STATE OF TEXAS §
§
COUNTY OF FORT BEND §

ADDENDUM TO CARING COMMERCIAL CLEANING INC.'S AGREEMENT (Pursuant to Choice Partners Cooperative Contract # 24/017MR-03)

THIS ADDENDUM ("Addendum") is entered into by and between Fort Bend County, ("County"), a body corporate and politic under the laws of the State of Texas, and Caring Commercial Cleaning Inc. ("Caring Commercial Cleaning"), a company authorized to conduct business in the State of Texas (hereinafter each referred to as a "party" or collectively as the "parties").

WHEREAS, subject to the changes herein, the parties have executed and accepted Caring Commercial Cleaning's Quote and Proposal (collectively the "Agreement"), collectively attached hereto as Exhibit "A" and incorporated fully by reference, for the purchase of specified janitorial services for Park Facilities and Pinnacle Senior Center (the "Services"); and

WHEREAS, County desires that Caring Commercial Cleaning provide Services as will be more specifically described in this Agreement; and

WHEREAS, Caring Commercial Cleaning represents that it is qualified and desires to perform such Services; and

WHEREAS, the parties wish to utilize Choice Partners Cooperative Contract # 24/017MR-03, which is incorporated fully by reference for all purposes, concerning the purchase of the Services; and

WHEREAS, the following changes are incorporated as if a part of the Agreement; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, the parties agree as follows:

AGREEMENT

1. **Recitals.** The recitals set forth above are incorporated herein by reference and made a part of this Agreement.

2. **Term**. The term of the Agreement is effective as of April 1, 2026, and shall expire no later than March 31, 2027, unless terminated sooner pursuant to the Agreement. This Agreement shall not automatically renew, but may be subsequently renewed in writing upon agreement of the parties.

3. **Scope of Services.** Subject to this Addendum, Caring Commercial Cleaning will render Services to County as described in Exhibit A; and in accordance with the requirements and specifications of Choice Partners Cooperative Contract # 24/017MR-03. All performance of the Scope of Services by Caring Commercial Cleaning including any changes in the Scope of

Services and revision of work satisfactorily performed will be performed only when approved in advance and authorized by County.

4. **Payment; Non-appropriation; Taxes.** Payment shall be made by County within thirty (30) days of receipt of invoice. Caring Commercial Cleaning may submit invoice(s) electronically in a form acceptable to County via: apauditor@fortbendcountytx.gov. If County does not dispute the invoice within twenty-one (21) days after receipt, then County shall pay each such approved invoice within thirty (30) calendar days. 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. 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. Interest resulting from late payments by County shall be governed by Chapter 2251, TEXAS GOVERNMENT CODE. County reserves the right to withhold payment pending verification of satisfactory work performed.

5. **Limit of Appropriation.** Caring Commercial Cleaning clearly understands and agrees, such understanding and agreement being of the absolute essence of this Agreement, that County shall have available the total maximum sum of Three Hundred One Thousand Eight Hundred Ninety-Seven and 44/100 ($301,897.44), specifically allocated to fully discharge any and all liabilities County may incur. Caring Commercial Cleaning does further understand and agree, said understanding and agreement also being of the absolute essence of this Agreement, that the total maximum compensation that Caring Commercial Cleaning may become entitled to and the total maximum sum that County may become liable to pay to Caring Commercial Cleaning shall not under any conditions, circumstances, or interpretations thereof exceed Three Hundred One Thousand Eight Hundred Ninety-Seven and 44/100 ($301,897.44). In no event will the amount paid by the County for all Services under this Agreement exceed this Limit of Appropriation without an amendment executed by the parties. In no event shall said termination of this Agreement or County's failure to appropriate said funds be deemed a breach or default of this Agreement or create a debt by County in any amount(s) in excess of those previously funded.

6. **Public Information Act and Open Meetings Act.** Caring Commercial Cleaning expressly acknowledges that County is subject to the Texas Public Information Act, TEX. GOV'T CODE ANN. §§ 552.001 *et seq.*, as amended, and notwithstanding any provision in the Agreement to the contrary, County will make any information related to the Agreement, or otherwise, available to third parties in accordance with the Texas Public Information Act. Any proprietary or confidential information marked as such provided to County by Caring Commercial Cleaning shall not be disclosed to any third party, except as directed by the Texas Attorney General in response to a request for such under the Texas Public Information Act, which provides for notice to the owner of such marked information and the opportunity for the owner of such information to notify the Attorney General of the reasons why such

information should not be disclosed. The terms and conditions of the Agreement are not proprietary or confidential information.

Caring Commercial Cleaning expressly acknowledges that County is subject to the Texas Open Meetings Act, TEX. GOV'T CODE ANN. §§ 551.001 *et seq.*, as amended, and notwithstanding any provision in the Agreement to the contrary, County will comply with the provisions of the Texas Open Meetings Act in relation to the Agreement.

7. **Indemnity.** The parties agree that under the Constitution and laws of the State of Texas, County cannot enter into an agreement whereby County agrees to indemnify or hold harmless another party; therefore, all references of any kind to County defending, indemnifying, holding or saving harmless Caring Commercial Cleaning for any reason are hereby deleted. Caring Commercial Cleaning shall indemnify and defend County against all losses, liabilities, claims, causes of action, and other expenses, including reasonable attorney's fees, arising from activities of Caring Commercial Cleaning, its agents, servants or employees, performed under this agreement that result from the negligent act, error, or omission of Caring Commercial Cleaning or any of Caring Commercial Cleaning's agents, servants or employees.

8. **Applicable Law; Arbitration; Attorney Fees; Record Retention.** The laws of the State of Texas govern all disputes arising out of or relating to this Agreement. The parties hereto acknowledge that venue is proper in Fort Bend County, Texas, for all legal actions or proceedings arising out of or relating to this Agreement and waive the right to sue or be sued elsewhere. Nothing in the Agreement shall be construed to waive the County's sovereign immunity. County does not agree to submit disputes arising out of the Agreement to binding arbitration. Therefore, any references to binding arbitration or the waiver of a right to litigate a dispute are hereby deleted. County does not agree to pay any and/or all attorney fees incurred by Caring Commercial Cleaning in any way associated with the Agreement. Nothing in this Agreement will be construed to waive the requirements of any record retention laws applicable to County.

9. **No Waiver of Jury Trial.** The County does not agree that all disputes (including any claims or counterclaims) arising from or related to this Agreement shall be resolved without a jury. Therefore, any references to waiver of jury trial are hereby deleted.

10. **Certain State Law Requirements for Contracts.** The contents of this Section are required by Texas Law and are included by County regardless of content. For purposes of Sections 2252.152, 2271.002, and 2274.002, Texas Government Code, as amended, Caring Commercial Cleaning hereby verifies that Caring Commercial Cleaning and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate:
    a. Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization, is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.

b. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Caring Commercial Cleaning does not boycott Israel and is authorized to agree in such contracts not to boycott Israel during the term of such contracts. "Boycott Israel" has the meaning provided in § 808.001 of the Texas Government Code.
c. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Caring Commercial Cleaning does not boycott energy companies and is authorized to agree in such contracts not to boycott energy companies during the term of such contracts. "Boycott energy company" has the meaning provided in § 809.001 of the Texas Government Code.
d. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Caring Commercial Cleaning does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and is authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. "Discriminate against a firearm entity or firearm trade association" has the meaning provided in § 2274.001(3) of the Texas Government Code. "Firearm entity" and "firearm trade association" have the meanings provided in § 2274.001(6) and (7) of the Texas Government Code.

11. **Modifications and Waivers**. The parties may not amend or waive this Agreement, except by a written agreement executed by both parties. No failure or delay in exercising any right or remedy or requiring the satisfaction of any condition under this Agreement, and no course of dealing between the parties, operates as a waiver or estoppel of any right, remedy, or condition. The rights and remedies of the parties set forth in this Agreement are not exclusive of, but are cumulative to, any rights or remedies now or subsequently existing at law, in equity, or by statute.

12. **Human Trafficking**. BY ACCEPTANCE OF CONTRACT, CARING COMMERCIAL CLEANING ACKNOWLEDGES THAT FORT BEND COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.

13. **Use of Customer Name**. Caring Commercial Cleaning may use County's name without County's prior written consent only in any of Caring Commercial Cleaning's customer lists, any other use must be approved in advance by County.

14. **Performance Warranty.** Caring Commercial Cleaning warrants to County that Caring Commercial Cleaning has the skill and knowledge ordinarily possessed by well-informed members of its trade or profession practicing in the greater Houston metropolitan area and Caring Commercial Cleaning will apply that skill and knowledge with care and diligence to ensure that the Services provided hereunder will be performed and delivered in accordance with the highest professional standards.

Caring Commercial Cleaning warrants to County that the Services will be free from material errors and will materially conform to all requirements and specifications contained in the attached Exhibit A, and the requirements and specifications of TIPS Cooperative Contract No. 230103.

15. **Conflict.** In the event there is a conflict between this Addendum and the Agreement, this Addendum controls. In the event there is a conflict between this Addendum and the terms and conditions of Choice Partners Cooperative Contract # 24/017MR-03, then the terms and conditions of Choice Partners Cooperative Contract # 24/017MR-03 controls to the extent of the conflict.

16. **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.

17. **Captions**. The section captions used in this Agreement are for convenience of reference only and do not affect the interpretation or construction of this Agreement.

18. **Electronic and Digital Signatures.** The parties to this Agreement agree that any electronic and/or digital signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as the use of manual signatures.

19. **Assignment and Delegation**.
    - 19.1. Neither party may assign any of its rights under this Agreement, except with the prior written consent of the other party. That party shall not unreasonably withhold its consent. All assignments of rights are prohibited under this subsection, whether they are voluntarily or involuntarily, by merger, consolidation, dissolution, operation of law, or any other manner.
    - 19.2. Neither party may delegate any performance under this Agreement.
    - 19.3. Any purported assignment of rights or delegation of performance in violation of this Section is void.
    - 19.4. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the County.

20. **Successors and Assigns**. County and Caring Commercial Cleaning bind themselves and their successors, executors, administrators and assigns to the other party of this Agreement and to the successors, executors, administrators and assigns of the other party, in respect to all covenants of this Agreement.

21. **Personnel**. Caring Commercial Cleaning represents that it presently has, or is able to obtain, adequate qualified personnel in its employment for the timely performance of the Services required under this Agreement and that Caring Commercial Cleaning shall furnish and maintain, at its own expense, adequate and sufficient personnel, in the opinion of County, to perform the Services when and as required and without delays.

All employees of Caring Commercial Cleaning shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any employee of Caring Commercial Cleaning or agent of Caring Commercial Cleaning who, in the opinion of County, is incompetent or by his conduct becomes detrimental to providing Services pursuant to this Agreement shall, upon request of County, immediately be removed from association with the Services required under this Agreement.

When performing Services on–site at the County, Caring Commercial Cleaning shall comply with, and ensure that all Caring Commercial Cleaning Personnel comply with, all rules, regulations and policies of County that are communicated to Caring Commercial Cleaning in writing, such as building security procedures, including the restriction of access by County to certain areas of its premises or systems for security reasons, and general health and safety practices and procedures.

22. **Compliance with Laws**. Caring Commercial Cleaning shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. When required by County, Caring Commercial Cleaning shall furnish County with certification of compliance with said laws, statutes, ordinances, rules, regulations, orders, and decrees above specified.

23. **Confidential Information.** Caring Commercial Cleaning acknowledges that it and its employees or agents may, in the course of performing their responsibilities under this Agreement, be exposed to or acquire information that is confidential to County. Any and all information of any form obtained by Caring Commercial Cleaning or its employees or agents from County in the performance of this Agreement shall be deemed to be confidential information of County ("Confidential Information"). Any reports or other documents or items (including software) that result from the use of the Confidential Information by Caring Commercial Cleaning shall be treated with respect to confidentiality in the same manner as the Confidential Information. Confidential Information shall be deemed not to include information that (a) is or becomes (other than by disclosure by Caring Commercial Cleaning) publicly known or is contained in a publicly available document; (b) is rightfully in Caring Commercial Cleaning's possession without the obligation of nondisclosure prior to the time of its disclosure under this Agreement; or (c) is independently developed by employees or agents of Caring Commercial Cleaning who can be shown to have had no access to the Confidential Information.

Caring Commercial Cleaning agrees to hold Confidential Information in strict confidence, using at least the same degree of care that Caring Commercial Cleaning uses in maintaining the confidentiality of its own confidential information, and not to copy, reproduce, sell, assign, license, market, transfer or otherwise dispose of, give, or disclose

Confidential Information to third parties or use Confidential Information for any purposes whatsoever other than the provision of Services to County hereunder, and to advise each of its employees and agents of their obligations to keep Confidential Information confidential. Caring Commercial Cleaning shall use its best efforts to assist County in identifying and preventing any unauthorized use or disclosure of any Confidential Information. Without limitation of the foregoing, Caring Commercial Cleaning shall advise County immediately in the event Caring Commercial Cleaning learns or has reason to believe that any person who has had access to Confidential Information has violated or intends to violate the terms of this Agreement and Caring Commercial Cleaning will at its expense cooperate with County in seeking injunctive or other equitable relief in the name of County or Caring Commercial Cleaning against any such person. Caring Commercial Cleaning agrees that, except as directed by County, Caring Commercial Cleaning will not at any time during or after the term of this Agreement disclose, directly or indirectly, any Confidential Information to any person, and that upon termination of this Agreement or at County's request, Caring Commercial Cleaning will promptly turn over to County all documents, papers, and other matter in Caring Commercial Cleaning's possession which embody Confidential Information.

Caring Commercial Cleaning acknowledges that a breach of this Section, including disclosure of any Confidential Information, or disclosure of other information that, at law or in equity, ought to remain confidential, will give rise to irreparable injury to County that is inadequately compensable in damages. Accordingly, County may seek and obtain injunctive relief against the breach or threatened breach of the foregoing undertakings, in addition to any other legal remedies that may be available. Caring Commercial Cleaning acknowledges and agrees that the covenants contained herein are necessary for the protection of the legitimate business interest of County and are reasonable in scope and content.

Caring Commercial Cleaning in providing all Services hereunder agrees to abide by the provisions of any applicable Federal or State Data Privacy Act.

24. **Termination**.

24.1. Termination for Convenience. County may terminate this Agreement at any time upon thirty (30) days written notice.

24.2. Termination for Default. County may terminate the whole or any part of this Agreement for cause in the following circumstances:

(a). If Caring Commercial Cleaning fails to timely perform Services pursuant to this Agreement or any extension thereof granted by the County in writing;

(b). If Caring Commercial Cleaning materially breaches any of the covenants or terms and conditions set forth in this Agreement or fails to perform any of the other provisions of this Agreement or so fails to make progress as to endanger performance of this Agreement in accordance with its terms, and in any of these circumstances does not cure such breach or failure to County's

reasonable satisfaction within a period of ten (10) calendar days after receipt of notice from County specifying such breach or failure.

24.3. If, after termination, it is determined for any reason whatsoever that Caring Commercial Cleaning was not in default, or that the default was excusable, the rights and obligations of the parties shall be the same as if the termination had been issued for the convenience of the County in accordance with § 24.1 above.

24.4. Upon termination of this Agreement, County shall compensate Caring Commercial Cleaning in accordance with § 4, above, for those Services which were provided under this Agreement prior to its termination and which have not been previously invoiced to County. Caring Commercial Cleaning's final invoice for said Services will be presented to and paid by County in the same manner set forth in § 4 above.

24.5. If County terminates this Agreement as provided in this Section, no fees of any type, other than fees due and payable at the Termination Date, shall thereafter be paid to Caring Commercial Cleaning.

24.6. If County terminates this Agreement prior to the termination date, County shall not be subject to any early termination fee or other penalty.

24.7. Upon termination of this Agreement for any reason, if Caring Commercial Cleaning has any property in its possession belonging to County, Caring Commercial Cleaning will account for the same, and dispose of it in the manner the County directs.

25. **Independent Contractor**. In the performance of work or services hereunder, Caring Commercial Cleaning shall be deemed an independent contractor, and any of its agents, employees, officers, or volunteers performing work required hereunder shall be deemed solely as employees of Caring Commercial Cleaning or, where permitted, of its subcontractors. Caring Commercial Cleaning and its agents, employees, officers, or volunteers shall not, by performing work pursuant to this Agreement, be deemed to be employees, agents, or servants of County and shall not be entitled to any of the privileges or benefits of County employment.

26. **Further Assurances**. Each party further agrees that it shall take any and all necessary steps and sign and execute any and all necessary documents or agreements required to implement the terms of the Agreement of the parties contained in this contract, and each party agrees to refrain from taking any action, either expressly or impliedly, which would have the effect to prohibiting or hindering the performance of the other party to this Agreement.

27. **Severability**. If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions remain in full force, if the essential terms and conditions of this Agreement for each party remain valid, binding, and enforceable.

28. **Dispute Resolution**.

28.1. The parties shall attempt in good faith to resolve promptly any dispute arising out of or relating to this Agreement by negotiation between the parties. In the event the dispute cannot be settled through negotiation, the parties agree to submit the dispute to non-binding mediation.

28.2. The party requesting mediation shall notify the other party in writing of the dispute desired to be mediated. If the parties are unable to resolve their differences within ten (10) days of the receipt of such notice, such dispute shall be submitted for mediation.

28.3. Each party shall be responsible for its own costs associated with the mediation.

28.4. The requirement to seek mediation shall be a condition required before filing an action at law or in equity, unless to do so would prevent either party from seeking relief in a court of law or equity under any applicable statute of limitations.

29. **Insurance**.

A. Prior to commencement of the Services, Caring Commercial Cleaning shall furnish County with properly executed certificates of insurance which shall evidence all insurance required and provide that such insurance shall not be canceled, except on 30 days' prior written notice to County. Caring Commercial Cleaning shall provide certified copies of insurance endorsements and/or policies if requested by County. Caring Commercial Cleaning shall maintain such insurance coverage from the time Services commence until Services are completed and provide replacement certificates, policies and/or endorsements for any such insurance expiring prior to completion of Services. Caring Commercial Cleaning shall obtain such insurance written on an Occurrence form from such companies having Bests rating of A/VII or better, licensed or approved to transact business in the State of Texas, and shall obtain such insurance of the following types and minimum limits:

1. Workers Compensation in accordance with the laws of the State of Texas. Substitutes to genuine Workers' Compensation Insurance will not be allowed.

2. Employers' Liability insurance with limits of not less than $1,000,000 per injury by accident, $1,000,000 per injury by disease, and $1,000,000 per bodily injury by disease.

3. Commercial general liability insurance with a limit of not less than $1,000,000 each occurrence and $2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policyholder.

4. Business Automobile Liability coverage applying to owned, non-owned and hired automobiles with limits not less than $1,000,000 each occurrence combined single limit for Bodily Injury and Property Damage combined.

B. County and the members of Commissioners Court shall be named as additional insured to all required coverage except for Workers' Compensation and Professional Liability (if required). All Liability policies written on behalf of Caring Commercial Cleaning shall contain a waiver of subrogation in favor of County and members of Commissioners Court. For Commercial General Liability, the County shall be named as an Additional Insured on a Primary & Non-Contributory basis.

C. If required coverage is written on a claims-made basis, Caring Commercial Cleaning warrants that any retroactive date applicable to coverage under the policy precedes the effective date of the Contract and that continuous coverage will be maintained or an extended discovery period will be exercised for a period of 2 years beginning from the time the work under this Contract is completed.

D. Caring Commercial Cleaning shall not commence any portion of the work under this Contract until it has obtained the insurance required herein and certificates of such insurance have been filed with and approved by Fort Bend County.

E. No cancellation of or changes to the certificates, or the policies, may be made without thirty (30) days prior, written notification to Fort Bend County.

F. Approval of the insurance by Fort Bend County shall not relieve or decrease the liability of Caring Commercial Cleaning.

30. **Notices**.

30.1. Each party giving any notice or making any request, demand, or other communication (each, a "Notice") pursuant to this Agreement shall do so in writing and shall use one of the following methods of delivery, each of which, for purposes of this Agreement, is a writing: personal delivery, registered or certified mail (in each case, return receipt requested and postage prepaid), or nationally recognized overnight courier (with all fees prepaid).

30.2. Each party giving a Notice shall address the Notice to the receiving party at the address listed below or to another address designated by a party in a Notice pursuant to this Section:

County:	Fort Bend County Purchasing Department Attn: Purchasing Agent 301 Jackson Street, Suite 201 Richmond, Texas 77469
With a copy to:	Fort Bend County Attn: County Judge

301 Jackson Street
Richmond, Texas 77469

Contractor: Caring Commercial Cleaning Inc.
Attn: $ 16107 Kensington Dr. #225
Sugar Land, TX 77479

30.3. A Notice is effective only if the party giving or making the Notice has complied with subsections 30.1 and 30.2 and if the addressee has received the Notice. A Notice is deemed received as follows:

30.3.1. If the Notice is delivered in person, or sent by registered or certified mail or a nationally recognized overnight courier, upon receipt as indicated by the date on the signed receipt.

30.3.2. If the addressee rejects or otherwise refuses to accept the Notice, or if the Notice cannot be delivered because of a change in address for which no Notice was given, then upon the rejection, refusal, or inability to deliver.

(Execution Page Follows)

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, this Addendum 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 Addendum and the attachments and exhibits hereto. All parties further acknowledge that they have executed this legal document voluntarily and of their own free will.

FORT BEND COUNTY	**CARING COMMERCIAL CLEANING INC.**
_____	_____
KP George, County Judge	Authorized Agent – Signature
_____	Rafael Flores
Date	Authorized Agent- Printed Name
	Director
ATTEST:	Title
_____	03/09/2026
Laura Richard, County Clerk	Date

AUDITOR'S CERTIFICATE

I hereby certify that funds in the amount of **$**_____ are available to pay the obligation of Fort Bend County within the foregoing Agreement.

_____
Robert Ed Sturdivant, County Auditor

Exhibit A: Caring Commercial Cleaning's Quote and Proposal

I:\AGREEMENTS\2026 Agreements\Purchasing\Purchasing\Caring Commercial Cleaning Inc (26-Purch-100697)\Addendum to Caring Commercial Cleaning Inc.'s Agreement (Purusuant to Choice Partners Cooperative Contract # 24017MR-03).docx [MN 03.04.2026]

Exhibit A

Fort Bend County
Janitorial Services for Park Facilities
and
Pinnacle Senior Center

Vendor Name: Caring Commercial Cleaning INC

Location	Quantity	Monthly Price	Annual Cost
Kitty Hollow Park Offices, Outdoor Restroom Monday - Friday (4,275 sq. ft.) 9555 Hwy 6 South Missouri City, TX 77459	12	$1,300.00	$15,600.00
Dew House First Floor (in Kitty Hollow Park) after events only, between 5:00pm-10:00pm (estimated 1,200 sq. ft) 9555 Hwy 6 South Missouri City, TX 77459	12	$150.00	$1,800.00
Mustang outdoor Restrooms Monday – Friday (4,135 sq. ft.) 4521 FM 521 North Fresno, TX 77545	12	$600.00	$7,200.00
5th St ComCntr/B & G Club Monday – Friday (18,059 sq. ft.) 3110 5th Street Stafford, TX 77545	12	$1,251.12	$15,013.44
5th St Gymnasium Monday – Friday (9,000 sq. ft.) 3110 5th Street Stafford, TX 77545	12	$1,200.00	$14,400.00
Freedom Park Monday/Wednesday/Friday (2,649 sq. ft.) 18050 Westheimer Pkwy. Houston, TX 77094	12	$350.00	$4,200.00

Location	Quantity	Monthly Price	Annual Cost
Four Corners Park & out door RR Monday – Friday (2,649 sq. ft.) 15700 Old Richmond Road Sugar Land, TX 77478	12	$500.00	$6,000.00
Four Corners ComCntr Monday – Friday, Exterior Windows quarterly (17,341 sq. ft.) 15710 Old Richmond Road Sugar Land, TX 77478	12	$1,950.00	$23,400.00
Harlem Rd Park Mondays and Fridays (340 sq. ft.) Outdoor Restrooms 701 Harlem Road Richmond, TX 77406	12	$320.00	$3,840.00
Mission Bend Boys & Girls Club Monday through Friday (18,546 sq. ft.) 8709 Addicks Clodine Rd Houston, TX 77083	12	$1,750.00	$21,000.00
Landmark Community Center Monday - Friday (24,672 sq. ft.) 202 Martin Lane Missouri City, TX 77489	12	$2,125.00	$25,500.00
Barbara Jordan Park Monday, Wednesday, Friday (4,800 sq.ft.) Outdoor Restrooms & Community Ctr 8705 Park / 8710 Noble St. Needville, TX 77461	12	$500.00	$6,000.00
Arboretum Cricket Field Restrooms Tuesdays and Fridays (360 sq. ft.) 15926 Old Richmond Road Sugar Land, TX 77498	12	$300.00	$3,600.00

Location	Quantity	Monthly Price	Annual Cost
CSCD Fresno & Juvenile Probation Monday - Friday (3,675 sq. ft.) 2725 FM 521 North Fresno, TX 77545	12	$455.00	$5,460.00
Daily Park Monday, Wednesday, Friday (340 sq. ft.) outside restrooms only 4026 Nails Rd. Simonton, TX 77476	12	$320.00	$3,840.00
South Post Oak Sportsplex - Football Wednesday, Friday, Saturday, Sunday (1,072 sq. ft.) 5535 Hobby Rd. Houston, TX 77053	12	$855.00	$10,260.00
South Post Oak Sportsplex - Baseball Wednesday, Friday, Saturday, Sunday (14,026 sq. ft.) 5535 Hobby Rd. Houston, TX 77053	12	$1,122.00	$13,464.00
Rosenberg Boys & Girls Club Monday through Friday (7,416 sq. ft.) 1820 Ave. E Rosenberg, TX 77471	12	$1,833.00	$21,996.00
Pinnacle Senior Center Monday - Friday (9,785 sq. ft.) 5525 Hobby Road #C Houston, TX 77053	12	$1,022.00	$12,264.00
Pinnacle Aquatic Center Monday - Friday (3,065 sq. ft.) 5525 Hobby Road #D Houston, TX 77053	12	$500.00	$6,000.00

Location	Quantity	Monthly Price	Annual Cost
Pinnacle Aquatic Center Women's Restroom FLOORS ONLY - Bi-weekly 5525 Hobby Road #D Houston, TX 77053	12	$225.00	$2,700.00
Road & Bridge Beechnut Monday, Wednesday, Friday (4,300 sq. ft.) 19310 Beechnut St. Richmond, TX 77407	12	$700.00	$8,400.00
Sports Hub Friday & Saturday only SQ FT. unknown 727 Plantation Dr. Richmond, TX 77406 Clean lobby, kitchen, all restrooms and breakareas, conference room - NOT gym floors	12	$3,000.00	$36,000.00
Fresno Com Ctr/Boys & Girls Club Monday-Friday (20,654 sq. ft) 1031 W Sycamore Rd, Fresno, TX 77545	12	$1,430.00	$17,160.00
Attack Poverty Monday, Wednesday, Friday (9,740sq. ft.) 1908 Avenue E Rosenberg, TX 77471	12	$900.00	$10,800.00
Duhacsek Park outside RR- 2X wk house RR- 1X wk SF 1500-1700 17034 Old Richmond Rd, Sugar Land, Tx 77498	12	$500.00	$6,000.00
		Total:	$301,897.44

CARING
COMMERCIAL CLEANING INC

Fort Bend County Janitorial Services

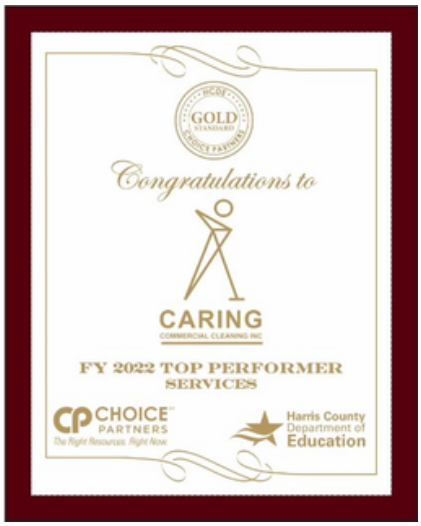
Choice Partners Contract # 24/017MR-03



rflores@caringtx.com

469-237-0795 || Rafael Flores

CARING COMMERCIAL CLEANING INC.
14090 Southwest Freeway, Suite 300
Sugar Land, TX 77479



PCA
Purchasing Cooperative of America
Awarded Contract
www.pcamerica.org
844-722-6374

CARING
COMMERCIAL CLEANING INC

CHOICE PARTNERS
CP
HCDE AWARDED CONTRACT

Honoree 2019
Inc.
5000
HONOREE 2019

Company Background and Experience

Caring Commercial Cleaning, with over seventeen years of experience, is a leader in janitorial services in Texas, maintaining high standards for facilities similar to your facilities. Our well-trained staff, innovative cleaning methods, and commitment to quality make us the ideal choice for your cleaning needs. We proudly serve all of Texas, with offices in Dallas, Austin, and our home office located in Houston. We are known for our reliability, cost-efficiency, and exceptional customer service, ensuring the best day and night cleaning possible.

Since 2007, Caring Commercial Cleaning Inc, a member of Choice Partners Cooperative, has served the Texas market in the area of commercial and education facility cleaning and has helped facilitate cleaning and disinfecting operations at Houston Community College (2M+ Sq. Ft.), Harris County (2M+ Sq. Ft. 24/7), and Metro (1M+ Sq. Ft.). Our company made the 2019 Inc. 5000 list of Fastest Growing Companies in America. We are a Houston-based SBE and MBE certified business and are very excited for the opportunity to serve you.



Offices

Home Office

Caring Commercial Cleaning
14090 Southwest Freeway, Suite 300, Sugar Land,
TX 77478

Austin/San Antonio Office

Caring Commercial Cleaning
2021 Guadalupe Street, Suite 260, Austin,
78705

Dallas Office

Caring Commercial Cleaning
5050 Quorum Suite 700 Dallas, TX 75254

SIMILAR PROJECTS

1

PROJECT NAME: HARRIS COUNTY

Description: For twelve years, we have provided janitorial services, day porters, paper products, floor stripping and waxing, carpet cleaning, and pressure washing services for Harris County. Our accounts include over 2M square feet of cleanable space, including some 24/7 coverage areas.

Years Serviced: 12
Size: 2M+ SQ. FT.
Scope: Janitorial Services & Floor Care

2

PROJECT NAME: METRO PUBLIC TRANSIT

Description: As prime janitorial contractor for METRO's downtown high-rise building and several other locations in Downtown Houston, we provide dozens of full-time employees and provide 35% of the contract to SBE Subcontractor, The Cleaning Source. We take great pride in serving and creating opportunities for other SBE and MBE-certified companies
Years Serviced: 5
Size: 1M+ SQ. FT
Scope: Janitorial Services & Floor Care

3

PROJECT NAME: HOUSTON COMMUNITY COLLEGE

Description: We provide full time day porter and night cleaning staff
Years Serviced: 5
Size: 2M+ SQ. FT.
Scope: Janitorial Services & Floor Care

Uniforms

Employee Uniforms

All employees at Caring Commercial Cleaning are required to wear professional and standardized uniforms to ensure a clean and consistent appearance, enhancing both the company's image and the safety of the work environment. The uniform includes:

• Day Porters:
• Shirt: Company-branded polo shirts in navy blue with the Caring Commercial Cleaning logo embroidered on the chest. High-visibility vests will be provided for specific tasks requiring extra safety measures.
• Pants: Durable and comfortable black or navy work pants designed for ease of movement.
• ID Badge: All day porters will wear an identification badge with their name, photo, and job title prominently displayed.
• Night Staff:
• Aprons: Black or navy aprons with the Caring Commercial Cleaning logo prominently displayed, worn over their regular work attire.
• Pants: Comfortable black or navy work pants suitable for night operations.
• ID Badge: All night staff will wear an identification badge with their name, photo, and job title prominently displayed.

Day Porters Uniform



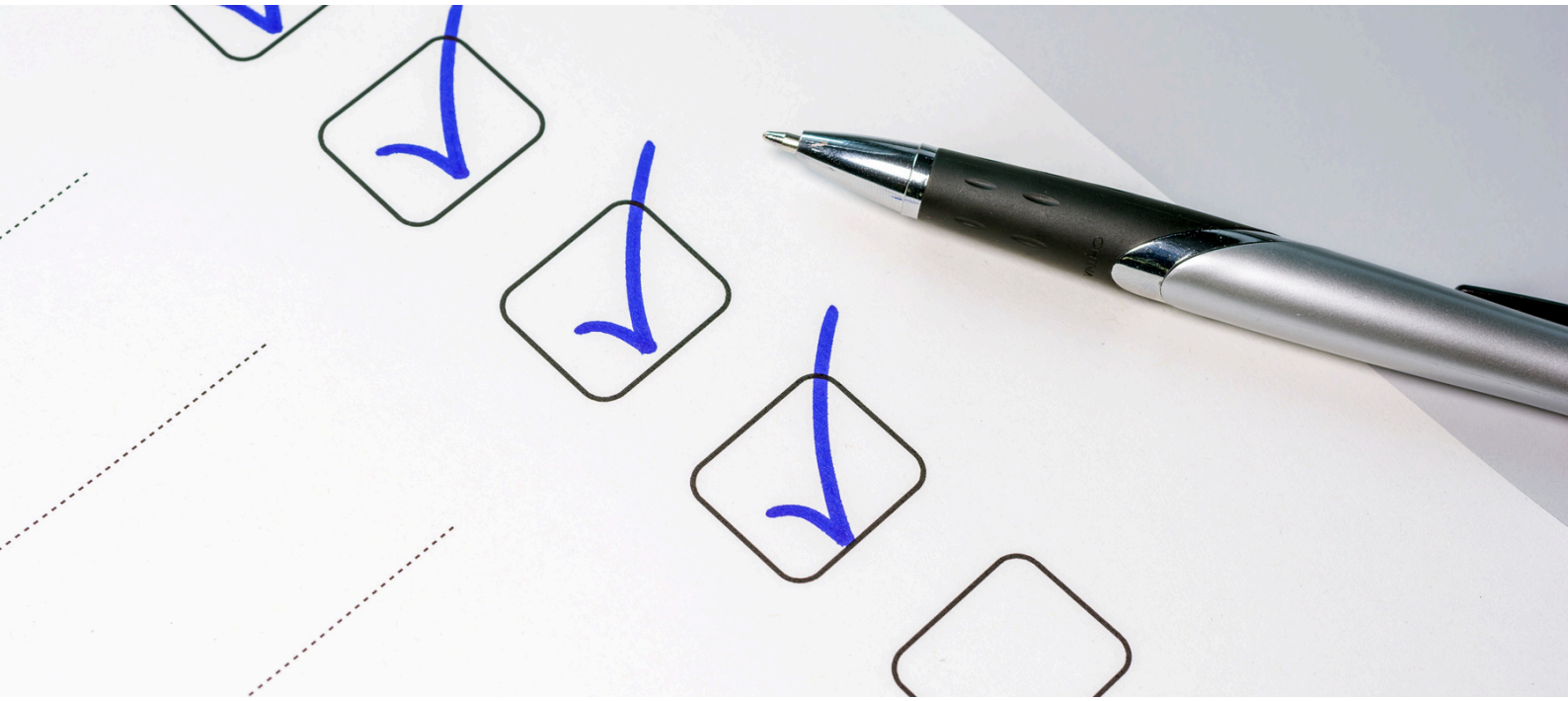
Night Staff Uniform



Inspections

Inspections will follow a multi-tiered approach to ensure thorough monitoring and immediate corrective actions. On-site staff will conduct nightly evaluations to ensure nothing is left behind and maintain consistent quality. The project manager will perform sporadic inspections every month, providing an extra layer of oversight. Additionally, the Quality Assurance Manager will conduct quarterly inspections to ensure adherence to the highest standards. This approach fosters a clean and well-maintained environment, ensuring consistent quality and swift issue resolution.

- **Regular inspections using Swept app:** Utilizing the Swept app for scheduled inspections to ensure cleaning standards are consistently met and documented efficiently
- **Detailed check lists:** Comprehensive checklists tailored to your specific requirements to ensure no detail is overlooked.
- **Ongoing staff training:** Continuous training for our cleaning staff to uphold the highest standards of cleanliness and professionalism.
- **High-quality, eco-friendly products:** Use of environmentally friendly cleaning products to promote a healthy environment.
- **Open communication:** We value feedback and encourage open communication to address any concerns promptly and effectively.



CARING
COMMERCIAL CLEANING INC

Cross Contamination Prevention Program

Color Coded Microfiber

- Red – Restrooms
- Blue – Offices & Conference Rooms
- Green – Floors & Corridors
- Yellow – Breakrooms & Kitchens

Dedicated Equipment

- Separate carts by floor or suite
- Mops & buckets never cross zones
- Vacuum filters assigned per area
- Tools sanitized after each shift

Workflow & Frequency

- Clean to dirty workflow
- High touch surfaces disinfected
- Elevator buttons & door handles prioritized
- Cloth rotation every room

Training & QA

- Staff trained on commercial standards
- Weekly supervisor inspections
- Issue tracking and corrective action
- Monthly quality audits

CARING
COMMERCIAL CLEANING INC

Diversey Chemicals

Disinfectants



Oxivir TB



Oxivir TB

Virex II 256

Restroom Cleaning



Crew Restroom Cleaner

Non Acid Bowl Cleaner



GP Forward

General Cleaning



GP Forward



Glance

Floor Care



Stride Citrus

Odor Control



Good Sense Odor Eliminator

Carpet Care

