

**FIRST AMENDMENT
TO SERVICES AGREEMENT**

**UNIVERSAL BUILDING MAINTENANCE, LLC
dba ALLIED UNIVERSAL JANITORIAL SERVICES**

[Annual Custodial Services for Various City Facilities – RFP No. 1914]

This FIRST AMENDMENT to SERVICES AGREEMENT (“First Amendment”) is made and entered into this ____ day of _____, 2022, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City”), and UNIVERSAL BUILDING MAINTENANCE, LLC, a California limited liability company doing business as ALLIED UNIVERSAL JANITORIAL SERVICES (“Contractor”).

RECITALS

WHEREAS, on or about September 24, 2019, City and Contractor entered into a Services Agreement for Annual Custodial Services for Various City Facilities – RFP No. 1914 (“Agreement”); and

WHEREAS, the Agreement was for a term beginning October 1, 2019 and ending June 30, 2022; and

WHEREAS, the Agreement provided for the option to extend the term of the agreement for up to three (3) additional one (1) year terms; and

WHEREAS, City and Contractor desire to amend the Agreement to extend the term to June 30, 2023, with Compensation for the extended term to be an amount not to exceed Eight Hundred Twenty Two Thousand Six Hundred Twenty Two Dollars and Twenty Five Cents (\$822,622.25).

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated herein by this reference, City and Contractor agree as follows:

1. Section 1, Scope of Services is amended to include the additional services listed in Exhibit “A-1” attached hereto and incorporated herein.

2. Section 2, Term is amended to extend the term of the Agreement from through June 30, 2023.

3. Section 3, Compensation/Payment, is hereby amended to include additional compensation for the extended term in the amount not to exceed Eight Hundred Twenty-Two Thousand Six Hundred Twenty Two Dollars and Twenty Five Cents (\$822,622.25) paid on a monthly basis in accordance with the Compensation Scheduled attached hereto as Exhibit “B-1” and incorporated herein.

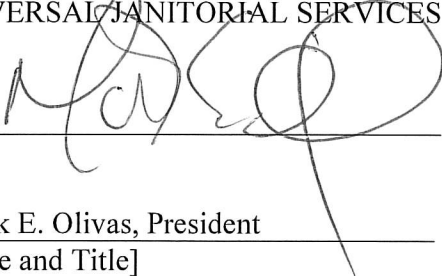
4. All terms and conditions of the original Agreement not inconsistent with this First Amendment shall remain in full force and effect and are incorporated herein by this reference as though set forth in full.

IN WITNESS WHEREOF, City and Contractor have caused this First Amendment to Services Agreement to be duly executed on the day and year first above written.

CITY OF RIVERSIDE, a California
charter city and municipal corporation

UNIVERSAL BUILDING
MAINTENANCE, LLC, a California limited
liability company doing business as ALLIED
UNIVERSAL JANITORIAL SERVICES

By: _____
City Manager

By: 

Attest: _____
City Clerk

Mark E. Olivas, President
[Name and Title]

Certified as to Availability of Funds:

By: _____

By: 
for Chief Financial Officer

_____ [Name and Title]

APPROVED AS TO FORM

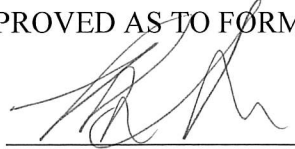
By: 
Ruthann Salera
Deputy City Attorney

Exhibit "A-1"
Additional Scope of Services

EXHIBIT "A" SCOPE OF SERVICE

First Amendment Scope Updates for Carpet & Window Cleaning Frequency

1. **Carpet Cleanings**

- City Hall & City Council Chambers: All carpeted areas shall be thoroughly cleaned increased from three (3) times a year to four (4) times per year. All spots shall be removed at the time of detection.
- Libraries All: All carpeted areas shall be thoroughly cleaned increased from three (3) times a year to four (4) times per year. All spots shall be removed at the time of detection.

2. **Window Cleaning**

- Libraries al location except Main Library: Clean interior & exterior windows including hard water deposits increased from two (2) times a year to four (4) a year
- City Hall & City Council Chambers: Clean interior & exterior windows including hard water deposits increased from two (2) times a year to six (6) times a year all floors including lobby and the City Council Chambers

Exhibit "B-1"
Compensation Schedule

EXHIBIT B - COMPENSATION

| No | Job Site | Address | Zip | Cleanable Sq. Footage | Frequency per Wk | BF-Base Cost Year 4 | Base Yr 4 - Monthly Rate |
|-------|---|-------------------------|-------|-----------------------|------------------|----------------------|--------------------------|
| 1 | CMO GTV | 980 Dalton Road | 92501 | 1,800 | 2X | \$ 3,496.77 | \$ 291.40 |
| | | Sub Total - A | | 1,800 | | \$ 3,496.77 | \$ 291.40 |
| 2 | Corp Yard Breezeway Restrooms | 8095 Lincoln Avenue | 92504 | 3,817 | 5X | \$ 14,815.35 | \$ 1,234.61 |
| 3 | Corp Yard CNG Facility | 8095 Lincoln Avenue | 92504 | 3,817 | 3X | \$ 4,615.78 | \$ 384.65 |
| 4 | Corp Yard Emergency OPS Center (EOC) | 8095 Lincoln Avenue | 92504 | 10,445 | 3X | \$ 12,059.53 | \$ 1,004.96 |
| 5 | Corp Yard Guard Shack Restrooms | 8095 Lincoln Avenue | 92504 | 148 | 3X | \$ 689.53 | \$ 57.46 |
| 6 | Corp Yard Main | 8095 Lincoln Avenue | 92504 | 16,000 | 3X | \$ 18,298.22 | \$ 1,524.85 |
| 7 | Corp Yard Parks | 8095 Lincoln Avenue | 92504 | 16,000 | 3X | \$ 18,298.22 | \$ 1,524.85 |
| 8 | Corp Yard Transit | 8095 Lincoln Avenue | 92504 | 3,817 | 3X | \$ 4,615.78 | \$ 384.65 |
| 9 | Corp Yard Fire Maintenance | 8095 Lincoln Avenue | 92504 | 920 | 2X | \$ 1,137.14 | \$ 94.76 |
| | Corpyard | Sub Total - B | | 54,964 | | \$ 74,529.55 | \$ 6,210.80 |
| 10 | RAL Airport | 6951 Flight Road | 92504 | 11,903 | 7X | \$ 32,416.98 | \$ 2,701.42 |
| 10(a) | RAL Airport (new site addition to contract) | 6961 Flight Road | 92504 | 7,200 | 7X | \$ 19,328.52 | \$ 1,610.71 |
| | Airport | Sub Total - C | | 19,103 | | \$ 51,745.50 | \$ 4,312.13 |
| 11 | DEV Hulén Place (DEV) | 2880 Hulén Place | 92507 | 3,000 | 5X | \$ 5,166.20 | \$ 430.52 |
| | DEV Hulén Place (DEV) | Sub Total - D | | 3,000 | | \$ 5,166.20 | \$ 430.52 |
| 12 | FIR Fire Station #1 | 3401 University Avenue | 92501 | 6,760 | 3X | \$ 9,169.08 | \$ 764.09 |
| | FIR Fire Station #1 | Sub Total - E | | 6,760 | | \$ 9,169.08 | \$ 764.09 |
| 13 | PW WQCP Management Facility | 5950 Acorn Street | 92504 | 3,600 | 5X | \$ 6,133.64 | \$ 511.14 |
| 14 | PW WQCP Water Quality Control Plant | 5950 Acorn Street | 92504 | 33,662 | 5X | \$ 54,605.62 | \$ 4,550.47 |
| | PW WQCP | Sub Total - F | | 37,262 | | \$ 60,739.27 | \$ 5,061.61 |
| 15 | PW Central Parking | 3787 University Avenue | 92501 | 1,776 | 3X | \$ 4,655.31 | \$ 387.94 |
| 16 | PW Public Works | 3750 Market Street | 92501 | 6,018 | 5X | \$ 10,032.43 | \$ 836.04 |
| 17 | PW SBDC/TRITECH | 3752 Market Street | 92501 | 2,325 | 5X | \$ 4,077.83 | \$ 339.82 |
| | PW Parking Services | Sub Total - G | | 10,119 | | \$ 18,765.57 | \$ 1,563.80 |
| 18 | LIB Arlanza Library | 8267 Philbin Avenue | 92503 | 10,000 | 6X | \$ 16,665.47 | \$ 1,388.79 |
| 19 | LIB Arlington Library | 9556 Magnolia Avenue | 92503 | 12,000 | 6X | \$ 22,833.75 | \$ 1,902.81 |
| 20 | LIB Casa Blanca Library | 2985 Madison Street | 92504 | 9,000 | 6X | \$ 15,053.82 | \$ 1,254.48 |
| 21 | LIB Eastside Library | 4033-C Chicago Avenue | 92507 | 10,000 | 6X | \$ 16,665.47 | \$ 1,388.79 |
| 22 | LIB La Sierra Library | 4600 La Sierra Avenue | 92505 | 9,947 | 7X | \$ 18,608.09 | \$ 1,550.67 |
| 23 | LIB Main Library | 3581 Mission Inn Avenue | 92501 | 37,000 | 7X | \$ 94,196.54 | \$ 7,849.71 |
| 24 | LIB Marcy Library | 6927 Magnolia Avenue | 92506 | 9,000 | 6X | \$ 18,735.06 | \$ 1,561.26 |
| 25 | LIB Orange Terrace Library | 20010-A Orange Terr Pkw | 92508 | 13,026 | 6X | \$ 21,542.31 | \$ 1,795.19 |
| | Libraries | Sub Total - H | | 109,973 | | \$ 224,300.51 | \$ 18,691.71 |
| 26 | PAR Park & Recreation Admin. Marcy 2nd | 6927 Magnolia Avenue | 92506 | 9,000 | 5X | \$ 12,998.85 | \$ 1,083.24 |
| | Parks | Sub Total - I | | 9,000 | | \$ 12,998.85 | \$ 1,083.24 |
| 27 | MUS Municipal Museum | 3580 Mission Inn Avenue | 92501 | 9,000 | 1X | \$ 6,593.44 | \$ 549.45 |
| | Museum | Sub Total - J | | 9,000 | | \$ 6,593.44 | \$ 549.45 |
| 28 | CH City Hall | 3900 Main Street | 92522 | 6,000 | 3X | \$ 133,552.21 | \$ 11,129.35 |
| 29 | City Council Chambers | 3900 Main Street | 92522 | 110,000 | 3X | \$ 8,175.22 | \$ 681.27 |
| | City Hall | Sub Total - K | | 116,000 | | \$ 141,727.44 | \$ 11,810.62 |
| 30 | RPU Casa Blanca CRC (PU) | 3025 Madison Street | 92504 | 11,659 | 5X | \$ 19,127.98 | \$ 1,594.00 |
| 31 | RPU Gateway Building | 3534 14th Street | 92501 | 11,237 | 5X | \$ 18,447.55 | \$ 1,537.30 |
| 32 | RPU Orange Square (PU) | 3901 Orange Street | 92501 | 33,000 | 6X | \$ 61,612.07 | \$ 5,134.34 |
| 33 | RPU POE Bldg. (PU) | 3902 Mulberry Street | 92507 | 7,241 | 5X | \$ 12,992.25 | \$ 1,082.69 |
| 34 | RPU UOC Electric Substation | 2911 Adams Street | 92504 | 1,000 | 5X | \$ 1,941.40 | \$ 161.78 |
| 35 | RPU UOC Main Bldg.. | 2911 Adams Street | 92504 | 33,400 | 5X | \$ 64,435.59 | \$ 5,369.63 |
| 36 | RPU UOC Men's Locker Room Bldg. B | 2911 Adams Street | 92504 | 1,340 | 5X | \$ 5,572.19 | \$ 464.35 |
| 37 | RPU UOC Technicians Office Bldg. B | 2911 Adams Street | 92504 | 406 | 5X | \$ 983.64 | \$ 81.97 |
| 38 | RPU UOC Trailer (PU) | 2911 Adams Street | 92504 | 1,000 | 5X | \$ 1,941.40 | \$ 161.78 |
| 39 | RPU UOC Water Meter Shop Bldg. B | 2911 Adams Street | 92504 | 446 | 5X | \$ 1,048.13 | \$ 87.34 |
| 40 | RPU UOC Water Ops Maint Ofc Bldg. B | 2911 Adams Street | 92504 | 865 | 5X | \$ 1,723.73 | \$ 143.64 |
| | RPU | Sub Total - L | | 101,594 | | \$ 189,825.93 | \$ 15,818.83 |
| 41 | RPU RERC and Clearwater Cogen | 5901 Payton Avenue | 92504 | 9,000 | 3X | \$ 11,175.20 | \$ 931.27 |
| 42 | RPU 1700 Rail Road St. | 1700 Rail Road St. | 92880 | | 1X | \$ 6,194.48 | \$ 516.21 |
| 43 | RPU 2201 Rail Road St | 2201 Rail Road St. | 92880 | | 1X | \$ 6,194.48 | \$ 516.21 |
| | RPU Cogen | Sub Total - M | | 9,000 | | \$ 23,564.15 | \$ 1,963.68 |
| | Total Lump Sum Amount | | | 487,575 | | \$ 822,622.25 | \$ 68,551.85 |

| ADDITIONAL / SUBTRACTING ITEMS | | |
|--|------------------|------------------|
| | July - Dec | Jan - June |
| Additional areas/facilities, per square foot | \$1.33 per year | \$1.33 per year |
| Additional stripping, waxing and sealing floors, per square foot | \$0.18 per occur | \$0.18 per occur |
| Additional window washing, per hour | \$19.20 | \$20.40 |
| Additional cleaning (sweeping, mopping, dusting, kitchen and restroom), per square ft. | \$0.10 per occur | \$0.10 per occur |
| Additional carpet and upholstery cleaning, per square foot | \$0.15 per occur | \$0.15 per occur |
| Emergency services, per hour | \$26.60 | \$28.40 |
| Additional labor, per person per hour (day porter) | \$20.40 | \$21.01 |
| Additional labor, per person per hour (custodian) | \$19.20 | \$20.40 |
| Additional Supervisor, per person per hour | \$24.00 | \$26.00 |