

**SEVENTH 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 SEVENTH AMENDMENT TO SERVICES AGREEMENT (“Seventh 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 UNIVERSAL BUILDING MAINTENANCE, LLC, a California limited liability company, doing business as ALLIED UNIVERSAL JANITORIAL SERVICES (“Contractor”), with reference 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 Tent Cents (\$132,088.10); and

WHEREAS, on or about November 6, 2025, City and Contractor entered into that certain Sixth Amendment to Services Agreement (“Sixth Amendment”) to extend the Agreement for the

term ending in June 30, 2026 and additional compensation for the extended term to be an amount of One Million One Hundred One Thousand Three Hundred Forty-Four Dollars and Seventy-Six Cents (\$1,101,344.76); and

WHEREAS, the Agreement is set to expire on June 30, 2026; and

WHEREAS, the City and Contractor desire to extend the term of the Agreement for three (3) additional months to September 30, 2026, and to increase compensation for the extended term in the amount of Two Hundred Thirty-Five Thousand Forty-Three Dollars and Eight Cents (\$235,043.08), for a revised total contract amount of Six Million Four Hundred Thirteen Thousand Five Hundred Ninety-One Dollars and Seventy-Four Cents (\$6,413,591.74).

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

1. Section 2, "Term", is hereby amended to extend the term of the Agreement for three (3) additional months to September 30, 2026.

2. Section 3, "Compensation/Payment", is hereby amended to include additional compensation for the extended term in the amount of Two Hundred Thirty-Five Thousand Forty-Three Dollars and Eight Cents (\$235,043.08) as shown in Exhibit "B-7" attached hereto and incorporated herein by reference. The revised total contract amount of Six Million Four Hundred Thirteen Thousand Five Hundred Ninety-One Dollars and Seventy-Four Cents (\$6,413,591.74).

3. All terms and conditions of the Agreement not inconsistent herewith shall remain in full force and effect and are hereby incorporated by reference into this Seventh Amendment as though set forth in full herein.

**[SIGNATURES ON THE FOLLOWING PAGE.]**

IN WITNESS WHEREOF, the parties hereto have caused this Seventh Amendment to be executed 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: \_\_\_\_\_  
Mike Futrell  
City Manager

By: Mark E. Olivas  
Print Name: Mark E. Olivas  
Title: Mark E. Olivas  
(Signature of Board Chair, President, or Vice President)

ATTEST:

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

**and**

CERTIFIED AS TO AVAILABILITY OF FUNDS:

By: Julie Nance  
Chief Financial Officer

By: Tim Brandt  
Print Name: Tim Brandt  
Title: CFO  
(Signature of Secretary, Assistant Secretary, CFO, Treasurer, or Assistant Treasurer)

APPROVED AS TO FORM:

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

**EXHIBIT "B-7"**  
**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 eff. 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	Monthly Cost after 1/1/26	Percentage Change	FY 25/26 Annual Cost	FY 26/27 3-Month Cost	accounts
1	CMO GTV	980 Dalton Road	92501	1,800	2X	\$ 3,855.24	\$ 321.27	\$ 4,047.96	\$ 337.33	5.00%	\$ 3,951.60	\$ 1,011.99	1405000-450050
	<b>CMO GTV</b>	<b>Sub Total - A</b>		<b>1,800</b>		<b>\$ 3,855.24</b>	<b>\$ 321.27</b>	<b>\$ 4,047.96</b>	<b>\$ 337.33</b>	<b>5.00%</b>	<b>\$ 3,951.60</b>	<b>\$ 1,011.99</b>	
2	Corp Yard Brezeway	8095 Lincoln Avenue	92504	3,817	5X	\$ 16,333.92	\$ 1,361.16	\$ 17,150.64	\$ 1,429.62	5.00%	\$ 16,742.28	\$ 4,287.66	
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	\$ 1,335.84	
4	Corp Yard CNG Facility 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	\$ 3,491.11	
5	Corp Yard Guard Shack	8095 Lincoln Avenue	92504	148	3X	\$ 760.20	\$ 63.35	\$ 798.24	\$ 66.52	5.00%	\$ 779.21	\$ 199.56	
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	\$ 5,295.63	
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	\$ 5,295.63	
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	\$ 1,335.84	
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	\$ 329.10	
	<b>City Corporation Yard</b>	<b>Sub Total - B</b>		<b>54,964</b>		<b>\$ 82,169.04</b>	<b>\$ 6,847.42</b>	<b>\$ 86,277.48</b>	<b>\$ 7,189.79</b>	<b>5.00%</b>	<b>\$ 84,223.26</b>	<b>\$ 21,569.37</b>	<b>2210000-421000</b>
11	DEV Hulien Place (DEV)	2880 Hulien Place	92507	3,000	7X	\$ 20,787.48	\$ 1,732.29	\$ 21,826.80	\$ 1,818.90	5.00%	\$ 21,307.14	\$ 5,456.70	
	<b>DEV Hulien Place (DEV)</b>	<b>Sub Total - D</b>		<b>3,000</b>		<b>\$ 20,787.48</b>	<b>\$ 1,732.29</b>	<b>\$ 21,826.80</b>	<b>\$ 1,818.90</b>	<b>5.00%</b>	<b>\$ 21,307.14</b>	<b>\$ 5,456.70</b>	<b>2545200-421001</b>
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	\$ 2,653.59	
	<b>FIR Fire Station #1</b>	<b>Sub Total - E</b>		<b>6,760</b>		<b>\$ 10,108.91</b>	<b>\$ 842.41</b>	<b>\$ 10,614.36</b>	<b>\$ 884.53</b>	<b>5.00%</b>	<b>\$ 10,361.63</b>	<b>\$ 2,653.59</b>	<b>3510000-421000</b>
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	\$ 1,775.13	
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	\$ 15,803.22	
	<b>PW WQCP</b>	<b>Sub Total - F</b>		<b>37,262</b>		<b>\$ 66,965.05</b>	<b>\$ 5,580.42</b>	<b>\$ 70,313.40</b>	<b>\$ 5,859.45</b>	<b>5.00%</b>	<b>\$ 68,639.22</b>	<b>\$ 15,803.22</b>	<b>4125400-424130</b>
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	\$ 1,347.27	
16	PW Public Works	3750 Market Street	92501	6,018	5X	\$ 11,060.75	\$ 921.73	\$ 11,613.84	\$ 967.82	5.00%	\$ 11,337.30	\$ 2,903.46	
17	PW SBDC/TRITECH	2,325 3752 Market Street	92501	2,325	5X	\$ 4,995.81	\$ 374.65	\$ 4,720.56	\$ 393.38	5.00%	\$ 4,608.18	\$ 1,180.14	
	<b>PW Parking Services</b>	<b>Sub Total - G</b>		<b>10,119</b>		<b>\$ 20,689.03</b>	<b>\$ 1,724.09</b>	<b>\$ 21,723.48</b>	<b>\$ 1,810.29</b>	<b>5.00%</b>	<b>\$ 21,206.26</b>	<b>\$ 5,430.87</b>	<b>4150000-424130</b>
18	LIB Adlanta Library	8267 Phillin Avenue	92503	10,000	6X	\$ 18,373.68	\$ 1,531.14	\$ 19,292.40	\$ 1,607.70	5.00%	\$ 18,633.04	\$ 4,823.10	
19	LIB Arlington Library	9556 Magnolia	92504	12,000	6X	\$ 25,174.21	\$ 2,097.85	\$ 26,432.88	\$ 2,202.74	5.00%	\$ 25,803.55	\$ 6,608.22	
20	LIB Casa Blanca Library	2985 Madison	92504	9,000	6X	\$ 16,596.84	\$ 1,383.07	\$ 17,426.64	\$ 1,452.22	5.00%	\$ 17,011.74	\$ 4,356.66	
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	\$ 5,385.30	
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	\$ 27,261.06	
24	LIB Marcy Library	6927 Magnolia	92506	9,000	6X	\$ 20,655.40	\$ 1,807.28	\$ 21,688.20	\$ 1,807.35	5.00%	\$ 21,171.80	\$ 5,422.05	
25	LIB Orange Terrace Library	20010-A Orange	92508	13,026	6X	\$ 23,750.39	\$ 1,979.20	\$ 24,937.92	\$ 2,078.16	5.00%	\$ 24,344.16	\$ 6,234.48	
	<b>Libraries</b>	<b>Sub Total - H</b>		<b>109,973</b>		<b>\$ 228,917.62</b>	<b>\$ 19,076.47</b>	<b>\$ 240,363.48</b>	<b>\$ 20,030.29</b>	<b>5.00%</b>	<b>\$ 234,640.55</b>	<b>\$ 60,090.87</b>	<b>5130000-421000</b>
26	PAR Park & 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	\$ 3,761.94	
	<b>Parks</b>	<b>Sub Total - I</b>		<b>9,000</b>		<b>\$ 14,331.24</b>	<b>\$ 1,194.27</b>	<b>\$ 15,047.76</b>	<b>\$ 1,253.98</b>	<b>5.00%</b>	<b>\$ 14,689.50</b>	<b>\$ 3,761.94</b>	<b>5215000-421001</b>
27	MUS Municipal Museum	3580 Mission Inn	92501	9,000	1X	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	
	<b>Museum</b>	<b>Sub Total - J</b>		<b>9,000</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>	<b>550500-421000</b>
28	CHC 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	\$ 52,366.92	
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	\$ 3,366.18	
	<b>City Hall</b>	<b>Sub Total - K</b>		<b>116,000</b>		<b>\$ 212,316.55</b>	<b>\$ 17,693.05</b>	<b>\$ 222,932.40</b>	<b>\$ 18,577.70</b>	<b>5.00%</b>	<b>\$ 217,624.48</b>	<b>\$ 55,733.10</b>	<b>7222100-421000</b>
30	RPV Casa Blanca CRC (PU)	3025 Madison	92504	11,659	5X	\$ 21,088.56	\$ 1,757.38	\$ 22,143.00	\$ 1,845.25	5.00%	\$ 21,615.78	\$ 5,535.75	
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	\$ 5,338.83	
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	\$ 17,830.92	
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%	\$ 14,683.02	\$ 3,760.03	
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	\$ 561.87	
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	\$ 18,648.06	
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	\$ 1,612.65	
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	\$ 284.67	
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	\$ 561.84	
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	\$ 303.30	
40	RPV UOC Water Ops Maint	2911 Adams Street	92504	865	5X	\$ 1,900.32	\$ 158.36	\$ 1,995.36	\$ 166.28	5.00%	\$ 1,947.84	\$ 498.84	
	<b>RPV</b>	<b>Sub Total - L</b>		<b>101,594</b>		<b>\$ 209,282.88</b>	<b>\$ 17,440.24</b>	<b>\$ 219,747.04</b>	<b>\$ 18,312.25</b>	<b>5.00%</b>	<b>\$ 214,514.96</b>	<b>\$ 54,936.76</b>	<b>6000019230-42100006</b>
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	\$ 3,234.18	
42	RPV 1700 Rail Road St.	1700 Rail Road St.	92880	1X	\$ 6,829.29	\$ 569.11	\$ 7,170.72	\$ 597.56	5.00%	\$ 7,000.01	\$ 1,792.68		
43	RPV 2201 Rail Road St.	2201 Rail Road St.	92880	1X	\$ 6,829.29	\$ 569.11	\$ 7,170.72	\$ 597.56	5.00%	\$ 7,000.01	\$ 1,792.68		
	<b>RPV Cogen</b>	<b>Sub Total - M</b>		<b>9,000</b>		<b>\$ 25,979.24</b>	<b>\$ 2,164.94</b>	<b>\$ 27,278.16</b>	<b>\$ 2,273.18</b>	<b>5.00%</b>	<b>\$ 26,628.70</b>	<b>\$ 6,819.54</b>	<b>6120139930-42100006</b>
	<b>Total Lump Sum Amount</b>			<b>468,472</b>		<b>\$ 895,402.28</b>	<b>\$ 74,616.86</b>	<b>\$ 940,172.32</b>	<b>\$ 78,347.69</b>	<b>5.00%</b>	<b>\$ 917,787.30</b>	<b>\$ 235,043.08</b>	

\*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 restr)	\$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