

STATE OF TEXAS                   §  
    §  
 COUNTY OF FORT BEND       §

**AMENDMENT TO AGREEMENT FOR JANITORIAL SERVICES  
 AT FBC BUILDINGS AND FACILITIES  
 Pursuant to TIPS 230103**

**THIS AMENDMENT** is made and 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.")

**WITNESSETH**

**WHEREAS**, the parties previously entered into the Agreement for Janitorial Services, on or about October 9, 2024, (the "Agreement"), incorporated herein for all purposes as if set forth verbatim; and

**WHEREAS**, the following changes are incorporated as if a part of the original Agreement, and incorporated by reference in the same as if fully set forth verbatim herein;

**NOW, THEREFORE**, the parties do mutually agree as follows:

**AGREEMENT**

**1. Scope of Services**

Contractor shall render Services to County as defined in the Scope of Services (attached hereto as Exhibit A), and at rates established in TIPS contract 230103.

**2. Limit of Appropriation**

- A. Contractor 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 One Million One Hundred Seventy-Seven Thousand Three Hundred Ninety-Four and 04/100 dollars (\$1,177,394.04) specifically allocated to fully discharge any and all liabilities County may incur.
- B. Contractor does further understand and agree, said understanding and agreement also being of the absolute essence of this Agreement, that the total maximum compensation that Contractor may become entitled to and the total maximum sum that County may become liable to pay to Contractor shall not

under any conditions, circumstances, or interpretations thereof exceed One Million One Hundred Seventy-Seven Thousand Three Hundred Ninety-Four and 04/100 dollars (\$1,177,394.04).

**{EXECUTION PAGE FOLLOWS}**

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IN WITNESS WHEREOF, the parties hereto have signed or have caused their respective names to be signed to multiple counterparts to be effective on the date signed by County.

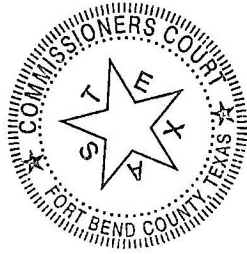
FORT BEND COUNTY

MCLEMORE BUILDING MAINTENANCE, INC.

KP George  
KP George, County Judge

Richard Rodriguez  
Authorized Agent- Signature

3.25.2025  
Date



ATTEST:

Laura Richard  
Laura Richard, County Clerk

Richard Rodriguez  
Authorized Agent- Printed Name

President  
Title

03/17/2025  
Date

#### AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$ 1,177,394.04 to accomplish and pay the obligation of Fort Bend County under this Agreement.

Robert E. Sturdivant  
Robert Edward Sturdivant, County Auditor

Exhibit A: Updated Pricing and Locations

i:\agreements\2025 agreements\purchasing\purchasing\mclemore building maintenance inc. (25-purch-100052)\25-purch-100052-a1)\amendment agreement for janitorial services.tips 230103 (25-purch-100052-a1).docx bo

# EXHIBIT A

## Scope of Services

# Janitorial Services for County Buildings per TIPS 230103

## 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
Monthly Total of Zone 1:			\$ 23,666.67	
Annual Total of Zone 1:			\$ 284,000.04	

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 (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	\$ 2,576.28	\$ 30,915.36

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
Monthly Total of Zone 2:			\$ 18,676.48	
Annual Total of Zone 2:			\$ 224,117.76	

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 (7,490 sq.ft) (5:00pm-10:00pm) 307 Texas Parkway Missouri City 1PT/staff 2 /hours per day	\$ 622.05	\$ 7,464.60

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
New	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
Monthly Total of Zone 4:			\$ 5,610.75	
Annual Total of Zone 4:			\$ 67,329.00	



Lawson	UOM	Description	Monthly Cost	Annual Total
<b><u>Zone 5</u></b>				
7531	MO	GEORGE MEMORIAL BRANCH (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	MISSOURI CITY BRANCH (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	3RD FLOOR BALCONY \$25.00 if needed	\$ 25.00	\$ 300.00
7533	MO	FIRST COLONY BRANCH (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	ALBERT GEORGE BRANCH (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	MAMIE GEORGE BRANCH (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	SUGAR LAND BRANCH (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	CINCO RANCH BRANCH (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:				\$ 1,177,394.04

updated 2/4/25

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

McLemore Building Maintenance, Inc.  
HOUSTON, TX United States

**Certificate Number:**  
2025-1282377

**Date Filed:**  
03/17/2025

**Date Acknowledged:**  
03/25/2025

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

Fort Bend County

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

23717  
McLemore Building Maintenance 25-Purch-100052-A1

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**



**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)