

STATE OF TEXAS

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COUNTY OF FORT BEND

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

THIS FOURTH 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, which was last Amended on or about September 10, 2019 (hereinafter collectively referred to as the "Agreement"), and is on file with the Fort Bend County Clerk's Office and is incorporated fully herein by reference.

WHEREAS, the parties now desire to amend the Agreement to add additional service locations as described in the attached Exhibit A and incorporated by reference.

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

1. **Scope of Services.** Contractor shall render janitorial services to various county buildings and facilities ("Zones") as outlined in the attached Exhibit A, and at rates established in the Texas Interlocal Purchasing System (TIPS) for Janitorial Services #170104, which is attached as Exhibit B and incorporated fully by reference.
2. **Term.** The Agreement is renewed effective October 1, 2019 and shall terminate on September 30, 2020 unless otherwise terminated by either Party. The Agreement shall not automatically renew.
3. **Payment.** County shall pay each approved invoice within thirty (30) calendar days of receipt of invoice. County reserves the right to withhold payment pending verification of satisfactory work performed.

4. **Total Maximum Compensation.** The Total Maximum Compensation for the Scope of Services for the entire Agreement including reimbursable expenses shall not exceed Seventy-two Thousand, Seven Hundred Ninety-seven dollars and 72/100 (\$72,797.72), 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.
5. **Non-appropriation.** It is specifically understood and agreed that in the event no funds or insufficient funds are appropriated by Fort Bend County under this Agreement, Fort Bend County shall notify all necessary parties that this Agreement shall thereafter terminate and be null and void on the last day of the fiscal period for which appropriations were made without penalty, liability or expense to Fort Bend County.
6. **Taxes.** County is a body corporate and politic under the laws of the State of Texas and claims exemption from sales and use taxes. A copy of a tax-exempt certificate will be furnished upon request.
7. **Modifications.** The parties may not amend or waive this Amendment, except by a written agreement executed by both parties.
8. **Attorney Fees.** County does not agree to pay any and/or all attorney fees incurred by Contractor in any way associated with the Agreement.
9. **Arbitration.** County does not agree to submit disputes arising out of the Agreement to dispute resolution or binding arbitration. Therefore, any references to dispute resolution or binding arbitration or to the waiver of a right to litigate a dispute are hereby deleted.
10. **Conflict.** 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 the provisions of this Amendment and the Agreement, this Amendment controls.
11. **Understanding, Fair Construction.** By execution of this Addendum, the parties acknowledge that they have read and understood each provision, term and obligation contained in this Addendum. This Addendum, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting party than the nondrafting party.

{EXECUTION PAGE FOLLOWS}


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IN WITNESS WHEREOF, this Amendment is signed, accepted, and agreed to by all parties by and through the parties or their agents or authorized representatives. All parties hereby acknowledge that they have read and understood this Amendment and the exhibits and attachments hereto. All parties further acknowledge that they have executed this legal document voluntarily and of their own free will.

FORT BEND COUNTY:

MCLEMORE BUILDING MAINTENANCE, INC.:

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

  
Signature

Curtis Mclemore  
Printed Name

ATTEST:

C.E.O.  
Title

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

10/7/19  
Date

\_\_\_\_\_  
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: Scope of Services/Amended 11.1.19 Pricing and Staffing by Zone

EXHIBIT B: Quote

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# **EXHIBIT A**

**SCOPE OF SERVICES/AMENDED 11.1.19  
PRICING AND STAFFING BY ZONE**

**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

\*\*Sheriff's Office Administration (46,212 sq. ft.)  
(Between 4:00pm-10:00pm)  
1840 Williams Way Blvd, Richmond

\$ 4,924.00/mo.          2PT /staff          6 /hours per day

**Total Price Zone 1: \$ 17,801.03 /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 PI 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.)  
\*\*1210 Blume Rd #B (570 sq. ft.)  
(Only Tuesday and Friday after 6pm)  
Rosenberg

\*\*\$ 194.74 /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

\*\*\*Medical Examiner (5,505 sq. ft.)  
3840 Bamore Road, Rosenberg

\$ 1,125.00 /mo.      1PT /staff      3 /hours per day

\*\*\*Transit Facility (23,210 sq. ft.)  
3737 Bamore Road, Rosenberg

\$ 3,077.00 /mo.      1FT /staff      8 /hours per day  
\$ 3,418.00 /mo.      2PT /staff      4 /hours per day + 1 Saturday/Mo

**Total Price Zone 2: \$ 12,682.20 /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      \$ 72,797.72 /mo.**

**Total Annual Price: All Zones      \$ 873,572.64 /yr.**

**EXHIBIT B**

QUOTE



# QUOTE

110 Fargo Street  
 Phone 1.800.524.0290 Fax 713.523.4341  
 kngo@mbminc.com

DATE:9/23/2019

EXPIRATION DATE  
 N/A

To: Diane "Dee" Meuth  
 Facilities Operations Manager  
 Fort Bend County  
 Diana.meuth@fortbendcountytx.gov

| SALESPERSON | JOB         | PAYMENT TERMS | TIPS REF # |
|-------------|-------------|---------------|------------|
| RBR         | Diana Meuth | TBD           | 170104     |

| DESCRIPTION                                    | SF     | RATE       | LINE TOTAL        |
|--|--------|------------|-------------------|
| <b>Medical Examiner - effective 11/01/2019</b> | 5,505  |            |                   |
| 384 Bamore Rd                                  |        |            |                   |
| Rosenberg, Texas                               |        |            |                   |
| 1 PT/Staff 3/hours per day                     |        | \$1,125/mo | \$1,125/mo        |
|  |        |            |                   |
| <b>Transit Facility - effective 12/01/2019</b> | 23,210 |            |                   |
| 384 Bamore Rd                                  |        |            |                   |
| Rosenberg, Texas                               |        |            |                   |
| 1 FT/Staff 8/hours per day                     |        | \$3,077/mo | \$3,077/mo        |
| 2 PT/Staff 4/hours per day + 1 Saturday/Mo     |        | \$3,418/mo | \$3,418/mo        |
|  |        |            |                   |
|  |        |            |                   |
| Total  |        |            | \$7,620.00        |
|  | Taxes  | 8.25%      |                   |
| Grand Total Per Month                          |        |            | <b>\$7,620.00</b> |

TO ACCEPT THIS QUOTATION, SIGN HERE AND RETURN:

\_\_\_\_\_  
 THANK YOU FOR YOUR BUSINESS!