

**FIRST AMENDED  
AGREEMENT FOR SERVICES OF  
INDEPENDENT CONTRACTOR**

BETWEEN

COUNTY OF SANTA BARBARA  
DEPARTMENT OF BEHAVIORAL WELLNESS

AND

THOMAS RAMIREZ, d.b.a.  
SOUTHERN COAST JANITORIAL

**FIRST AMENDED AGREEMENT  
FOR SERVICES OF INDEPENDENT CONTRACTOR**

**THIS FIRST AMENDMENT to the AGREEMENT** for Services of Independent Contractor, referenced as BC 20-008, (Agreement) by and between the **County of Santa Barbara** (County) and **Thomas Ramirez d.b.a. Southern Coast Janitorial (Contractor)**, a local vendor, wherein Contractor agrees to provide and County agrees to accept the services specified herein.

**WHEREAS**, Contractor represents that it is specially trained, skilled, experienced and competent to perform the special services required by County, and County desires to retain the services of Contractor pursuant to the terms, covenants, and conditions referenced herein;

**WHEREAS**, the County Board of Supervisors (the Board) authorized the County to enter into a Board Contract for Services of Independent Contractor, referred to as BC 20-008, on June 2, 2020 for the provision of janitorial services for a total Maximum Contract Amount not to exceed \$525,000, inclusive of \$175,000 per fiscal year (FY), for the period of July 1, 2020 through June 30, 2023;

**WHEREAS**, for fair and reasonable consideration, this First Amendment to the Agreement for FY 20-23, referenced as BC 20-008, increases funding by \$75,000 for FY 20-21 for sanitation services necessitated by the COVID-19 pandemic with a total Maximum Contract Amount not to exceed **\$600,000**, inclusive of \$250,000 for FY 20-21, \$175,000 for FY 21-22, and \$175,000 for FY 22-23, for the period of July 1, 2020 to June 30, 2023 and incorporates the terms and conditions set forth in the Agreement, except as modified in this First Amendment to the Agreement; and

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

**I. In Exhibit A – Statement of Work, Section 1 Contractor Services, add the following:**

L. Bi-Weekly Terminal Cleaning at PHF and CSU;

M. COVID-19 Detailed Sanitization Services at CSU, PHF, SM Clinic, QCM for FY 20-21. All touchable surfaces to be disinfected 1 time per day, 7 days a week at CSU; 2 times per day, 5 days a week at PHF; 1 time per day, 5 days a week at SM Clinic, and 1 time per day, 5 days a week at QCM.

**II. Delete Attachment A - Crisis Stabilization Unit and Psychiatric Hospital Facility Cleaning Schedule and replace with the following:**

**ATTACHMENT A  
CRISIS STABILIZATION UNIT AND PSYCHIATRIC HOSPITAL FACILITY CLEANING  
SCHEDULE**

<b>CSU and PHF CLEANING SCHEDULE</b>	
<b><u>General Offices, Client Rooms, Entrances and Hallways</u></b>	<b><u>Service Frequency</u></b>

Empty trash and recycling receptacles. Replace liners where applicable	7 days/week
Detail vacuum all carpeted areas	7 days/week
Dust mop all vinyl flooring	7 days/week
Clean and sanitize telephones	Weekly
Detail Dust –7’ and under	7 days/week
Detail Dust – 7’ and over	Monthly
Dust all horizontal surfaces within normal reach	7 days/week
Spot clean walls, light switches and doors	7 days/week
Polish all desktops and wood surfaces	7 days/week
Spot clean hand prints from doors and walls	7 days/week
Spot clean carpet 7” in diameter	7 days/week
Mop floors with neutral floor sanitizer	7 days/week
Clean base boards	Monthly
Vacuum walk off mats	7 days/week
Sweep outside front entrance	7 days/week
Spot clean front glass doors (inside and out)	7 days/week
Sweep and mop tile floors	7 days/week
Dust all book cases, furniture, etc	7 days/week
Spot clean chairs	As needed

<b><u>Kitchen and Break Room</u></b>	<b><u>Service Frequency</u></b>
Empty trash and recycling receptacles and replace liners	7 days/week
Sweep and damp mop all floors	7 days/week

Clean interior and exterior of microwave	7 days/week
Clean and polish trans cans, stainless steel	7 days/week
Clean exterior of appliances	7 days/week
Spot clean doors, walls and light switches	7 days/week
Clean and sanitize water dispensers	7 days/week
Clean and sanitize interior of trash and recycling receptacles	Monthly
Clean sinks, counter tops and back splash areas	7 days/week
Sanitize all eating areas, tables and chairs	7 days/week
Clean refrigerator interior	Upon Request
<b><u>Restrooms and Laundry Area</u></b>	<b><u>Service Frequency</u></b>
Clean and sanitize urinals, toilets, sinks, partitions, etc.	7 days/week
Sweep restroom floors and mop with germicidal cleaner	7 days/week
Clean all mirrors	7 days/week
Replace and fill all paper products, hand soap, liners, etc.	7 days/week
Remove all smudges from partitions, doors and walls	7 days/week
Clean overhead vents	7 days/week
Polish all stainless steel	7 days/week
Wipe down washer and dryers	1 day/week
Sweep behind washer and dryer	1 day/week
Wipe down tile over 7'	1 day/week
Pour water/cleaner down drains to prevent back gas odors	1 day/week
<b><u>Other</u></b>	<b><u>Service Frequency</u></b>

Remove spider/cobwebs from corners and edges	Bi-weekly
Detail cleaning of base boards and overhead light fixtures	Monthly
Detail cleaning under and behind desks, printers and computers	Quarterly
Detail cleaning of exterior overhead vents	Quarterly
Clean exterior front entrance	Upon request of County
Other requested extra cleaning including, but not limited to, the provision of emergency janitorial services as described in Exhibit, A Section 1	Upon County's request
<b><u>*Additional Specialty Services:</u></b>	<b><u>Service Frequency</u></b>
Clean metal screens	Upon County's request
Detail kitchen cabinets inside and out	Upon County's Request
Detail interior windows and frames	Upon County's request
Detail metal door area	Upon County's request
Disinfect client rooms	Upon County's request
Steam clean carpets	Upon County's request
<b><u>*Bi-Weekly Terminal Cleaning:</u></b>	<b><u>Service Frequency</u></b>
Subject to change upon County's request	Subject to change upon County's request.
Client rooms – Perisept disinfect clean of all beds, clean/remove graffiti off walls, clean base boards, door threshold, doors/hinges, light fixtures, wall heaters, remove cobwebs, disinfect client cubbies, room sinks, wood closets, beds/frame.	Bi-weekly
Bathroom - clean showers, shower doors, ledges, mirrors, partitions, overhead light fixtures, under sink and countertops, sanitize toilets and urinals	Bi-weekly
TV Room – clean overhead light fixtures, top of TV cabinet, over head space, terminal cleaning of blue furniture/under	Bi-weekly

Kitchen – remove and clean cabinets, Perisept clean I/O cabinets, detail clean of appliances, clean dining room	Bi-weekly
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**III. Delete Exhibit B - Financial Provisions, Section A and replace with the following:**

- A. For CONTRACTOR services to be rendered under this Agreement, CONTRACTOR shall be paid a total contract amount, including cost reimbursements for special cleaning services, not to exceed \$250,000 for FY 20-21, \$175,000 for FY 21-22 and \$175,000 for FY 22-23, for a maximum contract amount not to exceed **\$600,000** during the term of this agreement.

**IV. Delete Exhibit B-1 – Schedule of Rates and Contract Maximum and replace with the following:**

**Exhibit B-1**

**Schedule of Rates and Contract Maximum**

**(Applicable to services described in Exhibit A and Attachments A, B, and C)**

<b>Type of Service FY 20-21</b>	<b>Maximum Rate</b>	<b>Annual Rate</b>
Monthly Janitorial Service- Crisis Stability Unit (CSU)	\$780/month	\$9,360/year
Monthly Janitorial Service- Psychiatric Health Facility (PHF)	\$6,450/month	\$77,400/year
*Bi-Weekly Terminal Cleaning - State and federal required detailed cleaning and disinfecting PHF and CSU	\$1,500/month	\$18,000/year
Monthly Janitorial Service- Quality Care Management (QCM) Goleta	\$675/month	\$8,100/year
Monthly Janitorial Service- Santa Maria (SM) Clinic	\$3,550/month	\$42,600/year
Emergency or Other Specialty Services as needed and requested by Behavioral Wellness		\$19,540 (max per FY)  As agreed by Contractor and the Behavioral Wellness Facility Manager and specified on Contractor's invoice (Services must be pre-approved by

	Behavioral Wellness Facilities & Fiscal)
COVID-19 Detailed Sanitization Services (CSU, PHF, SM Clinic, QCM)	\$75,000
<b>TOTAL CONTRACT AMOUNT FY 20-21 NOT TO EXCEED:</b>	<b>\$250,000</b>

Type of Service FY 21-22	Maximum Rate	Annual Rate
Monthly Janitorial Service- Crisis Stability Unit (CSU)	\$780/month	\$9,360/year
Monthly Janitorial Service- Psychiatric Health Facility (PHF)	\$6,450/month	\$77,400/year
*Bi-Weekly Terminal Cleaning - State and federal required detailed cleaning and disinfecting PHF and CSU	\$1,500/month	\$18,000/year
Monthly Janitorial Service- Quality Care Management (QCM) Goleta	\$675/month	\$8,100/year
Monthly Janitorial Service- Santa Maria Clinic	\$3,550/month	\$42,600/year
Emergency or Other Specialty Services as needed and requested by Behavioral Wellness		\$19,540 (max per FY) As agreed by Contractor and the Behavioral Wellness Facility Manager and specified on Contractor's invoice (Services must be pre-approved by Behavioral Wellness Facilities & Fiscal)
<b>TOTAL CONTRACT AMOUNT FY 21-22 NOT TO EXCEED:</b>		<b>\$175,000</b>

Type of Service FY 22-23	Maximum Rate	Annual Rate
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Monthly Janitorial Service- Crisis Stability Unit (CSU)	\$780/month	\$9,360/year
Monthly Janitorial Service- Psychiatric Health Facility (PHF)	\$6,450/month	\$77,400/year
*Bi - Weekly Terminal Cleaning - State and federal required detailed cleaning and disinfecting PHF and CSU	\$1,500/month	\$18,000/year
Monthly Janitorial Service- Quality Care Management (QCM) Goleta	\$675/month	\$8,100/year
Monthly Janitorial Service- Santa Maria Clinic	\$3,550/month	\$42,600/year
Emergency or Other Specialty Services as needed and requested by Behavioral Wellness		\$19,540 (max per FY) As agreed by Contractor and the Behavioral Wellness Facility Manager and specified on Contractor's invoice (Services must be pre-approved by Behavioral Wellness Facilities & Fiscal)
<b>TOTAL CONTRACT AMOUNT FY 22-23 NOT TO EXCEED:</b>		<b>\$175,000</b>
<b>TOTAL CONTRACT AMOUNT FY 20-23 NOT TO EXCEED:</b>		<b>\$600,000</b>

**III. All other terms and conditions remain in full force and effect.**

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SIGNATURE PAGE FOLLOWS




**SIGNATURE PAGE**

First Amended Agreement for Services of Independent Contractor between the **County of Santa Barbara** and **Thomas Ramirez d.b.a. Southern Coast Janitorial**.

**IN WITNESS WHEREOF**, the parties have executed this Agreement to be effective on July 1, 2020 executed by COUNTY.

**COUNTY OF SANTA BARBARA:**

By:   
GREGG HART, CHAIR  
BOARD OF SUPERVISORS

Date: 11-10-20

**ATTEST:**

MONA MIYASATO  
COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By:   
Deputy Clerk

Date: 11-10-20

**CONTRACTOR:**

**THOMAS RAMIREZ, D.B.A. SOUTHERN  
COAST JANITORIAL**

By: \_\_\_\_\_  
Authorized Representative

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By: \_\_\_\_\_  
Deputy County Counsel

**APPROVED AS TO ACCOUNTING FORM:**

BETSY M. SCHAFFER, CPA  
AUDITOR-CONTROLLER

By: \_\_\_\_\_  
Deputy

**RECOMMENDED FOR APPROVAL:**

ALICE GLEGHORN, PH.D., DIRECTOR  
DEPARTMENT OF BEHAVIORAL  
WELLNESS

By: 

**APPROVED AS TO INSURANCE FORM:**

RAY AROMATORIO, MANAGER  
DEPARTMENT OF RISK MANAGEMENT

By: \_\_\_\_\_

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GREGG HART, CHAIR  
BOARD OF SUPERVISORS

Date: \_\_\_\_\_

**ATTEST:**  
MONA MIYASATO  
COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy Clerk

Date: \_\_\_\_\_

**CONTRACTOR:**  
THOMAS RAMIREZ, D.B.A. SOUTHERN  
COAST JANITORIAL

By: \_\_\_\_\_  
Authorized Representative

Name: Thomas Ramirez

Title: Owner

Date: 10/22/20

**APPROVED AS TO FORM:**  
MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By: \_\_\_\_\_  
Deputy County Counsel

**APPROVED AS TO ACCOUNTING FORM:**  
BETSY M. SCHAFER, CPA  
AUDITOR-CONTROLLER

By: \_\_\_\_\_  
Deputy

**RECOMMENDED FOR APPROVAL:**  
ALICE GLEGHORN, PH.D., DIRECTOR  
DEPARTMENT OF BEHAVIORAL  
WELLNESS

By: \_\_\_\_\_

**APPROVED AS TO INSURANCE FORM:**  
RAY AROMATORIO, MANAGER  
DEPARTMENT OF RISK MANAGEMENT

By: \_\_\_\_\_

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By: \_\_\_\_\_  
GREGG HART, CHAIR  
BOARD OF SUPERVISORS

Date: \_\_\_\_\_

**ATTEST:**

MONA MIYASATO  
COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy Clerk

Date: \_\_\_\_\_

**CONTRACTOR:**

**THOMAS RAMIREZ, D.B.A. SOUTHERN  
COAST JANITORIAL**

By: \_\_\_\_\_  
Authorized Representative

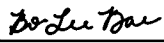
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_


**APPROVED AS TO FORM:**

MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By:   
Bo L. Bae (Oct 29, 2020 09:29 PDT)  
Deputy County Counsel

**APPROVED AS TO ACCOUNTING FORM:**

BETSY M. SCHAFFER, CPA  
AUDITOR-CONTROLLER

By:   
Robert Geis (Oct 29, 2020 10:31 PDT)  
Deputy

**RECOMMENDED FOR APPROVAL:**

ALICE GLEGHORN, PH.D., DIRECTOR  
DEPARTMENT OF BEHAVIORAL  
WELLNESS

By: \_\_\_\_\_

**APPROVED AS TO INSURANCE FORM:**

RAY AROMATORIO, MANAGER  
DEPARTMENT OF RISK MANAGEMENT

By: 