

**SIXTH AMENDMENT
TO SERVICES AGREEMENT**

**UNIVERSAL BUILDING MAINTENANCE, LLC
doing business as ALLIED UNIVERSAL JANITORIAL SERVICES**

Providing Annual Custodial Services at Multiple City Facilities, RFP No. 1914

THIS SIXTH AMENDMENT TO SERVICES AGREEMENT (“Sixth Amendment”) is made and entered into this _____ day of _____, _____, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City”), and the UNIVERSAL BUILDING MAINTENANCE, LLC, a California limited partnership, doing business as ALLIED UNIVERSAL JANITORIAL SERVICES (“Contractor”), with respect to the following facts:

RECITALS

WHEREAS, on or about September 24, 2019, City and Contractor entered into that certain Services Agreement (“Agreement”), for Providing Annual Custodial Services at Multiple City Facilities, RFP No. 1914 (“Services”); and

WHEREAS, on or about August 8, 2022, City and Contractor entered into that certain First Amendment to Services Agreement (“First Amendment”) to extend the Agreement for the term ending June 30, 2023; and

WHEREAS, on or about June 7, 2023, City and Contractor entered into that certain Second Amendment to Services Agreement (“Second Amendment”) to extend the Agreement for the term ending June 30, 2024 and additional compensation; and

WHEREAS, on or about August 17, 2023, City and Contractor entered into that certain Third Amendment to Services Agreement (“Third Amendment”) to increase compensation for the extended term; and

WHEREAS, on or about March 22, 2024, City and Contractor entered into that certain Fourth Amendment to Services Agreement (“Fourth Amendment”) to increase compensation for the extended term to be an amount not to exceed Fifty Thousand Four Hundred Thirty-Five Dollars and Five Cents (\$50,435.05); and

WHEREAS, on or about June 12, 2024, City and Contractor entered into that certain Fifth Amendment to Services Agreement (“Fifth Amendment”) to extend the Agreement for the term ending June 30, 2025 and additional compensation for the extended term to be an amount not to exceed Eight Hundred Eighty Thousand Five Hundred Eighty-Seven Dollars and Thirty-Two Cents (\$880,587.32), plus a fifteen percent (15%) change order authority in the amount of One Hundred Thirty-Two Thousand Eighty-Eight Dollars and Ten Cents (\$132,088.10); and

WHEREAS, the City and Contractor desire to extend the term of the Agreement for one (1) additional year to June 30, 2026, and to increase compensation for the extended term in the amount of Nine Hundred Seventeen Thousand Seven Hundred Eighty-Seven Dollars and Thirty Cents (\$917,787.30), plus an additional twenty percent (20%) change order authority in the amount of One Hundred Eighty-Three Thousand Five Hundred Fifty-Seven Dollars and Forty-Six Cents (\$183,557.46), for a total compensation for the extended term in the amount of One Million One Hundred One Thousand Three Hundred Forty-Four Dollars and Seventy-Six Cents (\$1,101,344.76), for a revised total contract amount of Six Million One Hundred Seventy-Eight Thousand Five Hundred Forty-Eight Dollars and Sixty-Six Cents (\$6,178,548.66).

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

1. Section 2, "Term", is hereby amended to extend the term of the Agreement for one (1) year to June 30, 2026.

2. Section 3, "Compensation/Payment" is hereby amended to include additional compensation for the extended term in the amount of One Million One Hundred One Thousand Three Hundred Forty-Four Dollars and Seventy-Six Cents (\$1,101,344.76) as shown in Exhibit "B-6" attached hereto and incorporated herein by reference. The revised total contract amount is Six Million One Hundred Seventy-Eight Thousand Five Hundred Forty-Eight Dollars and Sixty-Six Cents (\$6,178,548.66).

3. All other terms and conditions of the Agreement between the parties, which are not inconsistent with the terms of this Sixth Amendment, shall remain in full force and effect as if fully set forth herein.


[SIGNATURES ON FOLLOWING PAGE.]

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

CITY OF RIVERSIDE,
a California charter city and municipal
corporation

By: _____
Mike Futrell
City Manager


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

By:  _____ Print
Name: Mark E. Olivas
Title: President

ATTEST:

and

By: _____
Donesia Gause
City Clerk

By:  _____
Tim Brandt (Aug 4, 2025 10:11:23 PDT)
Print Name: Tim Brandt
Title: CFO

Certified as to Availability of Funds:

By: _____
Chief Financial Officer

APPROVED AS TO FORM:


By:  _____
Ruthann M. Salera
Sr. Deputy City Attorney

EXHIBIT “B-6”

COMPENSATION SCHEDULE

EXHIBIT B - COMPENSATION

FINAL EXTENSION YEAR - (JULY 1, 2025 - JUNE 30, 2026) Updated: 6/28/2025 - Pricing valid thru 12/31/25 with 5% increase off 1/1/2026)

No	Job Site	Address	Zip	Cleanable Sq Footage	Frequency per Wk	Current Annual Cost	Current Monthly Cost	Annual after 1/1/26	Monstly Cost after 1/1/26	Percentage Change	FY 25/26 Annual Cost	accounts
1	CMO GTV	380 Dalton Road	92501	1,800	2X	\$ 3,855.24	\$ 321.27	\$ 4,047.96	\$ 337.33	5.00%	\$ 3,951.60	
	CMO GTV	Sub Total- A		1,800		\$ 3,855.24	\$ 321.27	\$ 4,047.96	\$ 337.33	5.00%	\$ 3,951.60	1140000-450050
2	Corp Yard Breezeway	8095 Lincoln Avenue	92504	3,817	5X	\$ 16,333.92	\$ 1,361.16	\$ 17,150.64	\$ 1,429.22	5.00%	\$ 16,742.28	
3	Corp Yard CNG Facility	8095 Lincoln Avenue	92504	3,817	3X	\$ 5,088.96	\$ 424.08	\$ 5,343.36	\$ 445.28	5.00%	\$ 5,216.16	
4	Corp Yard Emergency OPS	8095 Lincoln Avenue	92504	10,445	3X	\$ 13,295.64	\$ 1,107.97	\$ 13,960.44	\$ 1,163.37	5.00%	\$ 13,628.04	
5	Corp Yard Guard Shack	8095 Lincoln Avenue	92504	148	3X	\$ 760.20	\$ 63.35	\$ 798.24	\$ 66.52	5.00%	\$ 779.22	
6	Corp Yard Main	8095 Lincoln Avenue	92504	16,000	3X	\$ 20,173.80	\$ 1,681.15	\$ 21,182.52	\$ 1,765.21	5.00%	\$ 20,678.16	
7	Corp Yard Parks	8095 Lincoln Avenue	92504	16,000	3X	\$ 20,173.80	\$ 1,681.15	\$ 21,182.52	\$ 1,765.21	5.00%	\$ 20,678.16	
8	Corp Yard Transit	8095 Lincoln Avenue	92504	3,817	3X	\$ 5,088.96	\$ 424.08	\$ 5,343.36	\$ 445.28	5.00%	\$ 5,216.16	
9	Corp Yard Fire Maintenance	8095 Lincoln Avenue	92504	920	2X	\$ 1,253.76	\$ 104.48	\$ 1,316.40	\$ 109.70	5.00%	\$ 1,285.08	
	City Corporation Yard	Sub Total- B		54,964		\$ 82,169.04	\$ 6,847.42	\$ 86,277.48	\$ 7,189.79	5.00%	\$ 84,223.26	2210000-421000
11	DEV Hulén Place (DEV)	2880 Hulén Place	92507	3,000	7X	\$ 20,787.48	\$ 1,732.29	\$ 21,826.80	\$ 1,818.90	5.00%	\$ 21,307.14	
	DEV Hulén Place (DEV)	Sub Total- D		3,000		\$ 20,787.48	\$ 1,732.29	\$ 21,826.80	\$ 1,818.90	5.00%	\$ 21,307.14	2545200-421001
12	FIR Fire Station #1	3401 University	92501	6,760	3X	\$ 10,108.91	\$ 842.41	\$ 10,614.36	\$ 884.53	5.00%	\$ 10,361.63	
	FIR Fire Station #1	Sub Total- E		6,760		\$ 10,108.91	\$ 842.41	\$ 10,614.36	\$ 884.53	5.00%	\$ 10,361.63	3510000-421000
13	PW WQCP Management	5950 Acorn Street	92504	3,600	5X	\$ 6,762.35	\$ 563.53	\$ 7,100.52	\$ 591.71	5.00%	\$ 6,931.44	
14	PW WQCP Water Quality	5950 Acorn Street	92504	33,662	5X	\$ 60,202.71	\$ 5,016.89	\$ 63,212.88	\$ 5,267.74	5.00%	\$ 61,707.78	
	PW WQCP	Sub Total- F		37,262		\$ 66,965.05	\$ 5,580.42	\$ 70,313.40	\$ 5,859.45	5.00%	\$ 68,639.22	4125400-424130
15	PW Central Parking	3787 University	92501	1,776	3X	\$ 5,132.47	\$ 427.71	\$ 5,389.08	\$ 449.09	5.00%	\$ 5,260.78	
16	PW Public Works	3752 Market Street	92501	6,018	5X	\$ 11,060.75	\$ 921.73	\$ 11,613.84	\$ 967.82	5.00%	\$ 11,337.30	
17	PW SBCD/TRITECH	3750 Market Street	92501	2,325	5X	\$ 4,495.81	\$ 374.65	\$ 4,720.56	\$ 393.38	5.00%	\$ 4,608.18	
	PW Parking Services	Sub Total- G		10,119		\$ 20,689.03	\$ 1,724.09	\$ 21,723.48	\$ 1,810.29	5.00%	\$ 21,206.26	4150000-424130
18	LIB Arlanza Library	8267 Philbin Avenue	92503	10,000	6X	\$ 18,373.68	\$ 1,531.14	\$ 19,292.40	\$ 1,607.70	5.00%	\$ 18,833.04	
19	LIB Arlington Library	9556 Magnolia	92503	12,000	6X	\$ 25,174.21	\$ 2,097.85	\$ 26,432.88	\$ 2,202.74	5.00%	\$ 25,803.55	
20	LIB Casa Blanca Library	2985 Madison Street	92504	9,000	6X	\$ 16,596.84	\$ 1,383.07	\$ 17,426.64	\$ 1,452.22	5.00%	\$ 17,011.74	
21	LIB Eastside Library	4033-C Chicago	92507	10,000	6X	\$ -	\$ -	\$ -	\$ -		\$ -	
22	LIB La Sierra Library	4600 La Sierra	92505	9,947	7X	\$ 20,515.43	\$ 1,709.62	\$ 21,541.20	\$ 1,795.10	5.00%	\$ 21,028.31	
23	LIB Main Library	3581 Mission Inn	92501	37,000	7X	\$ 103,851.68	\$ 8,654.31	\$ 109,044.24	\$ 9,087.02	5.00%	\$ 106,447.96	
24	LIB Marcy Library	6927 Magnolia	92506	9,000	6X	\$ 20,655.40	\$ 1,721.28	\$ 21,688.20	\$ 1,807.35	5.00%	\$ 21,171.80	
25	LIB Orange Terrace Library	20010-A Orange Terr	92508	13,026	6X	\$ 23,750.39	\$ 1,979.20	\$ 24,937.92	\$ 2,078.16	5.00%	\$ 24,344.16	
	Libraries	Sub Total- H		109,973		\$ 228,917.62	\$ 19,076.47	\$ 240,363.48	\$ 20,030.29	5.00%	\$ 234,640.55	5130000-421000
26	Parks & Recreation Admin.	6927 Magnolia	92506	9,000	5X	\$ 14,331.24	\$ 1,194.27	\$ 15,047.76	\$ 1,253.98	5.00%	\$ 14,689.50	
	Parks	Sub Total- I		9,000		\$ 14,331.24	\$ 1,194.27	\$ 15,047.76	\$ 1,253.98	5.00%	\$ 14,689.50	5215000-421001
27	MUS Municipal Museum	3580 Mission Inn	92501	9,000	1X	\$ -	\$ -	\$ -	\$ -		\$ -	
	Museum	Sub Total- J		9,000		\$ -	\$ -	\$ -	\$ -		\$ -	530500-421000
28	CH City Hall	3900 Main Street	92522	6,000	5X	\$ 199,493.05	\$ 16,624.42	\$ 209,467.68	\$ 17,455.64	5.00%	\$ 204,480.37	
29	City Council Chambers	3900 Main Street	92522	110,000	5X	\$ 12,823.50	\$ 1,068.63	\$ 13,464.72	\$ 1,122.06	5.00%	\$ 13,144.11	
	City Hall	Sub Total- K		116,000		\$ 212,316.55	\$ 17,693.05	\$ 222,932.40	\$ 18,577.70	5.00%	\$ 217,624.48	7222100-421000
30	RPV Casa Blanca CRC (PU)	3025 Madison Street	92504	11,659	5X	\$ 21,088.56	\$ 1,757.38	\$ 22,143.00	\$ 1,845.25	5.00%	\$ 21,615.78	
31	RPV Gateway Building	3534 14th Street	92501	11,237	5X	\$ 20,338.44	\$ 1,694.87	\$ 21,355.32	\$ 1,779.61	5.00%	\$ 20,846.88	
32	RPV Orange Square (PU)	3901 Orange Street	92501	33,000	6X	\$ 67,927.32	\$ 5,660.61	\$ 71,323.68	\$ 5,943.64	5.00%	\$ 69,625.50	
33	RPV POE Bldg. (PU)	3902 Mulberry	92507	7,241	5X	\$ 14,323.92	\$ 1,193.66	\$ 15,040.12	\$ 1,253.34	5.00%	\$ 14,682.02	
34	RPV UOC Electric Substation	2911 Adams Street	92504	1,000	5X	\$ 2,140.44	\$ 178.37	\$ 2,247.48	\$ 187.29	5.00%	\$ 2,193.96	
35	RPV UOC Main Bldg..	2911 Adams Street	92504	33,400	5X	\$ 71,040.24	\$ 5,920.02	\$ 74,592.24	\$ 6,216.02	5.00%	\$ 72,816.24	
36	RPV UOC Men's Locker Room	2911 Adams Street	92504	1,340	5X	\$ 6,143.40	\$ 511.95	\$ 6,450.60	\$ 537.55	5.00%	\$ 6,297.00	
37	RPV UOC Technicians Office	2911 Adams Street	92504	406	5X	\$ 1,084.44	\$ 90.37	\$ 1,138.68	\$ 94.89	5.00%	\$ 1,111.56	
38	RPV UOC Trailer (PU)	2911 Adams Street	92504	1,000	5X	\$ 2,140.32	\$ 178.36	\$ 2,247.36	\$ 187.28	5.00%	\$ 2,193.84	
39	RPV UOC Water Meter Shop	2911 Adams Street	92504	446	5X	\$ 1,155.48	\$ 96.29	\$ 1,213.20	\$ 101.10	5.00%	\$ 1,184.34	
40	RPV UOC Water Ops Maint Ofc	2911 Adams Street	92504	865	5X	\$ 1,900.32	\$ 158.36	\$ 1,995.36	\$ 166.28	5.00%	\$ 1,947.84	
	RPV	Sub Total- L		101,594		\$ 209,282.88	\$ 17,440.24	\$ 219,747.04	\$ 18,312.25	5.00%	\$ 214,514.96	6000019230-42100006
41	RPV RERC and Clearwater	5901 Payton Avenue	92504	9,000	3X	\$ 12,320.66	\$ 1,026.72	\$ 12,936.72	\$ 1,078.06	5.00%	\$ 12,628.69	
42	RPV 1700 Rail Road St.	1700 Rail Road St.	92880	1X	\$ 6,829.29	\$ 569.11	\$ 7,170.72	\$ 597.56	\$ 597.56	5.00%	\$ 7,000.01	
43	RPV 2201 Rail Road St	2201 Rail Road St.	92880	1X	\$ 6,829.29	\$ 569.11	\$ 7,170.72	\$ 597.56	\$ 597.56	5.00%	\$ 7,000.01	
	RPV Coren	Sub Total- M		9,000		\$ 25,979.24	\$ 2,164.94	\$ 27,278.16	\$ 2,273.18	5.00%	\$ 26,628.70	6120139330-42100006
	Total Lump Sum Amount			468,472		\$ 895,402.28	\$ 74,616.86	\$ 940,172.32	\$ 78,347.69	5.00%	\$ 917,787.30	

*Allied Universal will hold pricing from Extension Year #1 Pricing thru December 31, 2025. All pricing will increase 5% eff. January 1, 2026.

ADDITIONAL / SUBTRACTING ITEMS Both Extension years

	July - Dec	Jan - June
Additional areas/facilities, per square foot	\$1.43 per year	\$1.43 per year
Additional stripping, waxing and sealing floors, per square foot	\$0.18 per	\$0.18 per
Additional window washing, per hour	\$22.00	\$22.00
Additional cleaning (sweeping, mopping, dusting, kitchen and restro	\$0.12 per	\$0.12 per
Additional carpet and upholstery cleaning, per square foot	0.18 per	0.18 per
Emergency services, per hour	\$28.00	\$28.00

Additional labor, per person per hour (day porter)	\$25.00	\$25.00
Additional labor, per person per hour (custodian)	\$25.00	\$25.00
Additional Supervisor, per person per hour	\$27.00	\$27.00