

**Amendment to
Town of Prosper Facility Management
Services Agreement**

This Amendment to Agreement (hereinafter referred to as "Amendment"), is entered into the day and year set forth below between TDIndustries Inc. (hereinafter referred to as "Contractor") with its principal place of business at 13850 Diplomat Drive, Dallas, Texas 75234 and the Town of Prosper with its principal address at 200 S. Main Street, Prosper, TX 75078 (hereinafter referred to as "Owner"). This amendment is referenced through the National Cooperative Purchasing Alliance (NCPA) with a Registered Quotation Number of 2019-4369986583 for Facility Services. In consideration of the mutual covenants set forth in the original Agreement between the Parties, dated 07/09/2018, hereinafter referred to as "Agreement," and other good and valuable consideration, the parties hereto agree to amend the following Attachments to the original Agreement:

1. Attachment B – NCPA Facility Services Pricing
2. Attachment C - Third-Party Service Providers

**Attachment B – NCPA Facility Services Pricing
(Amendment)**

Personnel - Included Benefits**Standard Benefits****Core Safety Training** - Included**Training related to licensing** - Included**Uniforms** – Included**Communication Device** – Included**Hourly Rates (per NCPA Contract)****Project Manager**

Hourly Bill Rate	\$ 105.86
Annual Hours – 78 hours	\$ 8,257.08

Building Technician - Level One

Hourly Bill Rate	\$ 36.63
Annual Hours – 1,040 hours	\$ 38,095.20

Building Technician – Level One

Hourly Bill Rate	\$ 36.63
Annual Hours – 96 hours	\$ 3,516.48

Additional Facility Services personnel may be added to project on an as needed basis. Hourly bill rates are based on NCPA Dallas labor classifications.

Mark-up on Third Party Contracts (NCPA Pricing)

15%

Computer Maintenance Management System (CMMS)

One license @ \$3,750 per license per year: \$3,750

Overtime pay applies at 1.5 times.

NCPA pricing increases annually.

Coverage for PTO time not included in above pricing.

*Changes in the cost of healthcare due to the Affordable Healthcare Act (AHA) may effective the future cost of healthcare premiums. Any changes will be passed through at cost.

Attachment C - Third-Party Service Providers

(Amendment)

Housekeeping Services: AHI Facility Services, Inc.

Pricing (w/o mark-up):

1 Lead Cleaner (1,040 hours): \$13,333.09/year (\$1,111.09/month)
 2 Cleaner Technicians (2,080 hours each): \$25,161.93/year (\$2,096.83/month)
 1 Weekend Cleaner (182 hours): \$2,273.46/year (\$189.45/month)
 Pressure Washing Services (quarterly basis): \$1,580/year (\$395/quarter)
 Supplies: \$6,657/year
Equipment: \$3,593.30/year
 \$52,598.78/year (\$4,383.23/month)

Mark-up (15%): \$7,889.82/year (657.48/month)

Total: \$60,488.60/year (5,040.71/month)

*No annual price increase for years 1-3.

Pest Control Services: Green Pest Guys

Pricing (w/o mark-up):

\$3,468 (\$289 x 12months)
 \$425 (17 one-time bait box installations x \$25 each)
\$495 (bait box services at \$45 x 11 months – 1st month included)
 \$4,388/year

Mark-up (15%): \$658.20

Total: \$5,046.20/year (\$420.52/month)

*No annual price increase for years 1-3.

Coffee Services: Community Coffee

Pricing: \$1,179.95/initial product delivery (without mark-up)

Mark-up (15%): \$176.99

Total: \$1,356.94/initial product delivery

Community Coffee will provide and maintain all coffee equipment at no charge to the Town of Prosper. Additional coffee products will be ordered as needed on an ongoing basis.

Water Feature Maintenance: Prestige Pool & Patio

TDIndustries will manage service provider that will regularly maintain and clean Prosper Town Hall's water feature and filters as needed on an ongoing basis.

Pricing: \$3,654.13/year

Mark-up (15%): \$548.12/year

Total: \$4,202.25/year

Floor Cleaning & Polishing: GBS Group

TDIndustries will manage service provider that will execute deep cleaning and polishing of Prosper Town Hall marble floors on a quarterly basis. Additionally, the provider will clean and condition the library wood stairs semi-annually and clean and seal tile bathroom floors on an annual basis.

Estimated Pricing: \$18,490/year

Mark-up (15%): \$2,773.50/year

Total: \$21,263.50/year

HVAC Planned Maintenance: TDIndustries - Service

TDIndustries will manage TDIndustries' HVAC Service department to provide semi-annual planned maintenance inspections for Prosper Town Hall's HVAC systems.

Pricing: \$6,536.95/year (\$3,268.47/semi-annually)

Mark-up (15%): \$955.25/year

Total: \$7,492.20/year

Interior / Exterior Window Washing: City Wide Building Services

TDIndustries will manage service provider that will execute semi-annual window washing for all interior and exterior windows for Prosper's Town Hall.

Estimated Pricing: \$12,232/year (\$6,116/semi-annually)

Mark-up (15%): \$1,834.80

Total: \$14,066.80/year

Generator Planned Maintenance: Clifford Power

TDIndustries will manage service provider that will execute semi-annual planned maintenance inspections for Prosper Town Hall's generators.

Pricing: \$2,184/year (\$1,092/semi-annually)

Mark-up (15%): \$327.60/year

Total: \$2,511.60/year

Fire Suppression System Maintenance: Firetrol Protection Systems

TDIndustries will manage service provider that will execute the annual inspection of all of the fire and life safety systems at Prosper's Town Hall.

Pricing: \$2,995/year

Mark-up (15%): \$449.25/year

Total: \$3,444.25/year

Annual Roof Inspection: Supreme Roofing

TDIndustries will manage service provider that will execute the annual roof inspection at Prosper's Town Hall which will include a digital report that documents all findings and deficiencies of each roof section.

Pricing: \$500/year

Mark-up (15%): \$75/year

Total: \$575/year

IN WITNESS WHEREOF, the parties hereto caused this Amendment to the original Agreement to be executed this ____ day of July, 2019.

Contractor

Owner

NAME *Brian Lillard*

Brian Lillard

TITLE Vice President

DATE July 14, 2019

NAME _____

Harlan Jefferson

TITLE Town Manager

DATE _____