



4. **Limit of Appropriation.** McLemore understands and agrees that the Maximum Compensation payable to McLemore for Services rendered under this Agreement is hereby decreased to an amount not to exceed One Million Five Hundred Fifteen Thousand One Hundred Twenty-Six and 04/100 dollars (\$1,515,126.04), authorized as follows:

\$ 1,171,634.04	under the Agreement
\$5,760.00	under the First Amendment
\$47,268	under the Second Amendment
\$322,244.00	under the Third Amendment
-\$31,780.00	under this Amendment
<b>TOTAL</b>	\$1,515,126.04

In no event shall the amount paid by County under this Agreement exceed the Maximum Compensation without a County approved change order. McLemore clearly understands and agrees, such understanding and agreement being the absolute essence of this Agreement, that County shall have available the total maximum sum of One Million Five Hundred Fifteen Thousand One Hundred Twenty-Six and 04/100 dollars (\$1,515,126.04) specifically allocated to fully discharge any and all liabilities County may incur under the Agreement.

McLemore does further understand and agree, said understanding and agreement also being of the absolute essence of the Agreement, that the total Maximum Compensation that McLemore may become entitled to and the total maximum sum that County may become liable to pay to McLemore under the Agreement shall not under any conditions, circumstances, or interpretations thereof exceed One Million Five Hundred Fifteen Thousand One Hundred Twenty-Six and 04/100 dollars (\$1,515,126.04).

5. **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, McLemore hereby verifies that McLemore 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, McLemore 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, McLemore 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, McLemore 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.
6. **Modifications.** Except as modified herein, the Agreement remains in full force and effect and has not been modified or amended.
  7. **Conflict.** If there is a conflict among documents, the most recently executed document will prevail with regard to the conflict. If there is a conflict between the most recently executed document and the terms and conditions of TIPS Contract No. 260103, then the terms and conditions of TIPS Contract No. 260103 controls to the extent of the conflict.
  8. **Understanding, Fair Construction.** By execution of this Amendment, the parties acknowledge that they have read and understood each provision, term and obligation contained in this Amendment. This Amendment, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting party than the nondrafting party.
  9. **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.

**(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 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**

**MCLEMORE BUILDING MAINTENANCE,  
INC.**

\_\_\_\_\_  
Daniel Wong, County Judge

  
\_\_\_\_\_  
Authorized Agent – Signature

\_\_\_\_\_  
Date

Richard Rodriguez  
\_\_\_\_\_  
Authorized Agent- Printed Name

ATTEST:

President  
\_\_\_\_\_  
Title

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

4-23-26  
\_\_\_\_\_  
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 Agreement.

\_\_\_\_\_  
Robert Ed Sturdivant, County Auditor

Exhibit A-1: McLemore's Quote  
Exhibit B-1: Updated Location List

I:\AGREEMENTS\2026 Agreements\Purchasing\Purchasing\Mclemore Building Maintenance (25-Purch-100052-A4)\Amendment to Agreement for Janitorial Services at FBC Buiding and Facilities (Purusant to TIPS 230103).docx [MN 04.15.2026]

# EXHIBIT A-1



# Quote

**McLemore Building Maintenance, Inc.**  
 110 Fargo Street, Houston, TX 77006

TO:

Amanda Quiros  
 832-339-7882  
 aquiros@mbminc.com

Fort Bend County  
 301 Jackson St Ste 301  
 Isabel Roberts  
 Facilities Operations Manager  
 TIPS Contract # 260103

4-22-26

COMPANY REPRESENTATIVE	JOB	PAYMENT TERMS	DUE DATE
Amanda Quiros		Invoice	Within 30 days
QTY	DESCRIPTION	ITEM PRICE	ITEM TOTAL
7	Janitorial Service at Training Center 2710 Stella Rd Rosenberg Tx 77471  Service Dates: March – September  Training – BLDG 1    98,669 sq ft – 28 hours a day SWAT – BLDG 2      10,063 sq ft – 1 hours a day Range – BLDG 3      81,740 sq ft - 3 hours a day – including dust mopping of training room once a month	\$ 15,982/ month	111,874.00
<b>SUBTOTAL</b>			\$ 111,874.00
<b>SALES TAX</b>			
<b>TOTAL</b>			\$ 111,874.00

To accept this quotation, sign here and return: \_\_\_\_\_

**THANK YOU FOR YOUR BUSINESS!**

**MBM Managers: Ensure a work ticket is created for ALL out of scope work.**

# **EXHIBIT B-1**

**Janitorial Services for County Buildings per TIPS 260103**

**McLemore Building Maintenance, Inc. (23717)**

Lawson	UOM	Description	Monthly Cost	Annual Total
<b>Zone 1</b>				
7541	MO	CHILD SUPPORT (4,105 sq. ft.) (3:00PM - 4:00PM) 1317 Eugene Heimann Circle, 2nd floor, Richmond, 1PT/staff 1.5/hours per day	\$ 518.19	\$ 6,218.28
7547	MO	TAX OFFICE (15,786 sq. ft.) (5:00PM - 10:00PM) 1317 Eugene Heimann Circle, Richmond 1PT/staff 4/hours per day	\$ 1,311.02	\$ 15,732.24
14293	MO	PCT 4 BUILDING (15,786 sq. ft.) (5:00PM - 10:00PM) 1517 Eugene Heimann Circle, Richmond 1PT/staff 7/hours per day	\$ 2,194.17	\$ 26,330.04
14573	MO	GUS GEORGE ACADEMY (38,000 sq. ft.) (8:00AM - 5:00PM) 1521 Eugene Heimann Circle, Richmond 1PT/staff 6/hours per day	\$ 2,734.62	\$ 32,815.44
7543	MO	JUVENILE DETENTION (45,000 sq. ft.) (8:00AM - 12:00noon) 122 Golfview, Richmond 1FT/1PT/staff 10.5/hours per day	\$ 3,381.30	\$ 40,575.60
7544	MO	JUVENILE PROBATION OFFICE (6,000 sq. ft.) (8:00AM - 12:00noon) 118 Legion Drive, Richmond 1PT/staff 2/hours per day	\$ 556.92	\$ 6,683.04
7542	MO	LEGION COURT ANNEX (5,000 sq. ft.) ( 8:00AM - 12:00noon) 117 Legion Drive, Richmond 1PT/staff 2/hours per day	\$ 631.18	\$ 7,574.16
16254	MO	JUVENILE DETENTION SCHOOL BLDG (4,104 sq. ft.) (8:00AM - 5:00PM) 122 Golfview, Richmond 1PT/staff 2/hours per day	\$ 640.00	\$ 7,680.00
7545	MO	EMERGENCY OPERATIONS CENTER (23,032 sq. ft.) (8:00AM - 5:00PM) 307 Fort Street, Richmond 1PT/staff 5/hours per day	\$ 2,394.62	\$ 28,735.44
11387	MO	CAD BUILDING (39,391 sq. ft. both buildings) (5:00AM - 10:00PM) (special arrangements may be needed during protests and hearing days) 2801 BF Terry Blvd, Rosenberg 1FT/staff 7.5/hours per day	\$ 3,243.67	\$ 38,924.04

Lawson	UOM	Description	Monthly Cost	Annual Total
<b>Zone 1 (cont'd)</b>				
13678	MO	911 CALL CENTER (4,570 sq. ft.) (5:00PM - 10:00PM) 1410 Williams Way Blvd, Richmond 1PT/staff 1.5/hours per day	\$ 433.50	\$ 5,202.00
13701	MO	SO ADMINISTRATION (46,212 sq. ft.) (8:00AM - 5:00PM) 1840 Williams Way Blvd, Richmond, 2PT/staff 6/hours per day	\$ 5,022.48	\$ 60,269.76
16255	MO	SO AUTO THEFT (2,424 sq. ft.) (8:00AM - 03:00PM) TUES ONLY 231 Legion Drive, Richmond 1PT/staff 2/hours per day	\$ 125.00	\$ 1,500.00
16256	MO	ROAD & BRIDGE - CRABB (7,950 sq. ft.) (7:00AM - 03:00PM) TUES. & FRIDAY 201 Payne Lane, Richmond 1 PT/staff 3/hours per day	\$ 480.00	\$ 5,760.00
17219	MO	Justice Center & Garage Justice Center (301,700 sq. ft.) JC Parking Garage (273,984 sq. ft.) 1422 Eugene Heimann Circle, Richmond 2 FT Day Porters – 8 hours per day each 9 PT Night Staff – 6 hours per day each 1 – Night Crew Lead	\$ 29,765.00	\$ 357,180.00
Monthly Total of Zone 1:			\$ 53,431.67	
Annual Total of Zone 1:			\$ 641,180.04	

Lawson	UOM	Description	Monthly Cost	Annual Total
<b>Zone 2</b>				
7551	MO	NEEDVILLE ANNEX (5,600 sq. ft.) (5:00pm-10:00pm) 3114 Rosenberg St. Needville 1PT/staff 2/hours per day	\$ 631.18	\$ 7,574.16
16257	MO	NEEDVILLE SERVICE CENTER (7,950 sq. ft.) (7:00AM-03:00PM) 3743 School Street Needville 1PT/staff 3/hours per day	\$ 480.00	\$ 5,760.00
7548	MO	DRAINAGE SHOP - 1022 BLUME (1,400 sq. ft.) (5:00pm-10:00pm) 1022 Blume Rd. Rosenberg 1PT /staff .75 /hours per day	\$ 236.69	\$ 2,840.28
7550	MO	DRAINAGE (6,000 sq. ft.) (5:00pm-10:00pm) 1124 Blume Rd., Rosenberg 1PT /staff 2 /hours per day	\$ 631.80	\$ 7,581.60
11803	MO	ANIMAL SERVICES & EXPANSIONS (M, W, F, after 6:00PM) 1210 Blume Rd (1363 sq. ft.) 1210 Blume Rd #A (592 sq. ft.) 1210 Blume Rd #B (570 sq. ft.) Rosenberg 1PT /staff 1 /hours per day	\$ 351.03	\$ 4,212.36
12389	MO	BUD O'SHIELES BUILDING	\$ 2,576.28	\$ 30,915.36

	(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 1PT /staff 4 /hours per day	
--	---	--

Lawson	UOM	Description	Monthly Cost	Annual Total
<b>Zone 2 (cont'd)</b>				
12556	MO	JUVENILE SPECIAL PROGRAMS BLDG (2,280 sq. ft.) 3409 Avenue F Rosenberg 1PT /staff 2 /hours per day	\$ 326.40	\$ 3,916.80
12557	MO	JUVENILE SUBSTANCE ABUSE BLDG (2,280 sq. ft.) 3417 Avenue F Rosenberg 1PT /staff 2 /hours per day	\$ 326.40	\$ 3,916.80
13957	MO	MEDICAL EXAMINER & A&B (5,505 sq. ft.) Morgues A&B (1361sq. ft.) 3840 Bamore Road Rosenberg 1PT /staff 3/hours per day	\$ 1,621.80	\$ 19,461.60
16258	MO	MEDICAL EXAMINER EXPANSION (4,697 sq. ft.) 3840 Bamore Road Rosenberg 1PT /staff 2/hours per day	\$ 670.00	\$ 8,040.00
13958	MO	TRANSIT FACILITY (23,210 sq. ft.) 3737 Bamore Road, Rosenberg Rosenberg 1FT /staff 8 /hours per day 2PT /staff 4 /hours per day + 1 Saturday/Mo	\$ 6,624.90	\$ 79,498.80
16259	MO	Ag Center Office & Annex (22,571 sq. ft.) 1402 Band Rd. Rosenberg 1FT /staff 8/hours per day	\$ 3,950.00	\$ 47,400.00
16260	MO	Extension Education Center Lobby (1,200 sq. ft.) 1440 Band Rd. Rosenberg 1FT /staff 1/hours per day	\$ 250.00	\$ 3,000.00
16822	MO	Elections Admin Building (13,705 sq. ft. office/34,800 warehouse) 3730 Bamore Rd. Rosenberg 1PT /staff 7/hours per day	\$ 3,503.00	\$ 42,036.00
17220	MO	Sheriff's Office Training Center 2710 Stella Rd., Rosenberg Training - Bldg 1 - 98,669 sq. ft. (32 hours per day) SWAT Bldg 2 - 10,063 sq. ft (3 hours per day) Gun Range Bldg 3 - 81,740 sq. ft. (10 hours per day)	\$ 15,982.00	\$ 191,784.00
Monthly Total of Zone 2:			\$ 38,161.48	
Annual Total of Zone 2:			\$ 457,937.76	

Lawson	UOM	Description	Monthly Cost	Annual Total
<b>Zone 3</b>				
7552	MO	EAST END ANNEX (18,500 sq. ft.) (Constable Office cleaned (3:00 pm-5:00pm) (Rest of building (5:00pm-10:00pm) 303 Texas Parkway, Missouri City 1PT/staff 5/hours per day	\$ 1,536.43	\$ 18,437.16
7553	MO	SUGAR LAND ANNEX EMILY COURT (18,325 sq. ft.) (5:00pm-10:00pm) 12550 Emily Court Sugar Land 1PT/staff 5/hours per day	\$ 1,521.88	\$ 18,262.56
11334	MO	MISSOURI CITY ANNEX FBC Portion (20,487 sq. ft.) (5:00pm-10:00pm) 307 Texas Parkway Missouri City 1PT/staff 5.5/hours per day	\$ 1,701.44	\$ 20,417.28
7556	MO	MISS CITY ANNEX-ACCESS HEALTH	\$ 622.05	\$ 7,464.60

	(7,490 sq.ft) (5:00pm-10:00pm) 307 Texas Parkway Missouri City 1PT/staff 2/hours per day		
--	---	--	--

Lawson	UOM	Description	Monthly Cost	Annual Total
<b>Zone 3 (cont'd)</b>				
9870	MO	FACILITIES IDC (2,730 sq. ft.) (8:00am-3:00pm) 1809 Eldridge Sugar Land 1PT/staff 1/hours per day	\$ 344.62	\$ 4,135.44
13083	MO	SIENNA ANNEX (31,231 sq. ft., 1st & 2nd floors) (Between 5:00pm-10:00pm) Missouri City 2PT/staff 5.5/hours per day	\$ 3,233.40	\$ 38,800.80
8871	MO	PRECINCT 3 FACILITY (12,639 sq. ft.) (1:30pm-4:30pm) 12919 Dairy Ashford Sugar Land 1PT/staff 2.5/hours per day	\$ 1,632.00	\$ 19,584.00
16261	MO	ROAD & BRIDGE - DAIRY ASHFORD (3,000 sq. ft.) (7:00am-3:00pm) Tues & Fri 12919 1/2 Dairy Ashford Sugar Land 1PT/staff 2/hours per day	\$ 575.00	\$ 6,900.00
16571	MO	PRECINCT 3 ANNEX (25,145 sq. ft.) (5:00pm-10:00pm) 151 Stadium Drive Sugar Land 2 PT/staff 7/hours per day	\$ 3,663.00	\$ 43,956.00
16594	MO	Juvenile Jake Dove (3,545 sq. ft.) (7:00am-3:00pm) 400 Coen Rd Arcola 1 PT/staff 2/hours per day Mon.Wed.Fri	\$ 480.00	\$ 5,760.00
Monthly Total of Zone 3:			\$ 15,309.82	
Annual Total of Zone 3:			\$ 183,717.84	

Lawson	UOM	Description	Monthly Cost	Annual Total
<b>Zone 4</b>				
11329	MO	PCT 1 BUILDING/NORTH ANNEX (22,049 sq. ft.) (6:00pm – 10:00 pm) 22333 Grand Corner Drive Katy 1PT/staff 6/hours per day	\$ 1,988.12	\$ 23,857.44
14574	MO	PUBLIC SAFETY ANNEX (15,898 sq. ft.) (Between 8:00am-5:00pm) 6561 Flewellen Drive Fulshear 1PT/staff 4/hours per day	\$ 2,052.24	\$ 24,626.88
7536	MO	FULSHEAR ANNEX (15,400 sq. ft.) M-F 5PM-10PM 8100 FM 359, Fulshear 1PT/staff 4/hours per day	\$ 1,570.39	\$ 18,844.68
16823	MO	WESTPARK PARK AND RIDE (456 sq. ft.) 3 days a week 19820 FM 1093, Richmond	\$ 436.00	\$ 5,232.00
Monthly Total of Zone 4:			\$ 6,046.75	
Annual Total of Zone 4:			\$ 72,561.00	

Lawson	UOM	Description	Monthly Cost	Annual Total
<b>Zone 5</b>				
7531	MO	<b>GEORGE MEMORIAL BRANCH</b> (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 2FT/1PT/staff 18/hours per day	\$ 7,104.16	\$ 85,249.92
7532	MO	<b>MISSOURI CITY BRANCH</b> (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 1PT/staff 5/hours per day (3260 sq. ft., 3rd floor & balcony upon request)	\$ 2,115.95	\$ 25,391.40
13633	MO	<b>3RD FLOOR BALCONY \$25.00</b> if needed	\$ 25.00	\$ 300.00
7533	MO	<b>FIRST COLONY BRANCH</b> (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 1PT/staff 5 /hours per day	\$ 1,978.29	\$ 23,739.48
7534	MO	<b>ALBERT GEORGE BRANCH</b> (5,900 sq. ft.) 3 days a week (after closing: Tu 8PM, Th 6PM, Sat 2PM or Sunday) 9230 Gene St., Needville Work 2 hour minimum 1PT/staff 1.75 /hours per day	\$ 678.13	\$ 8,137.56
7535	MO	<b>MAMIE GEORGE BRANCH</b> (4,600 sq. ft.) 3 days a week (after closing: Tu 6PM, Th 6PM, Sat 2PM or Sunday) 320 Dulles Ave., Stafford Work 2 hour minimum 1PT /staff 2 /hours per day	\$ 792.22	\$ 9,506.64
7537	MO	<b>SUGAR LAND BRANCH</b> (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 1PT /staff 5.5 /hours per day	\$ 2,172.04	\$ 26,064.48
7538	MO	<b>CINCO RANCH BRANCH</b> (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 1FT /staff 8 /hours per day	\$ 3,090.77	\$ 37,089.24

Lawson	UOM	Description	Monthly Cost	Annual Total
<b>Zone 5 (cont'd)</b>				
8428	MO	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 1FT/1PT /staff 10.5 /hours per day	\$ 4,892.16	\$ 58,705.92
9710	MO	UNIVERSITY BRANCH (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 2PT/staff 9.5 /hours per day	\$ 3,707.55	\$ 44,490.60
11333	MO	GML ADMIN BUILDING (16,910 sq.ft.) 5 days a week (after closing: M-F 5PM) 1003 Golfview, Richmond Minimum 2 persons; work 3 hours each 1PT/staff 4.5 /hours per day	\$ 1,724.38	\$ 20,692.56
13677	MO	MISSION BEND BRANCH (23,779 sq. ft.) 6 days a week (after closing: M/T/W 9PM, Th 6PM, Fri./Sat. 5PM) 8421 Addicks Clodine Rd, Houston 1 PT/staff 5 /hours per day	\$ 2,386.80	\$ 28,641.60
16262	MO	FULSHEAR BRANCH LIBRARY (36,853 sq. ft.) 6 days a week (after closing: M/TH 9PM, T/W 6PM, Fri./Sat. 5PM) 6350 GM Library Rd, Fulshear 2 PT/staff 9.5 /hours per day	\$ 4,185.00	\$ 50,220.00
Monthly Total of Zone 5:			\$ 34,852.45	
Annual Total of Zone 5:			\$ 418,229.40	
Annual Total Expense of All Zones:				\$ 1,773,626.04

updated 8/22/25