

**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 250 W First Street, Prosper, TX 75078 and the pending Prosper Police Department (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**

|                                 |                     |
|---------------------------------|---------------------|
| <b>Hourly Bill Rate</b>         | <b>\$ 105.86</b>    |
| <b>Annual Hours – 117 hours</b> | <b>\$ 12,385.62</b> |

**Building Technician - Level Two**

|                                   |                 |
|-----------------------------------|-----------------|
| <b>Hourly Bill Rate</b>           | <b>\$ 42.40</b> |
| <b>Annual Hours – 2,080 hours</b> | <b>88,192</b>   |

**Building Technician – Level One**

|                                |                    |
|--------------------------------|--------------------|
| <b>Hourly Bill Rate</b>        | <b>\$ 36.63</b>    |
| <b>Annual Hours – 96 hours</b> | <b>\$ 3,516.48</b> |

**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. (updated cost estimate)**

**Town Hall 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  
**Total: \$52,598.78/year (\$4,383.23/month)**

**Police Station**

1 Lead cleaner M-F (1300 hours): 15,600.00 /year (1,300/month)  
1 General cleaner M-F (1300 hours): 14,300 / year (1191.66 month)  
2 Weekend Cleaners (832 hours) 9,152.00 / year (762.66 month)  
Exterior windows (twice annually) 1400.00 / year  
Supplies: 3,454.08 / annually  
Equipment:3,981.20 / annually  
**Total: 62,227.17/year (5,185.60/month)**

**Mark-up (15%):** \$17,223.89 /year (1,435.32/month)

**Total:** \$132,049.84 /year (11,004.15/month)

\*No annual price increase for years 1-3.

**Pest Control Services: Green Pest Guys**

**Pricing (w/o mark-up):**

Town Hall \$3,468 (\$289 x 12months)

Police Station \$2,268 (189 x 12months)

\$425 (17 one-time bait box installations x \$25 each) TBD for the police department

\$495 (bait box services at \$45 x 11 months – 1<sup>st</sup> month included) TBD for the police department

With Bait Boxes: 6,656.00

**Mark-up (15%):** \$998.40

**Total:** \$7,654.40/year

\*No annual price increase for years 1-3.

**Coffee Services: Community Coffee (updated cost estimate based on Town Hall consumption)**

Town Hall \$9,000 year (750 X 12 months)

Police Station \$4500 year (375 X 12 months)

**Pricing:** \$13,500/year

**Mark-up (15%):** \$2025.00/year

**Total:** \$15,525/year (1,218.75 month)

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 (no updates)**

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 semi-annual basis. Additionally, the provider will clean and condition the library wood stairs annually. Service provider will also clean and seal tile bathroom floors at the town hall on an annual basis**

Town Hall: \$10,695/year

**Service provider will clean and seal tile bathroom floors at the Police Station on an annual basis, will deep clean gym floor on a quarterly bases and will clean the LVT floor semi-annually.**

Police Station: 14,903 /year

**Mark-up (15%):** \$3,839.70/year

**Total:** \$29,437.70/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.

**Town Hall:** \$6,536.95/year (\$3,268.48 semi-annually)

**Police Station:** 4,553.00/year (2,276.50 semi-annually)

**Mark-up (15%):** \$1,663.49/year

**Total:** \$12,753.44/year

**Interior / Exterior Window Washing: City Wide Building Services (No Updates)**

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

**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.

Town Hall: \$1514.00/year (\$757.00/semi-annually)

Police Station: \$ 2587.00/ year (646.75/ quarter)

**Mark-up (15%):** \$615.15/year

**Total:** \$4,716.15/year

**Fire Suppression System Maintenance: Firetrol Protection Systems**

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

Town Hall: \$3,195/year

Police Station: 1,395/year

**Mark-up (15%):** \$688.50/year

**Total:** \$5,278.50/year

**Annual Roof Inspection: Supreme Roofing (no updates)**

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

**Energy Management System**

TDIndustries will manage service provider that will provide test and inspection, technical support, and software services for the Energy Management and Control system. This will be on a semiannual basis for Town Hall and Police station.

**Pricing:** \$11,522/year

**Mark-up:** \$1,728.30

**Total:** \$13,250.30

**Total budget for this amendment: \$ 347,353.48**

**IN WITNESS WHEREOF**, the parties hereto caused this Amendment to the original Agreement to be executed this \_\_\_\_\_ day of August, 2020.

Contractor

Owner

NAME \_\_\_\_\_  
Brian Lillard

NAME \_\_\_\_\_  
Harlan Jefferson

TITLE Vice President

TITLE Town Manager

DATE \_\_\_\_\_

DATE \_\_\_\_\_