

**Amendment No. 3  
To  
Standard Agreement  
by and between  
County of Monterey and Firato Service Company, Inc.**

This Amendment No. 3 is made and entered into, by and between the County of Monterey, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and Firato Service Company, Inc. hereinafter referred to as "CONTRACTOR".

**RECITALS:**

**WHEREAS**, the COUNTY and CONTRACTOR have heretofore entered into an Agreement for specialized custodial maintenance services and supplies, pursuant to RFP #10742, for the term January 1, 2021, through December 31, 2023, and an amount of \$1,088,749; and

**WHEREAS**, on January 1, 2021, the COUNTY and CONTRACTOR entered into Amendment No. 1 to incorporate ATTACHMENT A: General Requirements to the Agreement; and

**WHEREAS**, on October 18, 2021, the COUNTY and CONTRACTOR entered into Amendment No. 2 to add a new service site and increase the amount of the Agreement by \$9,000 for the period January 1, 2021, to December 31, 2023; and

**WHEREAS**, the COUNTY and CONTRACTOR wish to amend the Agreement to increase the amount of the Agreement by \$450,000 for a new Agreement amount not to exceed \$1,547,749 and extend the term of the Agreement by one (1) additional year to December 31, 2024, for a new full term of January 1, 2021 to December 31, 2024 as specified below.

**NOW THEREFORE**, the COUNTY and CONTRACTOR hereby agree to amend the Agreement as follows:

1. Section 2.0. Section 2, PAYMENT CONDITIONS, is hereby amended and restated to read in its entirety as follows:

**"2.0 PAYMENT PROVISIONS:**

County shall pay the CONTRACTOR in accordance with the payment provisions set forth in Exhibit A, subject to the limitations set forth in this Agreement. The total amount payable by County to CONTRACTOR under this Agreement shall not exceed the sum of \$1,547,749."

2. SECTION 3.0, "TERM OF AGREEMENT", is hereby amended and restated to read in its entirety as follows:

"3.01. The term of the Agreement is from January 1, 2021 to December 31, 2024, unless sooner terminated pursuant to the terms of the Agreement. This Agreement is of no force or effect until signed by both CONTRACTOR and County and with County signing last, and CONTRACTOR may not commence work before County signs the Agreement."

3. EXHIBIT A - Scope of Services/Payment Provisions, is amended and replaced in its entirety with Amendment No. 3 to EXHIBIT A. All references in the Agreement to EXHIBIT A shall be construed to refer to Amendment No. 3 to EXHIBIT A.
4. ATTACHMENT G – Clinic Location Floor Plans is amended and replaced in its entirety with Amendment No. 3 to ATTACHMENT G. All references in the Agreement to ATTACHMENT G shall be construed to refer to Amendment No. 3 to ATTACHMENT G.
5. Except as provided herein, all remaining terms, conditions and provisions of the Agreement are unchanged and unaffected by this Amendment No. 3 and shall continue in full force and effect.
6. A copy of this Amendment No. 3 shall be attached to the original Agreement.
7. The effective date of this Amendment No. 3 is January 1, 2024.

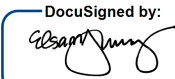
IN WITNESS WHEREOF, the parties have executed this Amendment No. 3 as of the day and year written below.

# COUNTY OF MONTEREY

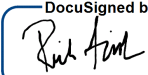
# CONTRACTOR

By: \_\_\_\_\_  
Contracts/Purchasing Officer

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

By:  \_\_\_\_\_  
C7A30BA69CA8423...  
Elsa Jimenez, Director of Health  
Department of Health

11/13/2023 | 1:51 PM PST  
Date: \_\_\_\_\_

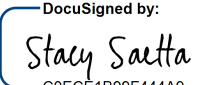
By:  \_\_\_\_\_  
DocuSigned by:  
999211DE70E9428...

Name: Rich Firato


Title: CEO

Date: 11/8/2023 | 4:04 PM PST

## Approved as to Legal Form:


By:  \_\_\_\_\_  
C0ECE1B09F444A0...  
Stacy L. Saetta, Deputy County Counsel

11/13/2023 | 9:00 AM PST  
Date: \_\_\_\_\_

By:  \_\_\_\_\_  
DocuSigned by:  
246A08E1C27C4A5...

Name: Nick Firato

## Approved as to Fiscal Provisions:

By:  \_\_\_\_\_  
4E7E657875454AE...  
Auditor-Controller  
11/13/2023 | 9:27 AM PST  
Date: \_\_\_\_\_

Title: Marketing and Sales

Date: 11/8/2023 | 4:06 PM PST

\*INSTRUCTIONS: If CONTRACTOR is a corporation, including limited liability and non-profit corporations, the full legal name of the corporation shall be set forth above together with the signatures of two specified officers. If CONTRACTOR is a partnership, the name of the partnership shall be set forth above together with the signature of a partner who has authority to execute this Agreement on behalf of the partnership. If CONTRACTOR is contracting in an individual capacity, the individual shall set forth the name of the business, if any, and shall personally sign the Agreement.

<sup>1</sup>Approval by County Counsel is required <sup>2</sup>Approval by Auditor-Controller is required

<sup>3</sup>Approval by Risk Management is necessary only if changes are made in paragraph 8 or 9

**Amendment No. 3 to EXHIBIT A  
To Agreement by and between  
County of Monterey and Firato Service Company, Inc.**

**SCOPE OF SERVICES / PAYMENT PROVISIONS**

**A. SCOPE OF SERVICES**

CONTRACTOR shall provide services and staff, and otherwise do all things necessary for or incidental to the provision of specialized custodial maintenance services and supplies as set forth below and in the following Attachments:

ATTACHMENT A: General Requirements

ATTACHMENT B: Service Specifications

ATTACHMENT C: Cleaning Requirements and Frequency

ATTACHMENT D: Cleaning Checklist

ATTACHMENT E: Playground Requirements/Specifications

ATTACHMENT F: Intentionally Reserved

ATTACHMENT G: Clinic Location Floor Plans

CONTRACTOR shall provide specialized janitorial services primarily in designated exam rooms, waiting areas, offices, common areas, halls, bathrooms and multi-purpose rooms. The Seaside location includes an outdoor playground.

CONTRACTOR shall attend a New Vendor Orientation prior to beginning services.- Orientation shall include management representation from both the CONTRACTOR and COUNTY.

CONTRACTOR shall attend individual clinic site walk throughs prior to beginning services. Walk throughs shall be attended by the CONTRACTOR's staff who will be directly responsible for the on-site services.

CONTRACTOR shall ensure that all services, costs, and materials must, at minimum, meet the specifications for State of California and CAL/OSHA regulations, as applicable.

**B. COMPENSATION / PAYMENT PROVISIONS**

County shall pay an amount not to exceed \$1,547,749 for the performance of all things necessary for or incidental to the performance of work as set forth in the Scope of Services. CONTRACTOR'S compensation for services rendered shall be based on the following rates or in accordance with the following terms:

**SERVICE LOCATIONS AND RATE SHEET:****ZONE 1: SALINAS - LAUREL CLINICS**

| HEALTH DEPARTMENT LOCATIONS   | EST SQ FT     | EST SQ FT CARPET | EST SQ FT TILE | EST # EXAM ROOMS | EST # SINKS IN EXAM ROOMS | EST # REST ROOMS | EST # SINKS IN REST ROOMS | EST # TOILETS/ URINALS | EST # OFFICES | EST # STORAGE/LAB/ SOILED UTIL | EST # SHOWERS | EST # BABY CHANGING STATIONS | EST # EXTERNAL SINKS | EST # WATER FOUNTAINS | EST # JANITOR SINKS | EST # TOILET PAPER DISP. | EST # PAPER TOWEL DISP. | EST # SEAT COVER DISP. | EST # LIQUID SOAP DISP. | EST # JANITORIAL CLOSETS | FREQUENCY OF SERVICE   | TOTAL MONTHLY FLAT RATE<br>(COMPLETE THIS SECTION) | EQUIVALENT PRICE PER A SQ FT<br>(COMPLETE THIS SECTION) |
|---|---------------|------------------|----------------|------------------|---------------------------|------------------|---------------------------|------------------------|---------------|--------------------------------|---------------|------------------------------|----------------------|-----------------------|---------------------|--------------------------|-------------------------|------------------------|-------------------------|--------------------------|------------------------|--|---|
| Laurel Internal Medicine Clinic<br>1441 Constitution Blvd, 151, Suite 16<br>Salinas, CA 93906 | 7,410         | 1619             | 5,791          | 12               | 12                        | 5                | 5                         | 1                      | 13            | 4                              | 0             | 1                            | 1                    | 0                     | 0                   | 5                        | 19                      | 14                     | 10                      | 0                        | Five Day + Noon        | \$3,171.48   | \$0.43  |
| Laurel Pediatrics<br>1441 Constitution Blvd, Building 200, Suite 101<br>Salinas, CA 93906     | 11,985        | 754              | 11,231         | 27               | 27                        | 4                | 4                         | 4                      | 5             | 4                              | 0             | 2                            | 9                    | 2                     | 1                   | 4                        | 44                      | 44                     | 6                       | 1                        | Five Day + Noon        | \$5,129.58   | \$0.43  |
| Laurel Family Practice<br>1441 Constitution Blvd., Bldg 400, Ste 300<br>Salinas, CA 93906     | 15,073        | 0                | 15,073         | 29               | 29                        | 8                | 10                        | 11                     | 12            | 9                              | 0             | 6                            | 0                    | 2                     | 1                   | 10                       | 40                      | 10                     | 55                      | 1                        | Five Day + Noon        | \$6,451.16   | \$0.43  |
| Laurel Vista<br>1441 Constitution Blvd., Bldg 400, Ste 301<br>Salinas, CA 93906               | 3,396         | 0                | 3,396          | 8                | 8                         | 2                | 2                         | 2                      | 1             | 1                              | 0             | 1                            | 0                    | 0                     | 0                   | 2                        | 10                      | 2                      | 10                      | 0                        | Five Day + Noon        | \$1,453.59   | \$0.43  |
| NIDO<br>1441 Constitution Blvd, Building 760<br>Salinas, CA 93906                             | 2,600         | 269              | 2,331          | 4                | 4                         | 2                | 2                         | 2                      | 3             | 2                              | 0             | 0                            | 2                    | 0                     | 0                   | 2                        | 3                       | 2                      | 2                       | 0                        | Five Day + Noon        | \$1,112.80   | \$0.43  |
| <b>ALL ZONE 1 LOCATIONS:</b>  | <b>40,464</b> | <b>2642</b>      | <b>37,822</b>  | <b>80</b>        | <b>80</b>                 | <b>21</b>        | <b>23</b>                 | <b>20</b>              | <b>34</b>     | <b>20</b>                      | <b>0</b>      | <b>10</b>                    | <b>12</b>            | <b>4</b>              | <b>2</b>            | <b>23</b>                | <b>116</b>              | <b>72</b>              | <b>83</b>               | <b>2</b>                 | <b>Five Day + Noon</b> | <b>\$17,318.61</b>                                 | <b>\$0.43</b>   |

**SERVICE LOCATIONS AND RATE SHEET  
ZONE 2: SALINAS - ALISAL HEALTH CENTER**

| HEALTH DEPARTMENT LOCATIONS  | EST SQ FT     | EST SQ FT CARPET | EST SQ FT TILE | EST # EXAM ROOMS | EST # SINKS IN EXAM ROOMS | EST # REST ROOMS | EST # SINKS IN REST ROOMS | EST # TOILETS/ URINALS | EST # OFFICES | EST # STORAGE/LAB/ SOILED UTIL | EST # SHOWERS | EST # BABY CHANGING STATIONS | EST # EXTERNAL SINKS | EST # WATER FOUNTAINS | EST # JANITOR SINKS | EST # TOILET PAPER DISP. | EST # PAPER TOWEL DISP. | EST # SEAT COVER DISP. | EST # LIQUID SOAP DISP. | EST # JANITORIAL CLOSETS | FREQUENCY OF SERVICE   | TOTAL MONTHLY FLAT RATE<br>(COMPLETE THIS SECTION) | EQUIVALENT PRICE PER A SQ FT<br>(COMPLETE THIS SECTION) |
|--|---------------|------------------|----------------|------------------|---------------------------|------------------|---------------------------|------------------------|---------------|--------------------------------|---------------|------------------------------|----------------------|-----------------------|---------------------|--------------------------|-------------------------|------------------------|-------------------------|--------------------------|------------------------|--|---|
| Alisal Health Center<br>559 E. Alisal Street, Ste 201<br>Salinas, CA 93905   | 11,761        | 852              | 10,909         | 17               | 17                        | 10               | 9                         | 10                     | 8             | 8                              | 0             | 3                            | 3                    | 2                     | 2                   | 10                       | 31                      | 30                     | 10                      | 2                        | Five Day + Noon        | \$5,033.71   | \$0.43  |
| 559 E. Alisal Street, Suite 107  | 320           | 0                | 320            | 0                | 0                         | 0                | 0                         | 0                      | 0             | 0                              | 0             | 0                            | 0                    | 0                     | 0                   | 0                        | 0                       | 0                      | 0                       | 0                        | Five Day + Noon        | \$267.50   | \$0.84  |
| Alisal Integrated Health Clinic, 331 N. Sanborn Rd, Salinas, CA 93905*   | 1,473         | 0                | 1,473          | 4                | 4                         | 1                | 1                         | 1                      | 2             | 3                              | 0             | 1                            | 0                    | 0                     | 0                   | 1                        | 5                       | 1                      | 5                       | 1                        | Five Day + Noon        | \$633.69   | \$0.43  |
| <b>ALL Zone 2 LOCATIONS:</b>   | <b>13,554</b> | <b>852</b>       | <b>12,702</b>  | <b>21</b>        | <b>21</b>                 | <b>11</b>        | <b>10</b>                 | <b>11</b>              | <b>10</b>     | <b>11</b>                      | <b>0</b>      | <b>4</b>                     | <b>3</b>             | <b>2</b>              | <b>2</b>            | <b>11</b>                | <b>36</b>               | <b>31</b>              | <b>15</b>               | <b>3</b>                 | <b>Five Day + Noon</b> | <b>\$5,934.90</b>                                  | <b>\$0.44</b>   |
| <b>**Alisal Integrated Health Center** DO NOT SERVICE OR BILL NEW SPACE WITHOUT WRITTEN AUTHORIZATION FROM COUNTY.</b> |               |                  |                |                  |                           |                  |                           |                        |               |                                |               |                              |                      |                       |                     |                          |                         |                        |                         |                          |                        |  |   |

Amendment No. 3 to Firato Service Company, Inc.  
January 1, 2021 – December 31, 2024  
NTE: \$1,547,749

| SERVICE LOCATIONS AND RATE SHEET  |           |                  |                |                  |                           |                  |                           |                        |               |                                |               |                              |                      |                       |                     |                          |                         |                        |                         |                          |                      |   |  |
|---|-----------|------------------|----------------|------------------|---------------------------|------------------|---------------------------|------------------------|---------------|--------------------------------|---------------|------------------------------|----------------------|-----------------------|---------------------|--------------------------|-------------------------|------------------------|-------------------------|--------------------------|----------------------|---|--|
| ZONE 3: MONTEREY PENINSULA CLINICS  |           |                  |                |                  |                           |                  |                           |                        |               |                                |               |                              |                      |                       |                     |                          |                         |                        |                         |                          |                      |   |  |
| HEALTH DEPARTMENT LOCATIONS   | EST SQ FT | EST SQ FT CARPET | EST SQ FT TILE | EST # EXAM ROOMS | EST # SINKS IN EXAM ROOMS | EST # REST ROOMS | EST # SINKS IN REST ROOMS | EST # TOILETS/ URINALS | EST # OFFICES | EST # STORAGE/LAB/ SOILED UTIL | EST # SHOWERS | EST # BABY CHANGING STATIONS | EST # EXTERNAL SINKS | EST # WATER FOUNTAINS | EST # JANITOR SINKS | EST # TOILET PAPER DISP. | EST # PAPER TOWEL DISP. | EST # SEAT COVER DISP. | EST # LIQUID SOAP DISP. | EST # JANITORIAL CLOSETS | FREQUENCY OF SERVICE | TOTAL MONTHLY FLAT RATE<br>( <u>COMPLETE THIS SECTION</u> ) | EQUIVALENT PRICE PER A SQ FT<br>( <u>COMPLETE THIS SECTION</u> ) |
| Monterey County Health Clinic at Marina<br>3155 DeForest Road<br>Marina, CA 93933                     | 1,790     | 354              | 1,436          | 4                | 4                         | 2                | 2                         | 2                      | 3             | 1                              | 0             | 0                            | 5                    | 0                     | 0                   | 2                        | 10                      | 9                      | 2                       | 0                        | Five Day + Noon      | \$1,493.93  | \$0.83   |
| Seaside Family Health Center<br>1156 Fremont Blvd<br>Seaside, CA 93955                                | 18,572    | 0                | 0              | 34               | 34                        | 10               | 11                        | 14                     | 20            | 15                             | 1             | 3                            | 7                    | 0                     | 3                   | 12                       | 40                      | 37                     | 12                      | 2                        | Five Day + Noon      | \$7,948.82  | \$0.43   |
| Seaside Family Health CSVS - Dental Space   | 658       | 0                | 0              | 1                | 0                         | 0                | 0                         | 0                      | 1             | 0                              | 0             | 0                            | 0                    | 0                     | 0                   | 0                        | 0                       | 0                      | 0                       | 0                        | Five Day + Noon      | \$281.62  | \$0.43   |
| PLAYGROUND @ Seaside Family Health Center (23x29)   | 667       | 0                | 0              | 0                | 0                         | 0                | 0                         | 0                      | 0             | 0                              | 0             | 0                            | 0                    | 0                     | 0                   | 0                        | 0                       | 0                      | 0                       | 0                        | Five Day + Noon      | \$285.48  | \$0.43   |
| ALL ZONE 3 LOCATIONS:   | 21,687    | 354              | 1,436          | 39               | 38                        | 12               | 13                        | 16                     | 24            | 16                             | 1             | 3                            | 12                   | 0                     | 3                   | 14                       | 50                      | 46                     | 14                      | 2                        | Five Day + Noon      | \$10,009.85   | \$0.46   |
| ** WITH DENTAL SPACE** DO NOT SERVICE OR BILL DENTAL SPACE WITHOUT WRITTEN AUTHORIZATION FROM COUNTY. |           |                  |                |                  |                           |                  |                           |                        |               |                                |               |                              |                      |                       |                     |                          |                         |                        |                         |                          |                      |   |  |

1. There shall be no travel reimbursement allowed during this Agreement.
2. CONTRACTOR warrants that the cost charged for services under the terms of this contract are not in excess of those charged any other client for the same services performed by the same individuals.

### C. CONTRACTORS BILLING PROCEDURES

NOTE: Payment may be based upon satisfactory acceptance of each deliverable, payment after completion of each major part of the Agreement, payment at conclusion of the Agreement, etc.

1. County may, in its sole discretion, terminate the contract or withhold payments claimed by CONTRACTOR for services rendered if CONTRACTOR fails to satisfactorily comply with any term or condition of this Agreement.
2. No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by County.
3. County shall not pay any claims for payment for services submitted more than twelve (12) months after the calendar month in which the services were completed.
4. **DISALLOWED COSTS:** CONTRACTOR is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its subcontractors.

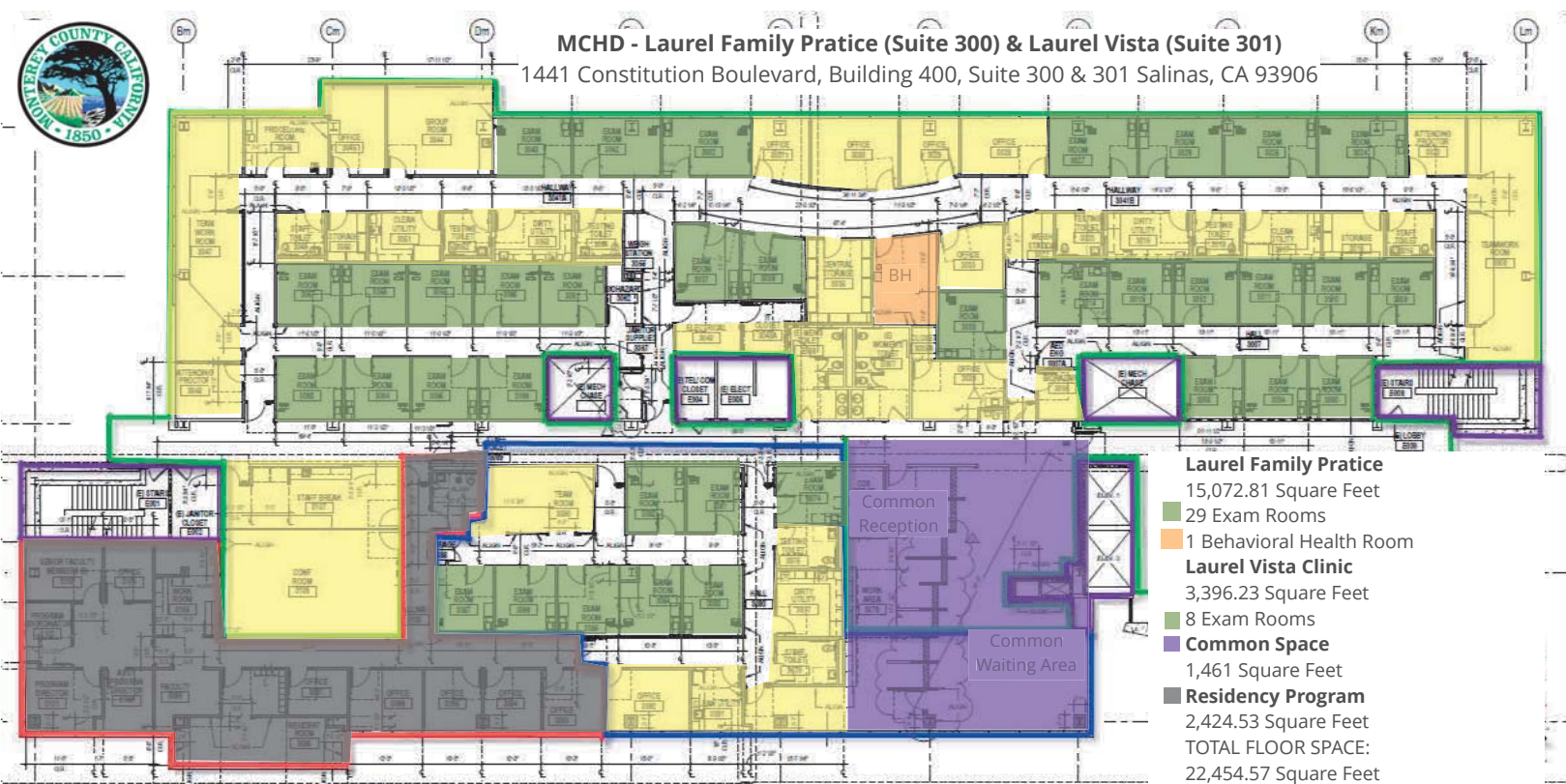
Amendment No. 3 to Firato Service Company, Inc.  
January 1, 2021 – December 31, 2024  
NTE: \$1,547,749

5. CONTRACTOR shall submit monthly invoices, referencing Zone and Service Location and other supporting documentation as applicable, with signatures to the following:

Clinic Services Invoices mail to:  
Monterey County Health Department  
Clinic Services Bureau  
1441 Schilling place- 1<sup>st</sup> Floor  
Salinas, CA 93901  
Attn: ACCOUNTING

Email delivery:  
CS\_Finance@co.monterey.ca.us

## Amendment No. 3 to ATTACHMENT G - CLINIC LOCATION FLOOR PLANS

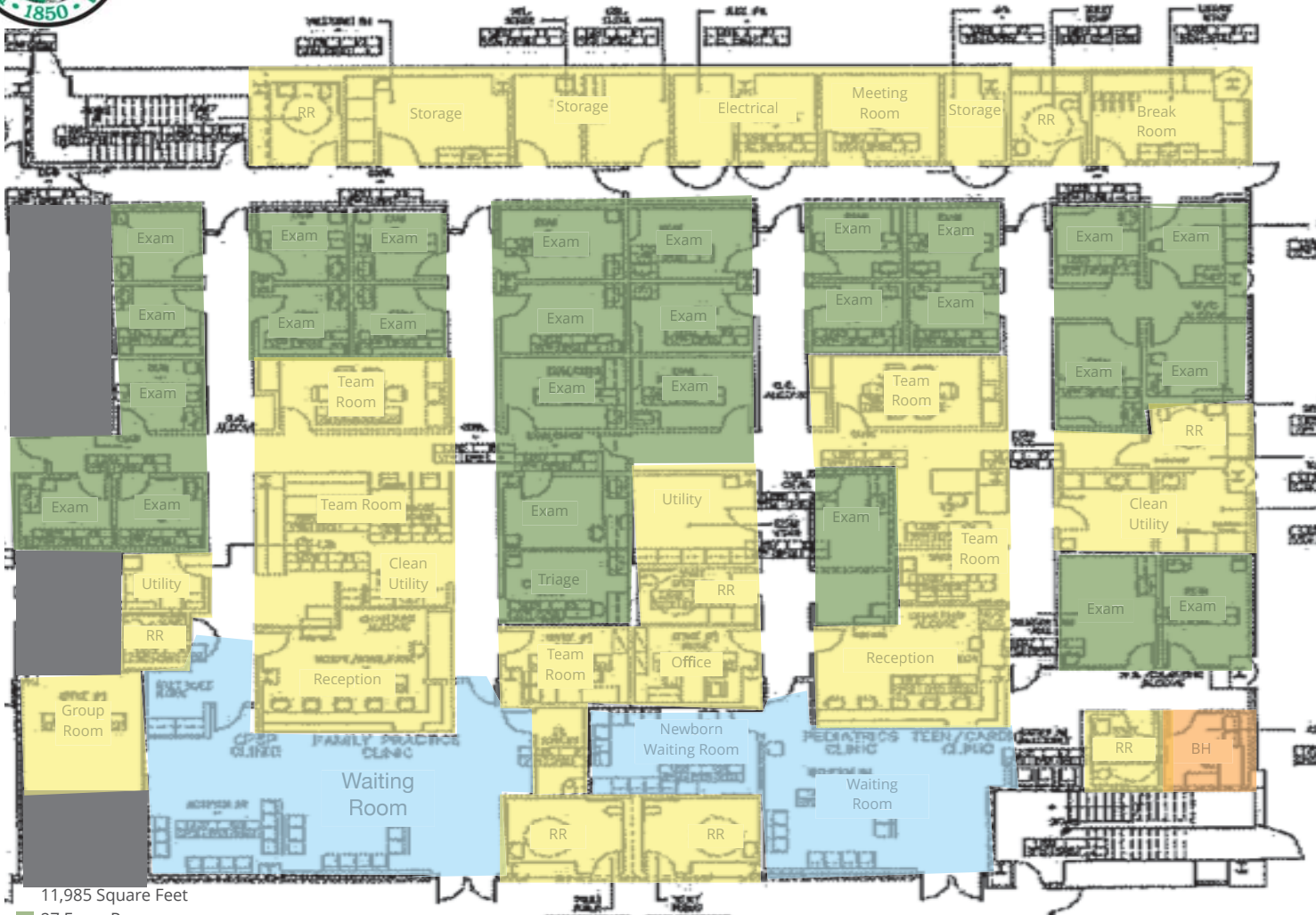


Part of Zone 1 - Salinas Laurel Clinics





**MCHD - Laurel Pediatric Clinic**  
1441 Constitution Boulevard  
Building 200, Suite 101  
Salinas, CA 93906



- 11,985 Square Feet
- 27 Exam Rooms
- 1 Behavioral Health Room

Part of Zone 1 - Salinas Laurel Clinics



**MCHD - Laurel Internal Medicine**

1441 Constitution Blvd.

Bldg. 151, Suite 16

Salinas, CA 93906



7,410 Square Feet

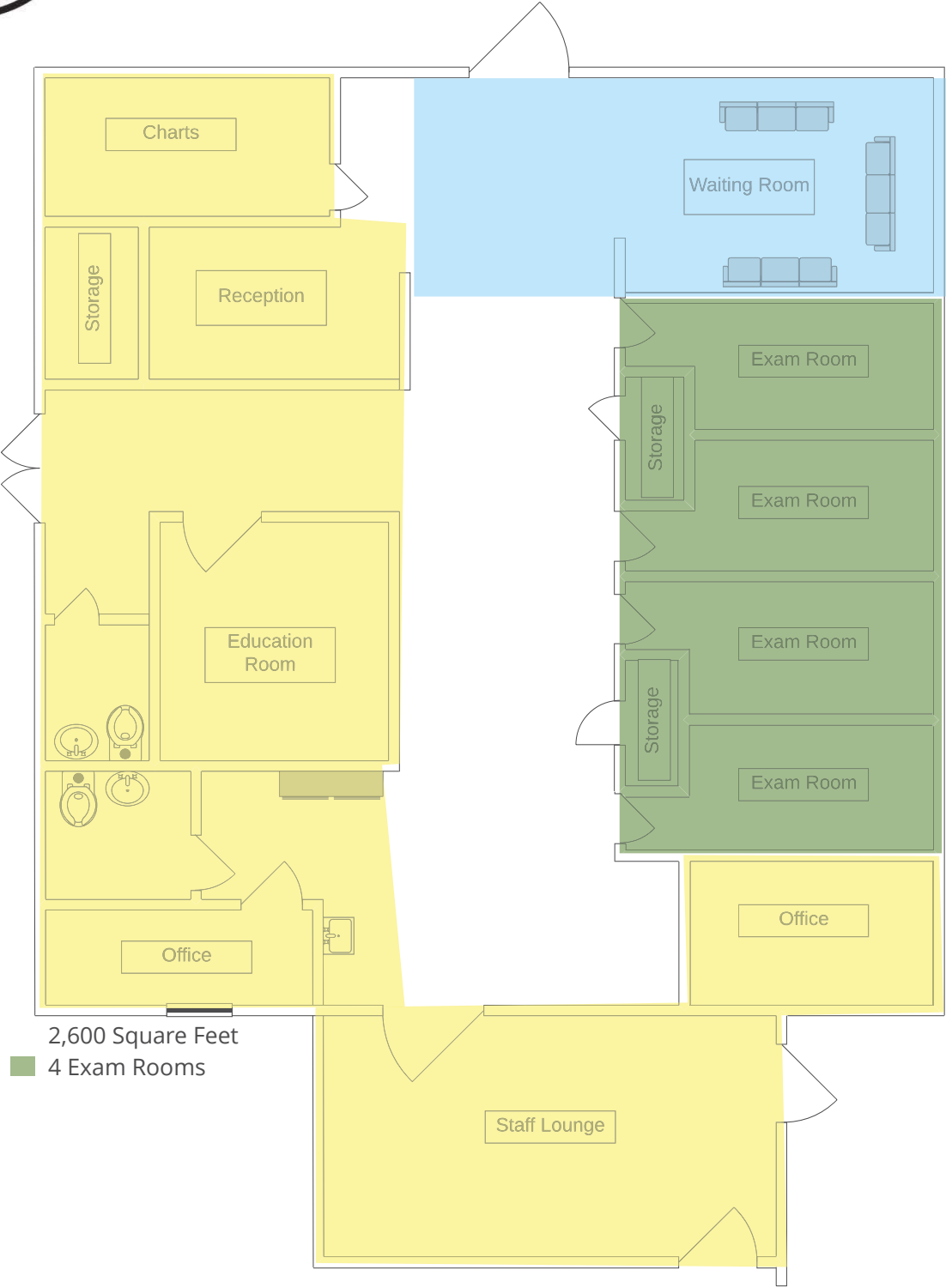
■ 12 Exam Rooms

2 Behavioral Health Rooms

Part of Zone 1 - Salinas Laurel Clinics



**MCHD - NIDO Clinic**  
1441 Constituion Blvd., Building 760  
Salinas, CA 93906





# MCHD - Alisal Health Center

559 East Alisal Street

Suite 201

Salinas, CA 93905



- 17 Exam Rooms
- 1 Behavioral Health





## MCHD -Seaside Family Health Center

1156 Fremont Blvd.

Seaside, CA 93955



Square Footage: 18,572

34 Exam Rooms

4 Behavioral Health Rooms

Part of Zone 3 - Peninsula



MCHD - Monterey County Clinic at Marina  
3155 DeForest Rd.  
Marina, CA 93933



Square Footage - 1,790

■ Medical Exam Rooms: 4

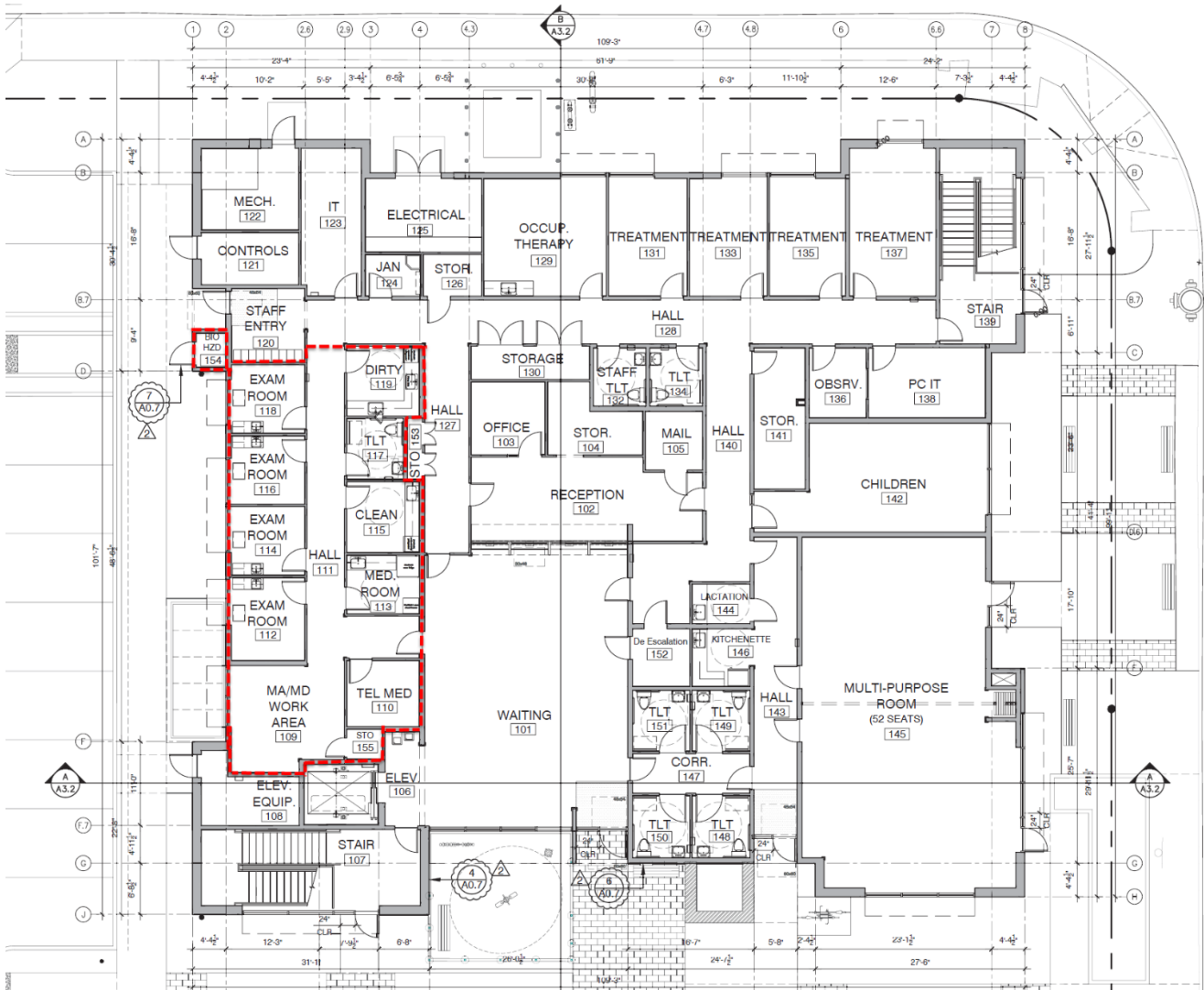
Part of Zone 3 - Peninsula



# MCHD – Alisal Integrated Health Center

331 N. Sanborn Road

Salinas, CA 93905



Part of Zone 2 - Salinas Alisal Area