington VA - Interior	12	\$347.00	\$4,164.00
<i>Argus House</i> - 1527 Clarendon St., Arlington VA - Interior	12	\$347.00	\$4,164.00
<i>Arlington Arts</i> - 3550 Wilson Blvd., Arlington VA - Interior - Sump	1	\$564.00	\$564.00
<i>Central Library</i> - 1015 N. Quincy St., - Level G3 - Sump - Upon Request	1	\$710.00	\$710.00
<i>Central Library</i> - 1015 N. Quincy St., - Level G3 - Sump - Upon Request	1	\$710.00	\$710.00
<i>Courts/Police</i> - 1425 N. Courthouse Rd. - Interior - Sewage	3	\$1,031.25	\$3,093.75
<i>Courts/Police</i> - 1425 N. Courthouse Rd. - Interior/Garage- Sump - Upon Req.	1	\$1,031.25	\$1,031.25
<i>Detention Facility</i> - 1435 N. Courthouse Rd. - Interior	4	\$4,200.00	\$16,800.00
<i>Detention Facility</i> - 1435 N. Courthouse Rd. - Interior - Sewage Upon Req.	1	\$925.00	\$925.00
<i>Detention Facility</i> - 1435 N. Courthouse Rd. - Interior - Storm - Upon Req.	1	\$925.00	\$925.00
<i>Detention Facility</i> - 1435 N. Courthouse Rd. - Interior/Elevators - Upon Req.	1	\$600.00	\$600.00
<i>Detention Facility</i> - 1435 N. Courthouse Rd. - Interior/Elevators - Upon Req.	1	\$600.00	\$600.00
<i>Detention Facility</i> - 1435 N. Courthouse Rd. - Interior/Elevators - Upon Req.	1	\$600.00	\$600.00
<i>Detention Facility</i> - 1435 N. Courthouse Rd. - Interior/Elevators - Upon Req.	1	\$600.00	\$600.00
<i>Equipment Division</i> - 2701 S. Taylor St., Arlington VA - Interior	2	\$134.51	\$269.02
<i>Equipment Division</i> - 2701 S. Taylor St., Arlington VA - Interior	2	\$134.51	\$269.02
<i>Equipment Division</i> - 2701 S. Taylor St., Arlington VA - Interior	2	\$134.51	\$269.02
<i>Equipment Division</i> - 2701 S. Taylor St., Arlington VA - Interior	2	\$134.51	\$269.02
<i>Equipment Division</i> - 2701 S. Taylor St., Arlington VA - Exterior	2	\$2,108.11	\$4,216.22
<i>Equipment Division</i> - 2701 S. Taylor St., Arlington VA - Interior - Sewage	2	\$275.86	\$551.72
<i>Vehicle Wash</i> - 4260 S. 28th Street, Arlington VA - Exterior	2	\$1,358.00	\$2,716.00
<i>Fairlington Center</i> - 3308 Stafford St., Arlington VA - Interior	12	\$347.00	\$4,164.00
<i>Fire Station #2</i> - 4805 Wilson Blvd., Arlington VA - Interior - Under kit. Sink	12	\$347.00	\$4,164.00
<i>Fire Station #2</i> - 4805 Wilson Blvd., Arlington VA - Exterior	1	\$523.00	\$523.00
<i>Fire Station #2</i> - 4805 Wilson Blvd., Arlington VA - Exterior	1	\$523.00	\$523.00
<i>Fire Station #3</i> - 4100 Old Dominion Dr. - Interior - Under Kitchen Sink	12	\$347.00	\$4,164.00
<i>Fire Station #3</i> - 4100 Old Dominion Dr. - Interior/Mech. Room - Upon Req.	1	\$616.50	\$616.50
<i>Fire Station #3</i> - 4100 Old Dominion Dr. - Exterior	1	\$616.50	\$616.50
<i>Fire Station #5</i> - 1750 S. Hayes St., Arlington VA - Exterior	4	\$347.00	\$1,388.00
<i>Fire Station #5</i> - 1750 S. Hayes St., Arlington VA - Exterior	1	\$235.00	\$235.00
<i>Fire Station #6</i> - 6950 Little Falls Rd., Arlington VA - Exterior	4	\$347.00	\$1,388.00
<i>Fire Station #6</i> - 6950 Little Falls Rd., Arlington VA - Exterior	1	\$379.00	\$379.00
<i>Fire Station #9</i> - 1900 Walter Reed, Arlington VA - Interior	1	\$620.00	\$620.00
<i>Fire Station #9</i> - 1900 Walter Reed, Arlington VA - Interior - Sewage	2	\$661.50	\$1,323.00
<i>Fire Station #10</i> - 1559 Wilson Blvd., Arlington VA - Interior	12	\$534.00	\$6,408.00
<i>Fort CE Smith Main House</i> - 2411 N. 24th St., Arlington - Exterior- Sewage	2	\$710.00	\$1,420.00
<i>Residential Program CTR.</i> - 1554 Columbia Pike - Interior - Under Kitch. Sink	12	\$347.00	\$4,164.00
<i>Walter Reed Rec Ctr.</i> - 2909 S. 16th Street, Arlington VA - Interior	12	\$347.00	\$4,164.00
<i>ATBLM Facility</i> - 3201 South Eads St., Arlington VA - Interior	2	\$680.00	\$1,360.00
<i>ATBLM Facility</i> - 3201 South Eads St., Arlington VA - Interior	2	\$4,100.00	\$8,200.00
<i>ATBLM Facility</i> - 3201 South Eads St., Arlington VA - Exterior - Sewage	2	\$1,210.00	\$2,420.00
<i>ATBLM Facility</i> - 3201 South Eads St., Arlington VA - Exterior	2	\$1,696.00	\$3,392.00
SECTION I. TOTAL ANNUAL PRICE FOR ALL LOCATIONS			\$100,462.02

SECTION II. PERSONNEL HOURLY LABOR RATES

HOURLY RATES INCLUDE THE PROVISION OF ALL THINGS NECESSARY FOR PERFORMING REPAIRS, INSPECTION, AND MAINTENANCE (NOT COVERED UNDER THE PREVENTIVE MAINTENANCE SERVICES) INCLUDING BUT NOT LIMITED TO, LABOR, TOOLS, AND TRANSPORTATION TO, AND FROM BETWEEN JOBS, PARKING, TOOLS-OF-THE-TRADE AND MEANS FOR ACCESS, AND CONSUMABLE SUPPLIES. OVERTIME (OVER 8 HOURS OF CONSECUTIVE WORK) RATES SHALL BE TIME AND HALF OF REGULAR HOURLY RATES.

POSITION	REGULAR HOURLY RATES
PROJECT MANAGER	\$0.01
PLUMBER	\$120.00
HELPER	\$60.00

EMERGENCY DRAIN CLEANING RATES

THE BELOW RATES ARE INCLUSIVE OF A TWO-MAN CREW EQUIPPED WITH MULTIPLE ELECTRIC DRAIN CLEANING MACHINES & CABLE, PORTABLE SEWER VIDEO INSPECTION EQUIPMENT, SEWER LOCATING EQUIPMENT, AND HIGH-PRESSURE WATER JETTING EQUIPMENT.

- 1) REGULAR HOURS = \$232.50 PER HOUR
- 2) OT HOURS = \$266.00 PER HOUR

SECTION III. ADDITIONAL TASKS ITEMS

ADDITIONAL TASK ITEMS INCLUDE THE PROVISION OF ALL THINGS NECESSARY FOR PERFORMING TASK IDENTIFIED, INCLUDING BUT NOT LIMITED TO, LABOR, TOOLS, TRANSPORTATION TO, FROM AND BETWEEN JOBS, PARKING, TOOLS-OF-TRADE, MEANS FOR ACCESS, AND CONSUMABLE SUPPLIES.

ITEM		UNIT OF MEASURE	COST
CCTV INSPECTION	LUMP SUM FOR SETUP AND REPORTING	EACH	\$ 1,680.00
CCTV INSPECTION	CCTV INSECTION	PER 10 LINEAR FEET	\$ 100.00
REMOVAL AND DISPOSAL OF SEDIMENT USING A VACTOR TRUCK	LUMP SUM FOR TRUCK SETUP	EACH	\$ 1,680.00
	COST OF SEDIMENT REMOVAL AND DISPOSAL	PER CUBIC YARD	\$ 120.00
JET WASHING	JET WASHING	PER 10 SQUARE FEET	\$ 100.00
	JET WASHING	PER 10 LINEAR FEET	\$ 100.00
PUMP TRUCK	LUMP SUM FOR TRUCK SETUP	EACH	\$ 1,680.00
	COST OF GREASE REMOVAL AND DISPOSAL	PER CUBIC YARD	\$ 15.00
SECTION III. TOTAL FOR ADDITIONAL TASK ITEMS			\$ 5,475.00