

2. **Term.** The Amendment is effective beginning October 1, 2020 and shall terminate on September 30, 2021, 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 Annual Compensation for the Scope of Services for the entire Agreement for all Zones, including reimbursable expenses, shall not exceed eight hundred ninety-two thousand, seven hundred seventy-two dollars and 64/100 (\$892,772.64), per year 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}

{REMAINDER OF PAGE INTENTIONALLY LEFT BLANK}

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:

CEO
Title

Laura Richard, County Clerk

7-22-2020
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: Amended Pricing and Staffing by Zone updated 5/2020

i:\agreements\2020 agreements\purchasing\mclmore\5th amendment.renew (tips 170104).docx (LSL 6/2/2020)

EXHIBIT A

SCOPE OF SERVICES/ PRICING AND STAFFING BY ZONE UPDATED 5/2020

***updated 5/2020**

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, 2nd 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 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.)
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., 1st & 2nd floors)
(Between 5:00pm-10:00pm)
Missouri City

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

Zone 3 (cont'd):

*Precinct 4 Facility (12,639 sq. ft.)
(Between 5:30pm-8:30pm)
12919 Dairy Ashford, Sugar Land

\$ 1,600.00 /mo. 1PT /staff 2.5 /hours per day

Total Price Zone 3: \$ 10,384.13/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., 1st & 2nd 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., 3rd 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 \$ 74,397.72 /mo.

Total Annual Price: All Zones \$ 892,772.64 /yr.