

STATE OF TEXAS

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COUNTY OF FORT BEND

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**FIRST AMENDMENT TO  
AGREEMENT FOR JANITORIAL SERVICES AT FBC BUILDINGS AND FACILITIES  
TIPS 170104**

THIS **FIRST** AMENDMENT is made and entered into is entered into by and between Fort Bend County, (hereinafter "County"), a body corporate and politic under the laws of the State of Texas, and McLemore Building Maintenance, Inc, (hereinafter "Contractor") a company authorized to conduct business in the State of Texas, (hereinafter referred to collectively as "Parties").

WHEREAS, the Parties previously executed and accepted that certain Agreement for Janitorial Services at FBC Buildings and Facilities on or about September 4, 2018, (hereinafter the "Agreement"), and is incorporated fully herein by reference.

WHEREAS, the parties now desire to amend the Agreement to add services as described in the attached Exhibit A-1 and incorporated by reference, and to include those certain statutory provisions as required by the Texas Government Code; and

**NOW, THEREFORE**, in consideration of the foregoing, the parties do mutually agree as follows:

- A. **Scope of Services.** The Scope of Services section titled "Pricing and Staffing by Zone" is amended to add the 911 Call Center in Zone 1 and the Mission Bend Branch Library in Zone 5, as described in the attached Exhibit A-1.
- B. **Monthly Maximum Compensation for Zone 1.** The Maximum Monthly Compensation for the Scope of Services for Zone 1, including reimbursable expenses shall be increased by Four Hundred Twenty-five and 00/100 dollars (\$425.00), per month for the addition of the 911 Call Center. In no case shall the amount paid by County under this Agreement exceed the Maximum Monthly Compensation without an approved change order.
- C. **Monthly Maximum Compensation for Zone 5.** The Maximum Monthly Compensation for the Scope of Services for Zone 5, including reimbursable expenses shall be increased by Two Thousand Three Hundred Forty and 00/100 dollars (\$2,340.00), per month for the addition of the Mission Bend Branch Library.

In no case shall the amount paid by County under this Agreement exceed the Maximum Monthly Compensation without an approved change order.

- D. **Total Maximum Compensation.** The Total Maximum Compensation for the Scope of Services for the entire Agreement including reimbursable expenses shall not exceed Sixty Thousand, One Hundred Eighty-five and 16/100 dollars (\$60,185.16), per month for the duration of the term of this Agreement. In no case shall the amount paid by County for Scope of Services exceed the Total Maximum Compensation without an approved change order.
- E. **Agreement to Not Boycott Israel Chapter 2270 Texas Government Code.** By signature below, Contractor verifies that Contractor does not boycott Israel and will not boycott Israel during the term of this Agreement.
- F. **Texas Government Code Section 2251.152 Acknowledgement.** By signature below, Contractor represents pursuant to Section 2252.152 of the Texas Government Code, that Contractor is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153.

*All terms and conditions of the Agreement, including any addenda or amendments, not modified herein shall remain in full force and effect for the term of the Agreement. If there is a conflict between this Amendment and the Agreement, the provisions of this Amendment shall prevail with regard to the conflict.*

*{Execution Page Follows}*

*{Remainder of this Page Intentionally Left Blank}*

IN WITNESS WHEREOF, this Amendment is signed, accepted and agreed by all parties by and through the parties or their agents or authorized representatives in multiple counterparts. All parties hereby acknowledge that they have executed this legal document voluntarily and that this Amendment will be effective on the date signed by County.

FORT BEND COUNTY:

\_\_\_\_\_  
KP George, County Judge

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Laura Richard, County Clerk

CONTRACTOR:

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Curtis McLemore  
Printed Name

\_\_\_\_\_  
CEO  
Title

\_\_\_\_\_  
January 8, 2019  
Date

#### AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \_\_\_\_\_ to accomplish and pay the obligation of Fort Bend County under this contract.

\_\_\_\_\_  
Robert Edward Sturdivant, County Auditor

EXHIBIT A-1: Scope of Services

EXHIBIT A-1

SCOPE OF SERVICES

**PRICING AND STAFFING BY ZONE:**

Indicate price per month, proposed staffing and number of hours per day for each location based on the service requirements.

**Services are required Monday-Friday each week unless otherwise stated per location.**

**Zone 1:**

Child Support (4,105 sq. ft.)  
(Between 3:00pm - 4:00pm)  
1317 Eugene Heimann Circle, 2<sup>nd</sup> floor, Richmond

\$ 508.03 /mo.            1PT /staff            1.5 /hours per day

Tax Office (15,786 sq. ft.)  
(Between 5:00pm-10:00pm)  
1317 Eugene Heimann Circle, Richmond

\$ 1,285.31 /mo.            1PT /staff            4/hours per day

Pct 1 Bldg (26,420 sq. ft.)  
(Between 5:00pm-10:00pm)  
1517 Eugene Heimann Circle, Richmond

\$ 2,151.15 /mo.            1FT /staff            7/hours per day

Juvenile Detention (45,000 sq. ft.)  
(Between 8:00am-12:00 noon)  
122 Golfview, Richmond

\$ 3,315.00 /mo.            1FT/1PT /staff            10.5 /hours per day

Juvenile - School Facility (6,000 sq. ft.)  
(Between 8:00am-12:00 noon)  
118 Legion Drive, Richmond

\$ 546.00 /mo.            1PT /staff            2 /hours per day

Legion Court Annex (5,000 sq. ft.)  
(Between 8:00am-12:00 noon)  
117 Legion Drive, Richmond

\$ 618.80 /mo.            1PT /staff            2/hours per day

**Zone 1 (cont'd) :**

Office of Emergency Management (9,315 sq. ft.)  
(Between 11:00am-3:00pm  
307 Fort Street, Richmond

\$ 847.67 /mo.            1PT /staff            2.55 /hours per day

CAD Building (39,391 both bldgs)  
(Between 5:00pm-10:00pm; some special  
arrangements needed during protests and  
hearing days)  
2801 BF Terry Blvd, Rosenberg

\$ 3,180.07 /mo.            1FT /staff            7.5 /hours per day

\*911 Call Center (4,570 sq. ft.)  
(Between 5:00pm-10:00pm)  
1410 Williams Way Blvd  
Richmond

\$ 425.00/mo.            1PT /staff            1.5 /hours per day

**Total Price Zone 1: \$ 12,877.03 /mo.**

**Zone 2:**

Drainage District (1,040 sq. ft)  
(Between 5:00pm-10:00pm)  
1004 Blume Rd., Rosenberg

\$ 232.05 /mo.      1PT /staff      .75 /hours per day

Drainage District (1,400 sq. ft)  
(Between 5:00pm-10:00pm)  
1022 Blume Rd., Rosenberg

\$ 232.05 /mo.      1PT /staff      .75 /hours per day

Engineering (6,000 sq. ft.)  
(Between 5:00pm-10:00pm)  
1124 Blume Rd., Rosenberg

\$ 618.80 /mo.      1PT /staff      2 /hours per day

Needville Annex (JP #1 Pl 1)(5,600 sq. ft.)  
(Between 5:00pm-10:00pm)  
3114 Rosenberg St., Needville

\$ 618.80 /mo.      1PT /staff      2 /hours per day

Animal Services  
1210 Blume Rd (1363 sq. ft.) and  
1210 Blume Rd #A (592 sq. ft.)  
(Only Tuesday and Friday after 6pm)  
Rosenberg

\$ 126.18 /mo.      1PT /staff      1 /hours per day

Bud O'Shieles (11,850 sq. ft; New Kitchen 1,600 sq. ft; New Admin 3,000 sq. ft)  
(After hours and seven (7) days a week, actual hours determined by events held)  
1330 Band Rd., Rosenberg

\$ 2,525.76 /mo.      1PT /staff      4 /hours per day

**Zone 2 (cont'd):**

Juvenile - Special Programs Bldg (2,280 sq. ft.)  
3409 Avenue F, Rosenberg

\$ 320.00 /mo.      1PT /staff      2 /hours per day

Juvenile - Substance Abuse Bldg (2,280 sq. ft.)  
3417 Avenue F, Rosenberg

\$ 320.00 /mo.      1PT /staff      2 /hours per day

**Total Price Zone 2: \$ 4,993.64 /mo.**



**Zone 3:**

East End Annex (18,500 sq. ft.)  
(Constable Office cleaned between 3:00 pm-5:00pm)  
(Rest of building between 5:00pm-10:00pm)  
303 Texas Parkway, Missouri City

\$ 1,506.30 /mo.      1PT/staff      5 /hours per day

Sugar Land Annex (18,325 sq. ft.)  
(Between 5:00pm-10:00pm)  
12550 Emily Court, Sugar Land

\$ 1,492.04 /mo.      1PT/staff      5 /hours per day

Missouri City Annex – FBC Portion (20,487 sq. ft.)  
(Between 5:00pm-10:00pm)  
307 Texas Parkway, Missouri City

\$ 1,668.08 /mo.      1PT/staff      5.5 /hours per day

Missouri City Annex – Access Health Portion (7,490 sq.ft)  
(Between 5:00pm-10:00pm)  
307 Texas Parkway, Missouri City

\$ 609.85 /mo.      1PT/staff      2 /hours per day

First Transit (2,730 sq. ft.)  
(Between 6:00pm-10:00pm)  
1809 Eldridge, Sugar Land

\$ 337.86 /mo.      1PT/staff      1 /hours per day

Sienna Annex (31,231 sq. ft., 1<sup>st</sup> & 2<sup>nd</sup> floors)  
(Between 5:00pm-10:00pm)  
Missouri City

\$ 3,170.00 /mo.      2PT/staff      5.5 /hours per day

**Total Price Zone 3: \$ 8,784.13/mo.**

**Zone 4:**

Pct 3 Building (22,049 sq. ft.)  
(Between 6:00pm – 10:00 pm)  
22333 Grand Corner Drive, Katy

\$ 1,949.14 /mo.      1PT/staff      6/hours per day

**Total Price Zone 4: \$ 1,949.14 /mo.**

## Zone 5:

Zone 5 is our libraries. Libraries require cleaning specific number of days – noted below by location. The cleaning crew is to work each evening after the Library has closed. Some of the Libraries require a minimum number of staff and minimum number of hours for cleaning. This information is stated below for each Library branch. The Library may require minor adjustments to the cleaning schedule for special programming. At least a 48-hour notice will be given to the contractor of the schedule adjustment. If the Library is closed for an extended holiday or on Sundays, the contractor is expected to provide specialized services on those days. No scheduling adjustments will be made due to holidays unless specifically requested by the Library Director.

George Memorial Library (77,000 sq. ft.)

7 days a week (**after** closing: M-Th 9PM, Fri/Sat/Sun 5PM)

1001 Golfview, Richmond

Minimum 4 persons; work 4 hours each

\$ 6,964.86 /mo.      2FT/1PT/staff      18 /hours per day

Missouri City Branch Library (24,820 sq. ft., 1<sup>st</sup> & 2<sup>nd</sup> floors)

6 days a week (**after** closing: M/T/W 9PM, Th 6PM, Fri/Sat 5PM)

1530 Texas Parkway, Missouri City

Minimum 2 persons; work 3 hours each

\$ 2,074.46 /mo.      1PT/staff      5 /hours per day  
\$ 25.00 /ea. (3260 sq. ft., 3<sup>rd</sup> floor & balcony upon request)

First Colony Branch Library (19,400 sq. ft.)

6 days a week (**after** closing: M/T/W 9PM, Th 6PM, Fri/Sat 5PM)

2121 Austin Parkway, Sugar Land

Minimum 2 persons; work 3 hours each

\$ 1,939.50 /mo.      1PT/staff      5 /hours per day

Albert George Branch Library (5,900 sq. ft.)

3 days a week (**after** closing: Tu 8PM, Th 6PM, Sat 1PM or Sunday)

9230 Gene St., Needville

Work 2 hour minimum

\$ 664.83 /mo.      1PT/staff      1.75 /hours per day

**Zone 5 cont'd:**

Mamie George Branch Library (4,600 sq. ft.)  
3 days a week (**after** closing: Tu 6PM, Th 6PM, Sat 1PM or Sunday)  
320 Dulles Ave., Stafford  
Work 2 hour minimum

\$ 776.69 /mo.      1PT /staff      2 /hours per day

Bob Lutts/Fulshear Library (15,400 sq. ft.)  
6 days a week (**after** closing: M/Th 8PM, T/W 6PM, Fri 5PM, Sat 1PM)  
8100 FM 359, Fulshear  
Work 2 hour minimum

\$ 1,539.60 /mo.      1PT /staff      4 /hours per day

Sugar Land Branch Library (21,300 sq. ft.)  
6 days a week (**after** closing: M/T/Th 9PM, W 6PM, Fri/Sat 5PM)  
550 Eldridge, Sugar Land  
Minimum 2 persons; work 3 hours each

\$ 2,129.45 /mo.      1PT /staff      5.5 /hours per day

Cinco Ranch Branch Library (33,500 sq. ft.)  
6 days a week (**after** closing: M/T/Th 9PM, W 6PM, Fri/Sat 5PM)  
2620 Commercial Center Blvd., Katy  
Minimum 2 persons; work 3 hours each

\$ 3,030.17 /mo.      1FT /staff      8 /hours per day

Sienna Branch Library (44,427 sq. ft.)  
7 days a week (**after** closing: M/T/Th 9PM, W 6PM, Fri/Sat/Sun 5 PM)  
8411 Sienna Springs Blvd, Missouri City  
Minimum 3 persons; work 3 hours each

\$ 4,796.24 /mo.      1FT/1PT /staff      10.5 /hours per day

**Zone 5 (cont'd):**

University Branch Library (40,185 sq. ft.)  
6 days a week (**after** closing: M/T/Th 9PM, W 6PM, Fri/Sat 5PM)  
14010 University Blvd, Sugar Land  
Minimum 3 persons; work 3 hours each

\$ 3,634.85 /mo.      2PT/staff      9.5 /hours per day

GML Administration Building (16,910 sq.ft.)  
5 days a week (**after** closing: M-F 5PM)  
1003 Golfview, Richmond  
Minimum 2 persons; work 3 hours each

\$ 1,690.57 /mo.      1PT/staff      4.5 /hours per day

\*Mission Bend Library (23,779 sq. ft.)  
6 days a week (**after** closing: M/T/W 9PM, Th 6PM, Fri./Sat. 5PM)  
8421 Addicks Clodine Rd  
Houston, TX

\$ 2,340.00/mo.      1 PT/staff      5 /hours per day

**Total Price Zone #5: \$ 31,581.22 /mo.**

**Total Monthly Price: All Zones      \$ 60,185.16 /mo.**

**Total Annual Price: All Zones      \$ 722,221.92 /yr.**