

**FIFTH AMENDMENT  
TO SERVICES AGREEMENT**

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

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

THIS FIFTH AMENDMENT TO SERVICE AGREEMENT (“Fifth Amendment”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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”), with respect to the following:

**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, on August 8, 2022, City and Contractor entered into a First Amendment to Agreement to extend the Agreement for the term ending June 30, 2023; and

WHEREAS, on June 7, 2023, City and Contractor entered into a Second Amendment to Agreement to extend the Agreement for the term ending June 30, 2024 and additional compensation; and

WHEREAS, on August 17, 2023, City and Contractor entered into a Third Amendment to Agreement to increase compensation for the extended term; and

WHEREAS, on March 22, 2024, City and Contractor entered into a Fourth Amendment to Agreement 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, the City and Contractor desire to extend the term of the Agreement for one (1) additional year to June 30, 2025, and to increase 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 an additional fifteen percent (15%) change order authority in the amount of One Hundred Thirty-Two Thousand Eighty-Eight Dollars and Ten Cents (\$132,088.10), for a total compensation for the extended term in the amount of One Million Twelve Thousand Six Hundred Seventy-Five Dollars and Forty-Two Cents (\$1,012,675.42), for a revised total contract amount of Five Million Seventy-Seven Thousand Two Hundred Three Dollars and Ninety Cents (\$5,077,203.90).

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated herein by this reference, the 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, 2025.

2. Section 3, "Compensation/Payment", is hereby amended to include additional compensation for the extended term in the amount not to exceed Eight Hundred Eighty Thousand Five Hundred Eighty-Seven Dollars and Thirty-Two Cents (\$880,587.32), plus an additional fifteen percent (15%) change order authority in the amount of One Hundred Thirty-Two Thousand Eighty-Eight Dollars and Ten Cents (\$132,088.10), for a total compensation for the extended term in the amount of One Million Twelve Thousand Six Hundred Seventy-Five Dollars and Forty-Two Cents (\$1,012,675.42) as shown in Exhibit "B-5" attached hereto and incorporated herein. The revised total contract amount is Five Million Seventy-Seven Thousand Two Hundred Three Dollars and Ninety Cents (\$5,077,203.90).

3. All other terms and conditions of the Agreement between the parties, which are not inconsistent with the terms of this Fifth 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 Fifth 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:

By: \_\_\_\_\_  
Donesia Gause  
City Clerk

**and**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Certified as to Availability of Funds:

By: \_\_\_\_\_  
*for* Chief Financial Officer

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Ruthann M. Salera  
Senior Deputy City Attorney

**EXHIBIT "B-5"**

Compensation Schedule

EXHIBIT B - COMPENSATION

Final Amendment (5th) Service Period JULY 1, 2024 - JUNE 30, 2025

No	Job Site	Address	Zip	Cleanable Sq Footage	Frequen cy per	Final Amendment (#5th)- Annual
1	CMO GTV	980 Dalton Road	92501	1,800	2X	\$ 3,855.19
	<b>CMO GTV</b>	<b>Sub Total- A</b>		<b>1,800</b>		<b>\$ 3,855.19</b>
2	Corp Yard Breezeway	8095 Lincoln Avenue	92504	3,817	5X	\$ 16,333.92
3	Corp Yard CNG Facility	8095 Lincoln Avenue	92504	3,817	3X	\$ 5,088.90
4	Corp Yard Emergency	8095 Lincoln Avenue	92504	10,445	3X	\$ 13,295.64
5	Corp Yard Guard Shack	8095 Lincoln Avenue	92504	148	3X	\$ 760.20
6	Corp Yard Main	8095 Lincoln Avenue	92504	16,000	3X	\$ 20,173.79
7	Corp Yard Parks	8095 Lincoln Avenue	92504	16,000	3X	\$ 20,173.79
8	Corp Yard Transit	8095 Lincoln Avenue	92504	3,817	3X	\$ 5,088.90
9	Corp Yard Fire	8095 Lincoln Avenue	92504	920	2X	\$ 1,253.70
	<b>City Corporation Yard</b>	<b>Sub Total- B</b>		<b>54,964</b>		<b>\$ 82,168.82</b>
11	DEV Hulen Place (DEV)	2880 Hulen Place	92507	3,000	10X	\$ 11,391.47
	<b>DEV Hulen Place (DEV)</b>	<b>Sub Total- D</b>		<b>3,000</b>		<b>\$ 11,391.47</b>
12	FIR Fire Station #1	3401 University	92501	6,760	3X	\$ 10,108.91
	<b>FIR Fire Station #1</b>	<b>Sub Total- E</b>		<b>6,760</b>		<b>\$ 10,108.91</b>
13	PW WQCP Management	5950 Acorn Street	92504	3,600	5X	\$ 6,762.35
14	PW WQCP Water Quality	5950 Acorn Street	92504	33,662	5X	\$ 60,202.71
	<b>PW WQCP</b>	<b>Sub Total- F</b>		<b>37,262</b>		<b>\$ 66,965.05</b>
15	PW Central Parking	3787 University	92501	1,776	3X	\$ 5,132.47
16	PW Public Works	3750 Market Street	92501	6,018	5X	\$ 11,060.75
17	PW SB/CD/TRITECH	3752 Market Street	92501	2,325	5X	\$ 4,495.81
	<b>PW Parking Services</b>	<b>Sub Total- G</b>		<b>10,119</b>		<b>\$ 20,689.03</b>
18	LIB Arlanza Library	8267 Philbin Avenue	92503	10,000	6X	\$ 18,373.68
19	LIB Arlington Library	9556 Magnolia	92503	12,000	6X	\$ 25,174.21
20	LIB Casa Blanca Library	2985 Madison Street	92504	9,000	6X	\$ 16,596.84
21	LIB Eastside Library	4033-C Chicago	92507	10,000	6X	\$ 18,373.68
22	LIB La Sierra Library	4600 La Sierra	92505	9,947	7X	\$ 20,515.43
23	LIB Main Library	3581 Mission Inn	92501	37,000	7X	\$ 103,851.68
24	LIB Marcy Library	6927 Magnolia	92506	9,000	6X	\$ 20,655.40
25	LIB Orange Terrace Library	20010-A Orange Terr	92508	13,026	6X	\$ 23,750.39
	<b>Libraries</b>	<b>Sub Total- H</b>		<b>109,973</b>		<b>\$ 247,291.30</b>
26	PAR Park & Recreation	6927 Magnolia	92506	9,000	5X	\$ 14,331.24
	<b>Parks</b>	<b>Sub Total- I</b>		<b>9,000</b>		<b>\$ 14,331.24</b>
27	MUS Municipal Museum	3580 Mission Inn	92501	9,000	1X	\$ 7,269.27
	<b>Museum</b>	<b>Sub Total- J</b>		<b>9,000</b>		<b>\$ 7,269.27</b>
28	CH City Hall	3900 Main Street	92522	6,000	3X	\$ 147,241.31
29	City Council Chambers	3900 Main Street	92522	110,000	3X	\$ 9,013.18
	<b>City Hall</b>	<b>Sub Total- K</b>		<b>116,000</b>		<b>\$ 156,254.49</b>
30	RPU Casa Blanca CRC	3025 Madison Street	92504	11,659	5X	\$ 21,088.60
31	RPU Gateway Building	3534 14th Street	92501	11,237	5X	\$ 20,338.42
32	RPU Orange Square (PU)	3901 Orange Street	92501	33,000	6X	\$ 67,927.30
33	RPU POE Bldg. (PU)	3902 Mulberry Street	92507	7,241	5X	\$ 14,323.96
34	RPU UOC Electric	2911 Adams Street	92504	1,000	5X	\$ 2,140.39
35	RPU UOC Main Bldg.	2911 Adams Street	92504	33,400	5X	\$ 71,040.24
36	RPU UOC Men's Locker	2911 Adams Street	92504	1,340	5X	\$ 6,143.34
37	RPU UOC Technicians	2911 Adams Street	92504	406	5X	\$ 1,084.46
38	RPU UOC Trailer (PU)	2911 Adams Street	92504	1,000	5X	\$ 2,140.39
39	RPU UOC Water Meter	2911 Adams Street	92504	446	5X	\$ 1,155.57
40	RPU UOC Water Ops Maint	2911 Adams Street	92504	865	5X	\$ 1,900.41
	<b>RPU</b>	<b>Sub Total- L</b>		<b>101,594</b>		<b>\$ 209,283.08</b>
41	RPU RERC and Clearwater	5901 Payton Avenue	92504	9,000	3X	\$ 12,320.66
42	RPU 1700 Rail Road St.	1700 Rail Road St.	92880		1X	\$ 6,829.41
43	RPU 2201 Rail Road St	2201 Rail Road St.	92880		1X	\$ 6,829.41
	<b>RPU Coan</b>	<b>Sub Total- M</b>		<b>9,000</b>		<b>\$ 25,979.48</b>
		<b>Annual Contracted Service Total</b>		<b>468,472</b>		<b>\$ 855,587.32</b>
44	<b>**ADHOC CH DP/SE</b>					<b>\$ 25,000.00</b>
		<b>Amendment</b>				<b>\$ 880,587.32</b>

\*\*Supplemental Day Porter & Emergency services are to be billed separately and subject to change

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	\$0.18 per	\$0.18 per
Additional window washing, per hour	\$22.00	\$22.00
Additional cleaning (sweeping, mopping, dusting,	\$0.12 per	\$0.12 per
Additional carpet and upholstery cleaning, per	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