

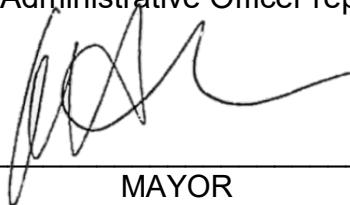
0150-11155-0005

TRANSMITTAL

TO The City Council The City Attorney	DATE 12/05/2022	COUNCIL FILE NO.
FROM The Mayor	COUNCIL DISTRICT Various	

**Proposed Third Amendment with Allied Universal Janitorial Services (C-131952),
Second Amendment with Uniserve Facilities Services Corporation (C-133043),
and Third Amendment with Dedicated Building Services (C-133044)
for Custodial Services**

Transmitted for your consideration. The Council has 60 days from the date of receipt to act, otherwise the contract will be deemed approved pursuant to Administrative Code Section 10.5(a). See the City Administrative Officer report attached.



MAYOR
(Andre Herndon for)

MWS:JDL:05230074

Report From
OFFICE OF THE CITY ADMINISTRATIVE OFFICER
Analysis of Proposed Contract
(\$25,000 or Greater and Longer than Three Months)

To: The Mayor	Date: 11-30-22	C.D. No. Various	CAO File No.: 0150-11155-0005
Contracting Department/Bureau: General Services Department		Contact: Antonio Muro (213) 978-0409	
Reference: Requests from General Services dated November 2 and 10, 2022			
Purpose of Contract: To provide custodial services at various City facilities.			
Type of Contract: () New contract (X) Amendment C-131952, C-133043, C-133044		Contract Term Dates: October 1, 2018 (Allied) or April 1, 2019 (Dedicated/Uniserve) through December 31, 2024, inclusive of the proposed amendment's initial one-year term and two six-month options to extend.	
Contract/Amendment Amount: Allied (C-131952) \$8.77 million, Uniserve (C-133043) \$17.73 million, and Dedicated \$8.5 million			
Allied Proposed amount \$8.77 million + Prior award(s) \$14.15 million = Total \$22.92 million Uniserve Proposed amount \$17.73 million + Prior award(s) \$26.41 million = Total \$44.14 million Dedicated Proposed amount \$8.5 million + Prior award(s) \$20.38 million = Total \$28.88 million			
Funding Source: Fund 100 Dept. 40 Account 003040, Contractual Services			
Name of Contractor (Address): 1) Universal Building Maintenance, LLC, dba Allied Universal Janitorial Services (583 Monterey Pass Road, Monterey Park, CA 91754) 2) Uniserve Facilities Services Corporation (2363 South Atlantic Boulevard, Commerce, CA 90040) 3) Dedicated Building Services (4419 Van Nuys Boulevard, Suite 209, Sherman Oaks, CA 91403)			
	Yes	No	N/A
1. Council has approved the purpose	X		
2. Appropriated funds are available	X		
3. Charter Section 1022 findings completed	X		
4. Proposals have been requested	X		
5. Risk Management review completed	X		
6. Standard Provisions for City Contracts included	X		
7. Workforce that resides in the City: 0%			
8. Business Inclusion Program	X		
9. Equal Benefits & First Source Hiring Ordinances	X		
10. Contractor Responsibility Ordinance	X		
11. Disclosure Ordinances	X		
12. Bidder Certification CEC Form 50	X		
13. Prohibited Contributors (Bidders) CEC Form 55	X		
14. California Iran Contracting Act of 2010	X		

RECOMMENDATIONS

That the Council:

1. Approve and authorize the General Manager of the Department of General Services (GSD) to execute the proposed Third Amendment, with Universal Building Maintenance, LLC dba Allied Universal Janitorial Services (Allied) for custodial and COVID-19 disinfection services, which amends the term of contract, effective July 1, 2022 and extends the term from December 31, 2022 to December 31, 2024 including an initial one-year extension and two six-month options to extend, and increases the contract ceiling by \$8.77 million from \$14.15 million to a total of \$22.92 million, subject to the review and approval of the City Attorney;
2. Approve and authorize the General Manager of the GSD to execute the proposed Second Amendment with Uniserve Facilities Services Corporation (Uniserve) for custodial and COVID-19 disinfection services, which amends the term of contract, effective July 1, 2022 and extends the

<i>Justin D. Lawson</i>	<i>Ylenda Chavez</i>
JDL Analyst 05230074	for City Administrative Officer

term from December 31, 2022 to December 31, 2024 including an initial one-year extension and two six-month options to extend, and increases the contract ceiling by \$17.73 million from \$26.41 million to a total of \$44.14 million, subject to the review and approval of the City Attorney;

3. Approve and authorize the General Manager of GSD to execute the proposed Third Amendment with Dedicated Building Services (Dedicated) for custodial, COVID 19 disinfection, and pressure washing services, which amends the term of contract, effective July 1, 2022 and extends the term from December 31, 2022 to December 31, 2024 including an initial one-year extension and two six-months options to extend, and increases the contract ceiling by \$8.5 million from \$20.38 million to a total of \$28.88 million, subject to the review and approval of the City Attorney; and
4. Instruct the General Services Department and other City departments that utilize this contract to ensure the availability of funding prior to contracting custodial services through this agreement.

SUMMARY

In accordance with Executive Directive No. 3 (Villaraigosa Series, ED-3), GSD requests approval for the proposed amendments with:

- Allied (Third Amendment)
- Uniserve (Second Amendment)
- Dedicated (Third Amendment)

These proposed amendments will increase the contract ceiling to reflect living wage adjustments, allow departmental piggybacks, and continue standard custodial services, pressure washing, in addition to COVID-19 related cleaning services at various City locations. The Agreement revises the term of the contracts, effective July 1, 2022 and extends the terms from December 31, 2022 through December 31, 2024. The extension is inclusive of an initial one-year term and two six-month options to extend. The following tables detail the proposed increases for each contract.

Table 1: Allied Contract Summary (C-131952)			
Contract Term	Prior Award	Proposed Amount	Revised Contract Ceiling
First: October 2018 – June 2019	\$ 1,400,000	\$ -	\$ 1,400,000
Second: Expired June 2020	2,552,000	-	2,552,000
Third: Expired June 2021	2,908,000	-	2,908,000
Fourth: Expires December 2022	7,290,000	50,000*	7,340,000
Fifth: Expires December 2024	-	8,722,000	8,722,000
TOTALS	\$ 14,150,000	\$ 8,772,000	\$ 22,922,000

*This reflects a proposed increased per the Living Wage Ordinance effective July 1, 2022.

Table 2: Uniserve Contract Summary (C-133043)			
Contract Term	Prior Award	Proposed Amount	Revised Contract Ceiling
First: April 2019 – June 2019	\$ 1,300,000	\$ -	\$ 1,300,000
Second: Expired June 2020	4,786,000	-	4,786,000
Third: Expired June 2021	5,290,000	-	5,290,000
Fourth: Expires December 2022	15,030,000	20,557*	15,050,557
Fifth: Expires December 2024	-	17,709,000	17,709,000
TOTALS	\$ 26,406,000	\$ 17,729,557	\$ 44,137,557

*This reflects a proposed increased per the Living Wage Ordinance effective July 1, 2022.

Table 3: Dedicated Contract Summary (C-133044)			
Contract Term	Prior Award	Proposed Amount	Revised Contract Ceiling
First: April 2019 – June 2019	\$ 205,000	\$ -	\$ 205,000
Second: Expired June 2020	6,596,189	-	6,596,189
Third: Expired June 2021	5,221,000	-	5,221,000
Fourth: Expires December 2022	8,355,000	31,450*	8,386,450
Fifth: Expires December 2024	-	8,470,000	8,470,000
TOTALS	\$ 20,377,189	\$ 8,501,450	\$ 28,878,639

*This reflects a proposed increased per the Living Wage Ordinance effective July 1, 2022.

GSD’s 2022-23 budget provides Contractual Services funding of \$12.09 million for various custodial services at City facilities that are largely provided by Allied, Uniserve, and Dedicated. With the proposed amendments, the aggregate contract ceiling for the fifth term of these three contractors will total \$17.15 million for the initial year and cumulative total of \$17.75 million for the two optional six-month extensions. As reflected in the chart below, there is an estimated \$5.06 million difference between GSD’s available funding for 2022-23 and the total revised contract authority for the three contractors, without factoring for other potential expenses that may be incurred prior to the close of the year.

Custodial Contractors	Contract Ceiling	
	Initial One-year Extension	Two Six-months Extension
Allied	\$ 4,286,000	\$ 4,436,000
Uniserve	8,702,000	9,007,000
Dedicated	4,162,000	4,308,000
Totals	\$ 17,150,000	\$ 17,751,000
GSD 2022-23 Custodial Contract Budget:	12,086,502	
Gap between Authority and Contract Funding:	(\$5,063,498)	

GSD does not have sufficient funds allocated for contracted custodial services if the maximum contract ceiling is reached on all three agreements executed for these services. City departments requesting additional services will be responsible for identifying funds for the requested services. GSD will monitor the use of each agreement and will work with the Office of the City Administrative Officer to identify additional funds when the level of services requested by the Department for current level and emergency services exceed the funds budgeted for these services.

In accordance with Los Angeles Administrative Code Section 10.5(b)(2), Council approval is required because the amendment will result in an agreement with a cumulative term that exceeds three years and estimated annual payments that exceed \$182,536.

FISCAL IMPACT STATEMENT

The cumulative contract ceiling for all three custodial contractors is \$17.15 million for the initial one-year extension. Partial funding in the amount of \$12.09 million is available in GSD's Contractual Services Account for standard and emergency custodial, COVID-19 disinfection, and pressure washing services at City facilities. GSD and other City departments that utilize this contract must ensure funding availability prior to contracting custodial services through these amendments.

FINANCIAL POLICIES STATEMENT

The recommendations of this report comply with the City's Financial Policies in that the City's financial obligation is limited to funds budgeted for services rendered according to the City's Standard Provisions.

MWS:JDL:05230074

Attachments

**THIRD AMENDMENT
TO CONTRACT NO. C-131952
PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF LOS ANGELES AND
UNIVERSAL BUILDING MAINTENANCE, LLC dba ALLIED UNIVERSAL
JANITORIAL SERVICES**

THIS SECOND SUPPLEMENTAL THIRD AMENDMENT to Contract No. C-131952 is made and entered into by and between the City of Los Angeles (“City”), a municipal corporation, acting by and through its Department of General Services (“GSD”) and UNIVERSAL BUILDING MAINTENANCE, LLC dba ALLIED UNIVERSAL JANITORIAL SERVICES, (“Contractor”), licensed to do business in the state of California, with reference to the following:

RECITALS

WHEREAS, the provision of certain essential City functions, such as custodial services, must continue in a manner as efficient as possible during an emergency or catastrophic incident, such as a pandemic, and may be beyond the capabilities of the City’s workforce, therefore necessitating outsourcing; and

WHEREAS, on March 4, 2020, the Mayor of the City of Los Angeles (“Mayor”) declared a local emergency pursuant to Los Angeles Administrative Code (“LAAC”) Section 8.21 et seq., (“Declaration of Local Emergency”); and

WHEREAS, on March 6, 2020, the City Council approved a resolution ratifying the Declaration of Local Emergency; and

WHEREAS, pursuant to LAAC Section 8.29, the Mayor is the Director of the Emergency Operations Organization and, pursuant to LAAC Section 8.30, may obtain vital services, supplies and property and may requisition personnel and material as is needed for the protection of the people, and bind the City for the fair value thereof; and

WHEREAS, Contractor has experience with providing municipalities with custodial services, and has familiarity with all federal, state, and local laws relating to emergency management, including cost reimbursement requirements under the Stafford Act and Federal Emergency Management Agency (“FEMA”) rules and regulations; and

WHEREAS, in January of 2020 the World Health Organization (“WHO”) declared the outbreak of novel Coronavirus 2019 (“COVID-19”) a global health emergency and on March 11, 2020 the WHO designated the outbreak as a pandemic; and

WHEREAS, on March 3, 2020, the Governor of the State of California (“Governor”) declared a state of emergency as a result of the COVID-19 pandemic, pursuant to the California Emergency Services Act and section 8625 of the California Government Code; and

WHEREAS, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local and public health emergency in response to the increased spread of COVID-19; and

WHEREAS, on March 13, 2020 the President of the United States (“POTUS”) declared the COVID-19 pandemic an emergency (“US COVID-19 Emergency Declaration”) pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207 (“Stafford Act”) thereby allowing reimbursement of eligible emergency protective measures taken to respond to the COVID-19 emergency; and

WHEREAS, on March 17, 2020 the City Council unanimously resolved that the competitive bidding restrictions in Charter Section 371 and LAAC 10.15 be suspended for contracts entered into by City Departments in response to the local emergency and mitigation efforts related to the COVID-19 pandemic; and

WHEREAS, COVID-19 poses a unique health and public safety concern and the City has need of a contract with Contractor to facilitate the consistent and uninterrupted provision of custodial services, which are inherently an essential City function, and especially so during the ongoing COVID-19 pandemic; and

WHEREAS, Contractor will continue to provide regular, ongoing custodial services as per the terms of the current contract; in addition, and as of July 1, 2021, Contractor will also provide COVID-19 disinfection services on an as-needed basis, for any City-owned facility, not limited to Contractor’s regularly-serviced locations; Contractor will follow the CDC guidelines for COVID-19 cleaning and disinfecting ([Cleaning and Disinfecting Public Spaces for COVID-19 | CDC](#)); in addition and as of July 1, 2021, Contractor will also provide custodial services on an as-needed basis for the Project RoomKey program, details of which and a corresponding services rate sheet are included in **Exhibit PRK**; and

WHEREAS, every July, contract rates may change as mandated by the Living Wage Ordinance, LAAC Section 10.37 *et seq.* Contractor will adopt all rate changes published by the Bureau of Contract Administration, which is made available in June. Exhibit B1 “PRICE QUOTATION WORKSHEETS” and Exhibit B3 “Other Services” shall be replaced annually to reflect the new rates, and

WHEREAS, Contractor is willing and able to provide the needed services and City desires to engage Contractor for this purpose; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and the mutual benefits to be derived therefrom, the Parties to this THIRD AMENDMENT to the Contract hereby agree to amend the following provisions to the contract as follows:

1) Contract No. C-131952 and its FIRST SUPPLEMENTAL AGREEMENT, FIRST AMENDMENT TO THE SUPPLEMENTAL AGREEMENT, and SECOND AMENDMENT are incorporated herein by this reference. The terms and conditions of the Contract and its FIRST SUPPLEMENTAL AGREEMENT, FIRST AMENDMENT TO THE SUPPLEMENTAL AGREEMENT, and SECOND AMENDMENT shall be the terms and conditions of this **THIRD AMENDMENT** to the Contract, except as expressly modified herein.

2) **Section 1. Term of the Contract** is hereby amended in its entirety and shall now read as follows:

The Term of the contract shall commence October 1, 2018, up to and including December 30, 2024 (which includes two optional 6-month extensions), unless terminated earlier in accordance with Section 9. The Contract term shall be six (6) years and three (3) months (including the two optional 6-month extensions).

3) **Section 10. Compensations to the Contractor** is hereby amended to remove and add a new first paragraph which shall now read as follows:

The total combined threshold for the first, second, third, fourth and now fifth terms of the Contract is not guaranteed and shall not exceed \$25,100,000. The term threshold for these services is \$1,400,000 for the first term, \$2,552,000 for the second term, \$2,908,000 for the third term, \$7,340,000 for the fourth term, \$4,286,000 for the fifth term of the Contract (consisting of 12 months) and \$4,436,000 for the two optional 6-month extensions.

4) **Section 21. Ratification** is hereby amended in its entirety and shall now read as follows:

Due to the CITY's immediate need for the CONTRACTOR's services, CONTRACTOR commenced performance prior to the execution of this **THIRD AMENDMENT** to the Contract. To the extent that any services were performed in accordance with the terms and conditions of this Contract, those services are hereby ratified.

5) **Exhibits B1.REV 7.1.2021 and B3.REV 7.1.2021** are hereby replaced by **Exhibit B1.REV 7.1.2022** and **B3.REV 7.1.2022**. Therefore, **Exhibit B** is now composed of the following:

- **B1.REV 7.1.2022**
- **B2**
- **B3.REV 7.1.2022**

All references made to **Exhibit B (all versions)** throughout the Contract shall now refer to the above.

6) All other terms and conditions of the Contract shall remain in full force and effect.

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed by their respective duly authorized representatives.

By: _____
Tony M. Royster,
General Manager
Department of
General Services

By: _____
Mark E. Olivas, President
Universal Building Maintenance, LLC dba
Allied Universal Janitorial Services

Date: _____

Date: _____

APPROVED AS TO FORM:

MICHAEL N. FEUER, City Attorney

By: _____
KIMBERLY MIERA
Deputy City Attorney

Date: _____

ATTEST:

HOLLY L. WOLCOTT, City Clerk

By: _____
Deputy City Clerk

Date: _____

Approved Signature Methods:

- 1) Two signatures: One of the Chairman of the Board of Directors, President, or Vice-President, and one of the Secretary, Assistant Secretary, Chief Financial Officer, or Assistant Treasurer.
- 2) One signature of a Corporate-designated individual together with a properly attested resolution of the Board of Directors authorizing the individual to sign.

City Business License Number: 0002363324
Internal Revenue Service Taxpayer Identification Number: 26-1722173
Agreement Number: C-131952

**SECOND AMENDMENT
TO CONTRACT NO. C-133043
PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF LOS ANGELES AND
UNISERVE FACILITIES SERVICES**

THIS SECOND AMENDMENT to Contract No. C-133043 is made and entered into by and between the City of Los Angeles (“City”), a municipal corporation, acting by and through its Department of General Services (“GSD”) and UNISERVE FACILITIES SERVICES, (“Contractor”), licensed to do business in the state of California, with reference to the following:

RECITALS

WHEREAS, the provision of certain essential City functions, such as custodial services, must continue in a manner as efficient as possible during an emergency or catastrophic incident, such as a pandemic, and may be beyond the capabilities of the City’s workforce, therefore necessitating outsourcing; and

WHEREAS, on March 4, 2020, the Mayor of the City of Los Angeles (“Mayor”) declared a local emergency pursuant to Los Angeles Administrative Code (“LAAC”) Section 8.21 et seq., (“Declaration of Local Emergency”); and

WHEREAS, on March 6, 2020, the City Council approved a resolution ratifying the Declaration of Local Emergency; and

WHEREAS, pursuant to LAAC Section 8.29, the Mayor is the Director of the Emergency Operations Organization and, pursuant to LAAC Section 8.30, may obtain vital services, supplies and property and may requisition personnel and material as is needed for the protection of the people, and bind the City for the fair value thereof; and

WHEREAS, Contractor has experience with providing municipalities with custodial services, and has familiarity with all federal, state, and local laws relating to emergency management, including cost reimbursement requirements under the Stafford Act and Federal Emergency Management Agency (“FEMA”) rules and regulations; and

WHEREAS, in January of 2020 the World Health Organization (“WHO”) declared the outbreak of novel Coronavirus 2019 (“COVID-19”) a global health emergency and on March 11, 2020 the WHO designated the outbreak as a pandemic; and

WHEREAS, on March 3, 2020, the Governor of the State of California (“Governor”) declared a state of emergency as a result of the COVID-19 pandemic, pursuant to the California Emergency Services Act and section 8625 of the California Government Code; and

WHEREAS, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local and public health emergency in response to the increased spread of COVID-19; and

WHEREAS, on March 13, 2020 the President of the United States (“POTUS”) declared the COVID-19 pandemic an emergency (“US COVID-19 Emergency Declaration”) pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207 (“Stafford Act”) thereby allowing reimbursement of eligible emergency protective measures taken to respond to the COVID-19 emergency; and

WHEREAS, on March 17, 2020 the City Council unanimously resolved that the competitive bidding restrictions in Charter Section 371 and LAAC 10.15 be suspended for contracts entered into by City Departments in response to the local emergency and mitigation efforts related to the COVID-19 pandemic; and

WHEREAS, COVID-19 poses a unique health and public safety concern and the City has need of a contract with Contractor to facilitate the consistent and uninterrupted provision of custodial services, which are inherently an essential City function, and especially so during the ongoing COVID-19 pandemic; and

WHEREAS, Contractor will continue to provide regular, ongoing custodial services as per the terms of the current contract; in addition, and as of July 1, 2021, Contractor will also provide COVID-19 disinfection services on an as-needed basis, for any City-owned facility, not limited to Contractor’s regularly-serviced locations; Contractor will follow the CDC guidelines for COVID-19 cleaning and disinfecting ([Cleaning and Disinfecting Public Spaces for COVID-19 | CDC](#)); in addition and as of July 1, 2021, Contractor will also provide custodial services on an as-needed basis for the Project RoomKey program, details of which and a corresponding services rate sheet are included in **Exhibit PRK**; and

WHEREAS, every July, contract rates may change as mandated by the Living Wage Ordinance, LAAC Section 10.37 *et seq.* Contractor will adopt all rate changes published by the Bureau of Contract Administration, which is made available in June. Exhibit B1 “PRICE QUOTATION WORKSHEETS” and Exhibit B3 “Other Services” shall be replaced annually to reflect the new rates, and

WHEREAS, Contractor is willing and able to provide the needed services and City desires to engage Contractor for this purpose; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and the mutual benefits to be derived therefrom, the Parties to this SECOND AMENDMENT to the Contract hereby agree to amend the following provisions to the contract as follows:

- 1) Contract No. C-133043 and its FIRST SUPPLEMENTAL AGREEMENT, SECOND SUPPLEMENTAL AGREEMENT, and FIRST AMENDMENT are incorporated

herein by this reference. The terms and conditions of the Contract and its FIRST SUPPLEMENTAL AGREEMENT, SECOND SUPPLEMENTAL AGREEMENT, and FIRST AMENDMENT shall be the terms and conditions of this **SECOND AMENDMENT** to the Contract, except as expressly modified herein.

- 2) **Section 1. Term of the Contract** is hereby amended in its entirety and shall now read as follows:

The Term of the contract shall commence April 1, 2019, up to and including December 31, 2024 (which includes two optional 6-month extensions), unless terminated earlier in accordance with Section 9. The Contract term shall be five (5) years and nine (9) months (including the two optional 6-month extension).

- 3) **Section 10. Compensation to the Contractor** is hereby amended to remove and add a new first paragraph which shall now read as follows:

The total combined threshold for the first, second, third, fourth, and fifth terms of the Contract is not guaranteed and shall not exceed \$47,636,175. The term threshold for these services is \$1,300,000 for the first term, \$4,786,000 for the second term, \$5,290,000 for the third term, \$15,050,557 for the fourth term, \$8,702,000 for the fifth term of the Contract (consisting of 12 months) and \$9,007,000 for the two optional 6-month extensions.

- 4) **Section 21. Ratification** is hereby amended in its entirety and shall now read as follows:

Due to the CITY's immediate need for the CONTRACTOR's services, CONTRACTOR commenced performance prior to the execution of this **SECOND AMENDMENT** to the Contract. To the extent that any services were performed in accordance with the terms and conditions of this Contract, those services are hereby ratified.

- 5) **Exhibits B1.REV 7.1.2021 and B3.REV 7.1.2021** are hereby replaced by **Exhibit B1.REV 7.1.2022** and **B3.REV 7.1.2022**. Therefore, **Exhibit B** is now composed of the following:

- **B1.REV 7.1.2022**
- **B2**
- **B3.REV 7.1.2022**

All references made to **Exhibit B (all versions)** throughout the Contract shall now refer to the above.

- 6) All other terms and conditions of the Contract shall remain in full force and effect.

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed by their respective duly authorized representatives.

By: _____
Tony M. Royster, General Manager
Department of General Services

By: _____
Anthony Santana, COO
Uniserve Facilities Services

Date: _____

Date: _____

APPROVED AS TO FORM:

ATTEST:

MICHAEL N. FEUER, City Attorney

HOLLY L. WOLCOTT, City Clerk

By: _____
KIMBERLY MIERA
Deputy City Attorney

By: _____
Deputy City Clerk

Date: _____

Date: _____

Approved Signature Methods:

- 1) Two signatures: One of the Chairman of the Board of Directors, President, or Vice-President, and one of the Secretary, Assistant Secretary, Chief Financial Officer, or Assistant Treasurer.
- 2) One signature of a Corporate-designated individual together with a properly attested resolution of the Board of Directors authorizing the individual to sign.

City Business License Number: 0000946073
Internal Revenue Service Taxpayer Identification Number: 95-3056328
Agreement Number: C-133043

**THIRD AMENDMENT
TO CONTRACT NO. C-133044
PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF LOS ANGELES AND
DEDICATED BUILDING SERVICES LLC**

THIS THIRD AMENDMENT to Contract No. C-133044 is made and entered into by and between the City of Los Angeles (“City”), a municipal corporation, acting by and through its Department of General Services (“GSD”) and DEDICATED BUILDING SERVICES LLC, (“Contractor”), licensed to do business in the state of California, with reference to the following:

RECITALS

WHEREAS, the provision of certain essential City functions, such as custodial services, must continue in a manner as efficient as possible during an emergency or catastrophic incident, such as a pandemic, and may be beyond the capabilities of the City’s workforce, therefore necessitating outsourcing; and

WHEREAS, on March 4, 2020, the Mayor of the City of Los Angeles (“Mayor”) declared a local emergency pursuant to Los Angeles Administrative Code (“LAAC”) Section 8.21 et seq., (“Declaration of Local Emergency”); and

WHEREAS, on March 6, 2020, the City Council approved a resolution ratifying the Declaration of Local Emergency; and

WHEREAS, pursuant to LAAC Section 8.29, the Mayor is the Director of the Emergency Operations Organization and, pursuant to LAAC Section 8.30, may obtain vital services, supplies and property and may requisition personnel and material as is needed for the protection of the people, and bind the City for the fair value thereof; and

WHEREAS, Contractor has experience with providing municipalities with custodial services, and has familiarity with all federal, state, and local laws relating to emergency management, including cost reimbursement requirements under the Stafford Act and Federal Emergency Management Agency (“FEMA”) rules and regulations; and

WHEREAS, in January of 2020 the World Health Organization (“WHO”) declared the outbreak of novel Coronavirus 2019 (“COVID-19”) a global health emergency and on March 11, 2020 the WHO designated the outbreak as a pandemic; and

WHEREAS, on March 3, 2020, the Governor of the State of California (“Governor”) declared a state of emergency as a result of the COVID-19 pandemic, pursuant to the California Emergency Services Act and section 8625 of the California Government Code; and

WHEREAS, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local and public health emergency in response to the increased spread of COVID-19; and

WHEREAS, on March 13, 2020 the President of the United States (“POTUS”) declared the COVID-19 pandemic an emergency (“US COVID-19 Emergency Declaration”) pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207 (“Stafford Act”) thereby allowing reimbursement of eligible emergency protective measures taken to respond to the COVID-19 emergency; and

WHEREAS, on March 17, 2020 the City Council unanimously resolved that the competitive bidding restrictions in Charter Section 371 and LAAC 10.15 be suspended for contracts entered into by City Departments in response to the local emergency and mitigation efforts related to the COVID-19 pandemic; and

WHEREAS, COVID-19 poses a unique health and public safety concern and the City has need of a contract with Contractor to facilitate the consistent and uninterrupted provision of custodial services, which are inherently an essential City function, and especially so during the ongoing COVID-19 pandemic; and

WHEREAS, Contractor will continue to provide regular, ongoing custodial services as per the terms of the current contract; in addition, and as of July 1, 2021, Contractor will also provide COVID-19 disinfection services on an as-needed basis, for any City-owned facility, not limited to Contractor’s regularly-serviced locations; Contractor will follow the CDC guidelines for COVID-19 cleaning and disinfecting ([Cleaning and Disinfecting Public Spaces for COVID-19 | CDC](#)); in addition and as of July 1, 2021, Contractor will also provide custodial services on an as-needed basis for the Project RoomKey program, details of which and a corresponding services rate sheet are included in **Exhibit PRK**; and

WHEREAS, every July, contract rates may change as mandated by the Living Wage Ordinance, LAAC Section 10.37 *et seq.* Contractor will adopt all rate changes published by the Bureau of Contract Administration, which is made available in June. Exhibit B1 “PRICE QUOTATION WORKSHEETS” and Exhibit B3 “Other Services” shall be replaced annually to reflect the new rates, and

WHEREAS, Contractor is willing and able to provide the needed services and City desires to engage Contractor for this purpose; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and the mutual benefits to be derived therefrom, the Parties to this THIRD AMENDMENT to the Contract hereby agree to amend the following provisions to the contract as follows:

- 1) Contract No. C-133044 and its FIRST SUPPLEMENTAL AGREEMENT, FIRST AMENDMENT, and SECOND AMENDMENT are incorporated herein by this reference. The terms and conditions of the Contract and its FIRST

SUPPLEMENTAL AGREEMENT, FIRST AMENDMENT and SECOND AMENDMENT shall be the terms and conditions of this **THIRD AMENDMENT** to the Contract, except as expressly modified herein.

- 2) **Section 1. Term of the Contract** is hereby amended in its entirety and shall now read as follows:

The Term of the contract shall commence April 1, 2019, up to and including December 31, 2024 (which includes two optional 6-month extensions), unless terminated earlier in accordance with Section 9. The Contract term shall be five (5) years and nine (9) months (including the two optional 6-month extension).

- 3) **Section 10. Compensation to the Contractor** is hereby amended to remove and add a new first paragraph which shall now read as follows:

The total combined threshold for the first, second, third, fourth and fifth terms of the Contract is not guaranteed and shall not exceed \$43,394,094. The term threshold for these services is \$205,000 for the first term, \$6,596,189 for the second term, \$5,221,000 for the third term, \$8,386,450 for the fourth term, and \$4,162,000 for the fifth term of the Contract (consisting of 12 months) and \$4,308,000 for the two optional 6-month extensions.

- 4) **Section 21. Ratification** is hereby amended in its entirety and shall now read as follows:

Due to the CITY's immediate need for the CONTRACTOR's services, CONTRACTOR commenced performance prior to the execution of this **THIRD AMENDMENT** to the Contract. To the extent that any services were performed in accordance with the terms and conditions of this Contract, those services are hereby ratified.

- 5) **Exhibits B2.REV 7.1.2021** and **B3.REV 7.1.2021** are hereby replaced by **Exhibits B2.REV 7.1.2022** and **B3.REV 7.1.2022**. Therefore, **Exhibit B** is now composed of the following:

- **B2.REV 7.1.2022**
- **B3.REV 7.1.2022**

All references made to **Exhibit B (all versions)** throughout the Contract shall now refer to the above.

- 6) All other terms and conditions of the Contract shall remain in full force and effect.

(SIGNATURE PAGE TO FOLLOW)

DRAFT

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed by their respective duly authorized representatives.

By: _____
**Tony M. Royster, General
Manager
Department of General
Services**

By: _____
**Derek C. Smith, Manager
Dedicated Building Services,
LLC**

Date: _____

Date: _____

APPROVED AS TO FORM:

MICHAEL N. FEUER, City Attorney

ATTEST:

HOLLY L. WOLCOTT, City Clerk

By: _____
**KIMBERLY MIERA
Deputy City Attorney**

By: _____
Deputy City Clerk

Date: _____

Date: _____

Approved Signature Methods:

- 1) Two signatures: One of the Chairman of the Board of Directors, President, or Vice-President, and one of the Secretary, Assistant Secretary, Chief Financial Officer, or Assistant Treasurer.
- 2) One signature of a Corporate-designated individual together with a properly attested resolution of the Board of Directors authorizing the individual to sign.

City Business License Number:

0002685813

Internal Revenue Service Taxpayer Identification Number:

46-2487254

Agreement Number:

C-133044

**PRICE QUOTATION WORKSHEETS FOR EAST LOS ANGELES
DISTRICT FACILITIES**

Exhibit B1 ELA.REV 7.1.2022

* NOTE: Legend for Facility Type Abbreviations can be found below

Allied

FULL SERVICE LEVEL

	Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (F)	Hours per Night/Day (G)
LIBRARIES							
1	Arroyo Seco Library	6145 N. Figueroa St.	15,353	LIB	7	\$ 4,082.94	4.3
2	Atwater Library	3379 Glendale Blvd.	5,704	LIB	6	\$ 1,317.38	1.6
3	Benjamin Franklin Library	2200 E. 1st St.	9,656	LIB	6	\$ 2,260.38	2.7
4	Chinatown Library	639 N. Hill St.	14,500	LIB	6	\$ 3,339.09	4.0
5	Cypress Library	1150 Cypress Ave	10,500	LIB	6	\$ 2,385.40	2.9
6	Eagle Rock Library	5027 Caspar Ave	12,411	LIB	6	\$ 2,810.96	3.4
7	El Sereno Library	5226 Huntington Drive S.	14,514	LIB	6	\$ 3,279.29	4.0
8	Lincoln Heights Library	2530 Workman St.	12,912	LIB	6	\$ 2,922.53	3.6
9	Little Tokyo Library	203 S. Los Angeles St.	12,500	LIB	6	\$ 2,830.78	3.5
10	Malabar Library	2801 Wabash Ave	6,000	LIB	6	\$ 1,383.30	1.7
11	Robert Louis Stevenson Library	803 Spence St.	6,000	LIB	6	\$ 1,383.30	1.7
12	Anderson Warehouse*	361 S. Anderson St.			1	\$ 472.47	4
TOTAL LIBRARY SERVICES MONTHLY RATE						\$ 28,467.82	

SCM FACILITIES

FULL SERVICE LEVEL

1	Dorris PL - Waste Water Mgmt	2335 Dorris Pl.	17,786	YRD	5	\$ 2,855.08	3.7
MONTHLY RATE						\$ 2,855.08	

BASIC SERVICE LEVEL

ALL OTHER FACILITIES

1	Piper Tech SID - 212	555 Ramirez Street Spc 212	31,757	SID	5	\$ 4,262.79	5.1
2	Piper Tech SID - 270	555 Ramirez Stree Spc 270	20,000	SID	5	\$ 2,702.09	3.2
3	7th Street Yard	2222 E. 7th St.	26,251	YRD	5	\$ 3,622.87	4.4
	7th Street Yard - Bldg B	2222 E. 7th St.	1,475	OB	5	\$ 392.93	0.3
	7th Street Yard - Bldg J	2222 E. 7th St.	1,970	OB	5	\$ 252.68	0.4
4	Asphalt Plant No. 1	2484 E. Olympic Blvd.	16,077	YRD	5	\$ 816.59	2.7
5	Boyle Heights Youth Tech Center	1600 E. 4th Street	19,000	OB	5	\$ 2,784.85	3.5
6	Bur. St. Maint Trailers	3900 Chevy Chase Dr.	1,763	YRD	5	\$ 654.40	1.0
7	CD#1 Field Office	5577 N. Figueroa	2,715	OB	5	\$ 701.59	1.0
8	CD #1 Field Office (Glassel Park FO & CC)	3750 Verdugo Rd	7,400	OB	5	\$ 1,267.56	1.3
9	Central Animal Shelter	3201 Lacy St.	42,500	SHE	5	\$ 7,063.62	1.0
10	Central Traffic Yard	1831 Pasadena Ave	1,374	YRD	5	\$ 635.13	1.0

BASIC SERVICE LEVEL

**PRICE QUOTATION WORKSHEETS FOR EAST LOS ANGELES
DISTRICT FACILITIES**

Exhibit B1 ELA.REV 7.1.2022

	Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (H)	Hours per Night/Day (I)
ALL OTHER FACILITIES (cont'd)							
11	Constituent Srv Center - Chicago Plaza	2130 E. First St.	16,632	OB	5	\$ 2,443.64	3.0
12	Cent Refuse Equip. Repair (Fleet Svcs)	2513 E. 24th St.	3,759	YRD	5	\$ 753.34	1.0
13	Commercial St. Maintenance Yard	447 Ducommun St.	1,589	YRD	5	\$ 645.77	1.0
14	Standards (Dorris Place)	2319 Dorris Pl.	29,678	YRD	5	\$ 4,089.67	4.9
15	Eagle Rock Cultural Affairs	2225 Colorado Blvd.	9,765	OB	5	\$ 1,454.18	1.8
16	Eagle Rock Maint Yard	2231 Fair Park Ave	1,501	YRD	5	\$ 641.41	1.0
17	Eagle Rock Muni. Bldg.	2035 Colorado Blvd.	4,476	OB	5	\$ 788.88	1.0
18	El Sereno Constituent Service Ctr.	4927 E. Huntington Dr.	6,054	OB	5	\$ 919.47	1.1
	Hydraulics Lab	2400 Altman		YRD	5	\$ 721.82	1.0
19	ITA Channel 35 Studio	120 S. San Pedro St.	6,593	OB	5	\$ 997.14	1.2
20	LAFD Repair & Stores	140 n. Ave. 19	22,096	YRD	5	\$ 3,056.90	3.7
21	LAPD Drug Recognition	(Undisclosed)	16,729	OB	5	\$ 2,457.61	3.0
22	Los Angeles Food Council Policy	305 E. First Street	1,899	OB	5	\$ 751.95	1.0
23	Metro Bomb Squad	2029 N. Main St.	11,911	OB	5	\$ 1,763.40	2.2
24	Metro 911	100 N. Los Angeles St		EXT	3	\$ 1,497.74	4.0
25	Personnel Building	700 E. Temple St.	138,761	OB	5	\$ 20,041.09	25.2
26	Sanitation/Street Maint. Yard	452 N. San Fernando Rd.	37,430	YRD	5	\$ 5,145.58	6.2
27	Small Tree Maint Yard	499 San Fernando Rd	353	YRD	5	\$ 584.51	1.0
28	Structural Constrn Yard Zone 1 (St. Maintenance Yard)	2474 E. Olympic Blvd.	4,181	YRD	5	\$ 774.27	1.0
29	Temporary Sign Post	401 N. Ave. 19	9,810	OB	5	\$ 1,745.31	2.6
TOTAL ALL OTHER FACILITIES SERVICES MONTHLY RATE						\$ 76,430.78	

COMBINED TOTAL MONTHLY SERVICES	\$ 107,753.68
--	----------------------

Facility Type Legend	
Animal Shelters	SHE
Art Centers/CAD	ART
Child Care Centers	CHI
Library	LIB
Maintenance Yards	YRD
Medical Facilities	MED
Museums	MUS
Office Buildings	OB
<i>Outside/Exterior Areas</i>	<i>OUT</i>
Park'g Lots/Garages	PRK
Police Station w/Jails	PDJ
Police Stations	PDS
Theatres	THE

**PRICE QUOTATION WORKSHEETS FOR SOUTH LOS ANGELES
DISTRICT FACILITIES**

Exhibit B1 SLA. REV 7.1.2022

* NOTE: Legend for Facility Type Abbreviations can be found below

							FULL SERVICE LEVEL	
Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (F)	Hours per Night/Day (G)		
LIBRARIES								
1	Angeles Mesa Library	2700 W. 52nd St	5,243	LIB	6	\$ 1,334.63	1.5	
2	Ascot Library	120 Florence Ave.	6,642	LIB	6	\$ 1,681.55	1.8	
3	Baldwin Hills Library	2906 S. LA Brea Ave.	12,000	LIB	6	\$ 3,010.28	3.3	
4	Exposition Park Library	3900 S. Western Ave	14,331	LIB	7	\$ 4,140.61	4.0	
5	Hyde Park Library	2205 W. Florence Ave	12,500	LIB	6	\$ 3,134.28	3.5	
6	Jefferson Library	2211 W. Jefferson Blvd.	9,048	LIB	6	\$ 2,278.22	2.5	
7	John Muir Library	1005 W. 64th Street	8,485	LIB	6	\$ 2,138.60	2.4	
8	Junipero Serra Library	4607 S. Main St.	12,912	LIB	6	\$ 3,237.20	3.6	
9	Mark Twain Library	9621 S. Figueroa	9,900	LIB	6	\$ 2,489.51	2.8	
10	Vermont Square Regional Library	1201 W. 48th St	8,000	LIB	6	\$ 2,018.32	2.2	
11	Vernon Branch Library	4504 S. Central	10,325	LIB	6	\$ 2,594.91	2.9	
12	Watts Library	10205 Compton Ave.	12,500	LIB	6	\$ 3,134.28	3.5	
MONTHLY RATE						\$ 31,192.39		

							FULL SERVICE LEVEL	
SCM FACILITIES								
1	South Sewer Maint. Yard	2002 Slauson Ave.	5,542	YRD	5	\$ 915.25	1.25	
MONTHLY RATE						\$ 915.25		

ALL OTHER FACILITIES								
1	36th Street Yard	3330 W. 36th Street	8,205	YRD	5	\$ 1,320.62	1.4	
2	CD#9 City Hall	4301 S. Central Ave	9,300	OB	5	\$ 1,567.45	1.7	
3	Milliken Youth & Family Community	1773 E. Century Blvd.	4,700	OB	5	\$ 886.57	1.0	
4	Constituent Service Center	8475 S. Vermont	8,480	OB	5	\$ 1,432.26	1.5	
5	LAPD Crenshaw Station	4125 Crenshaw Blvd.	14,100	PDS	7	\$ 2,938.63	2.5	
6	Locke Child Care Center	320 E. 111th Street	22,400	CHI	5	\$ 6,149.74	8.6	
7	Charles Mingus Youth Art Center	10624 Graham Ave.	6,100	ART	5	\$ 1,315.84	1.6	
8	Southern Parking Enforcement (DOT)	7510 S. Figueroa St.	19,221	OB	5	\$ 3,203.24	3.5	
	Southern Parking Enforcement (DOT)	Parking Lot Sweeping		PRK	1	\$ 246.18	2.0	

**PRICE QUOTATION WORKSHEETS FOR SOUTH LOS ANGELES
DISTRICT FACILITIES**

Exhibit B1 SLA. REV 7.1.2022

						BASIC SERVICE LEVEL	
Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (H)	Hours per Night/Day (I)	
ALL OTHER FACILITIES (cont'd)							
9	South District St. Maint. Yard	8602 Denver Avenue	2,126	YRD	5	\$ 711.72	1.0
10	Sotheast District Street Maint.Yard	4206 S. Main Street	1,420	YRD	5	\$ 663.77	1.0
11	South LA Animal Shelter	1850 W. 60th Street	17,345	SHE	7	\$ 4,205.79	3.9
12	Southwest District Street Maint.Yard	5860 S. Wilton Place	3,371	YRD	5	\$ 796.29	1.0
13	Vision Theater - Cult Affairs (auditorium not included)	3341 W. 43rd Place	22,237	THE	5	\$ 4,706.63	5.9
14	Watts City Hall	1511 E. 103rd St.	14,391	OB	5	\$ 1,866.95	2.6
15	Watts Towers Art Center	1765 E. 107th Street	4,439	ART	5	\$ 966.81	1.2
16	Western Dist. Traff. Yard (Expo. Yard)	2801 Exposition Blvd.	3,030	YRD	5	\$ 773.12	1.0
17	William Grant Still Art Ctr.	2520 W. Westview St.	2,000	ART	5	\$ 703.17	1.0
TOTAL ALL OTHER FACILITIES SERVICES MONTHLY RATE						\$ 34,454.78	
MONTHLY SERVICES - LIBRARIES AND ALL OTHER						\$ 66,562.42	

Facility Type Legend	
Animal Shelters	SHE
Art Centers/CAD	ART
Child Care Centers	CHI
Library	LIB
Maintenance Yards	YRD
Medical Facilities	MED
Museums	MUS
Office Buildings	OB
Outside/Exterior Areas	OUT
Park'g Lots/Garages	PRK
Police Station w/Jails	PDJ
Police Stations	PDS
Theatres	THE

ALL DISTRICTS
OTHER SERVICES FEES AND PRICE LIST

Exhibit B3.REV 7.1.2022

ALLIED - OTHER SERVICES:

Services	Rate	Unit	Notes				
Strip, Seal, Hydro Seal, & Recoat Floors MINIMUM 5 COATS <i>(for City Serviced facilities)</i>	\$0.36	per sq ft	Minimum \$86.01 charge				
Burnishing Floors	\$30.02	per hour					
Emergency Blood-borne Pathogen/OPIM Clean Up and Disposal	\$30.02	per hour	4 hour minimum				
Emergency Response (flood coverage, water extraction, carpet sanitizing, etc.)	\$30.02	per hour	4 hour minimum				
Removal of trash and debris from exterior areas. Moving bulky items to curbside for pick-up.	\$27.43	per hour	4 hour minimum				
Removal of trash and debris from exterior areas. Moving bulky items to curbside for pick-up. <i>For non-service district locations.</i>	\$30.68	per hour	4 hour minimum				
Surcharge for traveling to non-service district locations.	\$44.62	each request					
Scabies, Lice, Bed Bugs, Fleas/Tick Control, etc... Cleaning	\$65.24	per hour					
Day Porter	Labor	\$23.49	per hour				
	Materials	\$2.61	per hour				
Special Events Clean-up	Labor	\$45.67	per hour				
	Materials	\$3.92	per hour				
Scrub Restroom/ Shower Partition	\$30.02	per hour					
Acid Wash Restroom Floors / Surfaces	\$30.02	per hour					
Sanitizing (including chemicals as specified)	\$30.02	per hour					
Supervisory Work	\$45.67	per hour					
Construction Clean-up (not included in floor care)	\$30.02	per hour	4 hour minimum				
Parking Lot Cleaning Per Specs	\$30.02	per hour	4 hour minimum				
Custodial Services Done Outside the Requirements of Cleaning Schedule (Tag Job)	\$30.02	per hour	4 hour minimum				
Exterior/Outside Cleaning Services	\$30.02	per hour	4 hour minimum				
Carpet Cleaning	\$0.16	per sq ft	Minimum \$86.01 charge				
Upholstery	Panels	\$2.61	per linear ft				
	Chairs	\$6.52	each				
	Sofa (8 ft.)	\$65.24	each				
Pressure Washing: Hot water, heavy gum removal, included pre-spot treatment with chemicals.	\$0.32	per sq ft	Minimum \$172.00				
Pressure Washing: Hot water, BBP with disinfectant pre-treatment.	\$0.16	per sq ft	Minimum \$172.00				
Pressure Washing: Light, cold water, no chemicals or disinfectants.	\$0.06	per sq ft	Minimum \$172.00				
Walk Off Mats (3' x 6')	\$53.85	each					
Walk Off Mat (4' x 6')	\$59.01	each					
Walk Off Mats (4' x 10')	\$116.73	each					
Added Facilities Hourly Cost	West Valley	East Valley	DT/Central	West LA	East LA	South LA	Harbor
	33.93	33.93	33.93	33.93	33.93	33.93	33.93

***All of the prices quoted on this sheet are for services that must meet all of the specifications and scope of work cited in the RFP**

**PRICE QUOTATION WORKSHEETS FOR EAST VALLEY DISTRICT
FACILITIES**

Exhibit B1 EV REV 7.1.2022

Uniserve

FULL SERVICE LEVEL

Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (F)	Hours per Night/Day (G)
LIBRARIES						
1 Lake View Terrace Library	12002 Osborne St	10,824	LIB	6	\$2,553.22	3.25
2 North Hollywood Library	5211 Tujunga Blvd	15,150	LIB	7	\$4,085.77	4.50
3 Panorama City Library	14345 Roscoe Blvd	12,500	LIB	6	\$2,944.44	3.75
4 Sherman Oak Library	14245 Moorpark St	12,500	LIB	6	\$2,944.44	3.75
5 Studio City Library	12511 Moorpark St	10,005	LIB	6	\$2,378.07	3.00
6 Sun Valley Library	7935 Vineland Ave	12,500	LIB	6	\$2,944.44	3.75
7 Sunland Tujunga Library	7771 Foothill Blvd	10,500	LIB	6	\$2,483.24	3.15
8 Sylmar Library	14561 Polk St	12,500	LIB	6	\$2,944.44	3.75
9 Valley Plaza Library	12311 Vanowen St.	5,450	LIB	6	\$1,762.51	2.25
10 Van Nuys Library	6250 Sylmar Ave	12,814	LIB	6	\$2,944.44	3.75
TOTAL LIBRARY SERVICES MONTHLY RATE					\$27,985.01	

SCM FACILITIES

1 North Holly. Sewer Maint. Yrd.	10811 Chandler Blvd	17,795	YRD	5	\$5,186.42	7.75
TOTAL SCM SERVICES MONTHLY RATE					\$5,186.42	

BASIC SERVICE LEVEL

Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (H)	Hours per Night/Day (I)
ALL OTHER FACILITIES						
1 Braude Municipal Building (Marvin)	6262 N Van Nuys Blvd	137,419	OB	5	\$13,814.68	21
2 Sun Valley Youth Arts Center (Stone House)	8642 Sunland Blvd	1311	ART	5	\$870.42	1.25
3 East Valley Animal Shelter	14409 Vanowen St	13,782	SHE	7	\$3,360.08	3.75
4 East Valley Sanitation	11050 Pendleton St	25,000	YRD	5	\$5,402.65	8.25
5 LAFD Disaster Training Facility	5105 Sepulveda Blvd	6,370	OB	5	\$1,534.34	2.25
6 Lankershim Art Center	5108 Lankershim Blvd	5,672	ART	5	\$1,330.54	2.00
7 North Hollywood Sanitation Yard	10801 Chandler Blvd	975	YRD	5	\$841.47	1.25

**PRICE QUOTATION WORKSHEETS FOR EAST VALLEY DISTRICT
FACILITIES**

Exhibit B1 EV REV 7.1.2022

						BASIC SERVICE LEVEL	
Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (H)	Hours per Night/Day (I)	
ALL OTHER FACILITIES (cont'd)							
8 Operations Valley Bureau (OVB)	7871 Nollan Pl	36,182	PDS	7	\$6,858.62	7.65	
Raymer Street Yard	14832 Raymer St	14,832	YRD	5	\$3,262.47	5.00	
San Fernando Shop/Asphalt Plant #2	12251 Sherman Way	10,794	YRD	5	\$2,308.77	3.50	
Sunland Maintenance Yard	19401 Wentworth St.	4,015	YRD	5	\$934.37	1.40	
Sunland-Tujunga Municipal Building	7747 Foothill Blvd	9,317	OB	5	\$1,345.12	2.00	
Valley Parking Enforcement (DOT)	12544 Saticoy St. South	22,738	OB	5	\$3,682.20	5.50	
Valley Parking Enforcement (DOT)	Parking Lot Sweeping		PRK	1	\$560.96	4.00	
Van Nuys Municipal	14410 Sylvan Avenue	55,251	OB	5	\$7,595.25	11.50	
Van Nuys Street Maintenance Yard	15145 Oxnard St	11,558	YRD	5	\$2,512.57	3.75	
TOTAL ALL OTHER FACILITIES					\$56,214.51		
COMBINED TOTAL MONTHLY SERVICES					\$89,385.94		

PRICE QUOTATION WORKSHEETS FOR WEST VALLEY DISTRICT FACILITIES

Exhibit B1 WV REV 7.1.2022

Uniserve

FULL SERVICE LEVEL

Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (F)	Hours per Night/Day (G)	
LIBRARIES							
1	Canoga Park Library	20939 Sherman Way	12,500	LIB	6	\$2,977.47	3.80
2	Chatsworth Library	21052 Devonshire St	12,500	LIB	6	\$2,977.47	3.80
3	Encino Library	18231 Ventura Blvd	12,500	LIB	6	\$2,977.47	3.80
4	Granada Hills Library	10640 Petit Ave	11,310	LIB	6	\$2,711.10	3.45
5	Mid-Valley Library	16244 Nordoff St	27,981	LIB	7	\$7,831.80	8.25
6	Northridge Library	9051 Darby Ave	12,500	LIB	6	\$2,977.47	3.80
7	Pacoima Library	13605 Van Nuys Blvd	11,300	LIB	6	\$2,711.10	3.45
8	Platt Library	23600 Victory Blvd	14,053	LIB	6	\$3,292.72	4.20
9	Porter Ranch Library	11371 Tampa Ave	12,700	LIB	6	\$3,063.19	3.80
10	West Valley Regional Library	19036 Vanowen St	14,000	LIB	7	\$3,860.16	4.20
11	Woodland Hills Library	22200 Ventura Blvd	12,500	LIB	6	\$2,977.47	3.80
TOTAL LIBRARY SERVICES MONTHLY RATE					\$38,357.42		

SCM FACILITIES

1	Reseda Sewer Maint. Yard	18560 Oxnard St	9,636	YRD	5	\$2,786.07	4.15
TOTAL SCM SERVICES MONTHLY RATE					\$2,786.07		

BASIC SERVICE LEVEL

Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (H)	Hours per Night/Day (I)	
ALL OTHER FACILITIES							
1	911 Communications-Valley	23001 Roscoe Blvd	57,723	OB	7	\$10,660.69	11.75
2	Alabama Yard	7725 Alabama Ave	99	YRD	5	\$816.67	1.25
3	Canoga Park Youth Arts Center	7222 Remmet Ave	3,452	ART	5	\$843.13	1.25
4	Canoga Street Maintnace Yard	7453 Canoga Ave	3,782	YRD	5	\$1,004.10	1.50
5	Council Dist. #7-Field Office	13520 Van Nuys Blvd	12,337	OB	5	\$1,837.84	2.75
6	Madrid Theater (Cult Affair)	21622 Sherman Way	15,197	THE	5	\$1,333.18	2.00
7	Emer. Veh. Oper. Cent. (EVOC)	12001 Blucher Ave	97,077	PDS	5	\$14,495.53	22.00
8	Granada Hills St. Maint. Yrd	10210 Etiwanda Ave	10,766	YRD	5	\$1,823.23	2.75
9	Northridge St. Maintenance	8820 Vanalden Ave	14,340	YRD	5	\$2,966.53	4.50
10	Reseda Maintenance Yard	6015 Baird Ave	8,504	YRD	5	\$1,823.23	2.75
12	Topanga Canyon Yard	9324 Topanga Cany. Blvd	8,064	YRD	5	\$1,823.23	2.75
13	Valley Bomb Squad	12001 Blucher Ave	6,714	OB	5	\$1,496.32	2.25
14	Air Operations Facility - Van Nuys (LAFD)	16617 Arminta St.	9,200	YRD	5	\$1,986.41	3.00
15	W. Valley Refuse/ Sweep Yard	8840 Vanalden Ave	17,930	YRD	5	\$2,639.92	4.00
16	West Valley Animal Shelter	20655 Plummer Ave	11,658	SHE	7	\$2,509.37	2.75
	West Valley Municipal	19040 W Vanowen St	15,371	OB	5	\$2,313.35	3.50
TOTAL ALL OTHER FACILITIES					\$50,372.73		

COMBINED TOTAL MONTHLY SERVICES

\$91,516.22

**PRICE QUOTATION WORKSHEETS FOR WEST LOS ANGELES
DISTRICT FACILITIES**

Exhibit B1 WLA REV 7.1.2022

Uniserve

FULL SERVICE LEVEL

	Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (F)	Hours per Night/Day (G)
LIBRARIES							
1	Brentwood Library (Kauffman)	11820 San Vicente	11,351	LIB	6	\$2,585.82	3.25
2	Mar Vista Library	12006 Venice Blvd	12,500	LIB	6	\$2,902.82	3.65
3	Palisades Library	861 Alma Real Drive	11,500	LIB	6	\$2,662.51	3.35
4	Palms Rancho Library	2920 Overland Ave.	10,500	LIB	6	\$2,382.98	3.00
5	Playa Vista Library	6400 Playa Vista Drive	10,500	LIB	6	\$2,454.99	3.05
6	Robertson Library	1719 S. Robertson Blvd.	11,564	LIB	6	\$2,422.65	3.00
7	Venice Abbott Kinney Library	501 S. Venice Blvd.	10,943	LIB	6	\$2,385.65	3.00
8	West Los Angeles Library	11360 Santa Monica Blvd.	13,740	LIB	7	\$3,637.71	4.00
9	Westchester Loyola Library	7114 W. Manchester Ave.	12,500	LIB	6	\$2,914.43	3.60
10	Westwood Library	1246 Glendon Ave.	13,700	LIB	6	\$3,143.18	3.95
TOTAL LIBRARY SERVICE MONTHLY RATE						\$27,492.74	

SCM FACILITIES

1	WLA Waste Water Collection Yard	11168 Missouri Avenue	2,934	YRD	5	\$1,094.26	1.60
TOTAL SCM SERVICES MONTHLY RATE						\$1,094.26	

ALL OTHER FACILITIES

BASIC SERVICE LEVEL

1	Ahmanson Recruit Training Ctr. (ARTC)	5651 W. Manchester Ave.	174,574	OB	6	\$18,380.44	25.50
2	Exposition Western Pkg Enforcement (DOT)	11214 W. Exposition Blvd.	23,987	OB	5	\$3,412.24	5.10
	Exposition Western Pkg Enforcement (DOT)	Parking Lot Sweeping		PRK	1	\$251.04	1.75
3	Venice Street Maintenance Yard	2000 Abbott Kinney Blvd.	909	YRD	5	\$707.56	1.05
4	Vera Davis McClendon	610 California Ave	5,500	OB	5	\$1,374.62	2.05
5	West District Refuse Collection Yard	2027 Stoner Avenue	10,153	YRD	5	\$1,708.48	2.55
6	West LA Municipal Bldg.	1645 Corinth Ave.	23,060	OB	5	\$3,524.69	5.25
	West LA Municipal Bldg.	Exterior Cleaning Services	8,130			\$712.14	1.00
	West L.A. Muni Bldg	Hazmat / BbP Services			1	\$287.17	2.00
7	Westchester Muni. Bldg.	7166 W. Manchester Ave.	9,957	OB	5	\$2,008.90	2.95
8	Westchester Street Maint. Yard	5323 West 111th Street	10,694	YRD	5	\$1,279.85	1.90
9	Westwood Maintenance Yard	11165 Missouri Avenue	2,772	YRD	5	\$874.20	1.30
10	WLA Animal Shelter	11361 W. Pico Blvd.	4,736	SHE	7	\$1,715.50	1.85
11	WLA Maintenance Yard	1479 Stoner Ave.	856	YRD	5	\$874.20	1.30
12	West LA Service Center (Sawtelle)	1828 Sawtelle Blvd.	36,162	OB	5	\$3,970.55	5.90
TOTAL ALL OTHER FACILITIES						\$41,081.58	

COMBINED TOTAL MONTHLY SERVICES

\$69,668.58

PRICE QUOTATION WORKSHEETS FOR DOWNTOWN/CENTRAL DISTRICT FACILITIES

Exhibit B1 DTC REV 7.1.2022

Uniserve

FULL SERVICE LEVEL

Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (F)	Hours per Night/Day (G)
LIBRARIES						
1 Cahuenga Library	4591 Santa Monica Blvd.	9,970	LIB	6	\$2,624.36	3.25
2 Echo Park Library	1410 W. Temple St.	17,543	LIB	6	\$4,222.46	5.25
3 Edendale Library	2011 W. Sunset Blvd.	11,745	LIB	6	\$2,829.44	3.50
4 Fairfax Library	161 S. Gardner St.	12,500	LIB	6	\$3,034.52	3.75
5 Felipe De Neve Library	2820 W. 6th St.	8,668	LIB	6	\$2,214.32	2.75
6 Hollywood Library	1623 N. Ivar Ave	20,055	LIB	7	\$5,508.14	5.90
7 J.C. Fremont Library	6121 Melrose Ave	7,520	LIB	6	\$2,153.17	2.65
8 Los Feliz Library	1874 Hillhurst Ave	9,777	LIB	6	\$2,624.36	3.25
9 Memorial Branch Library	4625 W. Olympic Blvd.	10,578	LIB	6	\$2,624.36	3.25
10 Pico Union Library	1020 S. Alvarado St.	13,028	LIB	6	\$3,239.59	4.00
11 Pio Pico - Koreatown Library	694 S. Oxford Ave	38,880	LIB	6	\$9,717.17	12.00
12 Silverlake Library	2411 N. Glendale Blvd.	12,995	LIB	6	\$3,239.59	4.00
13 Washington Irving Library	4117 W. Washington Blvd.	13,681	LIB	6	\$3,444.59	4.25
14 Will & Ariel Durant Library	7140 W. Sunset Blvd.	12,811	LIB	6	\$3,218.42	4.00
15 Wilshire Library	149 N. Saint Andrews Pl.	12,995	LIB	6	\$3,218.42	4.00
TOTAL LIBRARY SERVICES MONTHLY RATE					\$53,912.91	

SCM FACILITIES

1 Hollywood Sewer Maint. Yard	6014 Waring Ave	2,700	YRD	5	\$1,475.37	2.1
TOTAL SCM SERVICES MONTHLY RATE					\$1,475.37	

BASIC SERVICE LEVEL

Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (H)	Hours per Night/Day (I)
ALL OTHER FACILITIES						
1 Barnsdall Park	4798 Hollywood Blvd.	55,941	ART	5	\$10,033.33	14.50
2 Cahuenga Yard	2770 N. Cahuenga Blvd.	3,718	YRD	5	\$1,042.28	1.50
3 CD#10 Field Office	1819 Western S. Ave	4,775	OB	5	\$950.16	1.35
4 Elysian Park Police Academy (CED)	1880 N. Academy Dr.	27,208	YRD	5	\$5,516.60	8.00
Elysian Park Police Academy (CED) - Add	1880 N. Academy Dr.	25,000	YRD	5	\$5,174.98	7.50

**PRICE QUOTATION WORKSHEETS FOR DOWNTOWN/CENTRAL
DISTRICT FACILITIES**

Exhibit B1 DTC REV 7.1.2022

						BASIC SERVICE LEVEL	
Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (H)	Hours per Night/Day (I)	
ALL OTHER FACILITIES (cont'd)							
5	Central 2nd St. Yard	1274 W. 2nd St	386	YRD	5	\$871.63	1.25
6	LAPD Drop-in Center	1718 N. Cherokee Ave. Ste. B	923	OB	5	\$871.63	1.25
7	Hollywood Parking Enforcement (DOT)	411 N. Vermont	42,312	OB	5	\$5,750.08	8.50
	Hollywood Parking Enforcement (DOT)	Hazmat / BbP Services		OUT		\$294.14	2.00
	Hollywood Parking Enforcement (DOT)	Parking Lot Sweeping		PRK	1	\$587.95	4.00
8	Frida Kahlo LA Photo Center	2332 W. 4th St.	2,500	THE	5	\$871.63	1.25
9	Hollywood Municipal	6501 Fountain Ave	12,426	OB	5	\$3,308.04	4.75
10	Hollywood Street Lighting	4550 Santa Monica Blvd.	4,080	YRD	5	\$1,770.13	2.50
11	Hollywood Street Maint. Yard	6640 Romain St.	1,188	YRD	5	\$871.63	1.25
12	LA Shares (Cultural Affairs)	3324 Riverside Dr.	10,152	OB	5	\$1,384.31	2.00
13	LAFD Operations West Breau	1800 N. Bronson	2,113	OB	5	\$654.56	1.00
14	Mt. Lee Comm. Center	3800 Mt. Lee Drive	7,979	OB	2	\$1,118.19	4.00
15	Nate Holden Performing Arts Ctr.	4718 W. Washington Blvd.	24,400	THE	5	\$3,338.57	4.75
16	West Traffic Division	4861 Venice Blvd.	30,400	PDS	6	\$5,883.97	8.50
17	Wilshire District St. Maint. Yard	1274 South Cochran Ave	5,110	YRD	5	\$1,213.26	1.75
TOTAL ALL OTHER FACILITIES SERVICES MONTHLY RATE						\$51,507.07	
COMBINED TOTAL MONTHLY SERVICES						\$106,895.35	

PRICE QUOTATION WORKSHEETS FOR HARBOR DISTRICT FACILITIES

Exhibit B1 HAR REV 7.1.2022

Uniserve

FULL SERVICE LEVEL

	Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (F)	Hours per Night/Day (G)
LIBRARIES							
1	Harbor Gateway Library	24000 S. Western Ave	14,650	LIB	6	\$3,297.85	4.25
2	San Pedro Regional Library	931 S. Gaffey St.	20,000	LIB	7	\$4,737.95	5.10
3	Wilmington Library	1300 N Avalon Blvd.	10,800	LIB	6	\$2,490.59	3.10
TOTAL LIBRARY SERVICES MONTHLY RATE						\$10,526.39	

BASIC SERVICE LEVEL

	Facilities (A)	Address (B)	Sq Ft (C)	Facility Type * (D)	Days per Week (E)	Monthly Rate (H)	Hours per Night/Day (I)
ALL OTHER FACILITIES							
1	Gaffey Street Yard	1400 N Gaffey St.	4,732	YRD	5	\$ 1,222.27	1.85
2	Harbor Animal Shelter	957 N. Gaffey St.	5,372	SHE	7	\$ 1,329.99	1.50
3	Los Angeles Maritime Institute	550 Sampson Way	13,915	MUS	5	\$ 2,115.33	3.15
4	San Pedro City Hall	639 Beacon St.	77,093	OB	5	\$ 11,309.84	17.00
5	Warner Grand Theatre	478 W. 8th St.	30,319	THE	5	\$ 4,171.19	6.25
6	Wilmington Community Center	309 Opp St.	6,642	OB	5	\$ 1,002.60	1.5
7	Wilmington Municipal Building	544 N. Avalon Blvd.	7,938	OB	5	\$ 1,301.39	2.0
TOTAL ALL OTHER FACILITIES						\$ 22,452.61	

COMBINED TOTAL MONTHLY SERVICES

\$ 32,979.00

ALL DISTRICTS
OTHER SERVICES FEES AND PRICE LIST

Exhibit B3 REV 7.1.2022

UNISERVE OTHER SERVICES:

Services	Rate	LAWA Rate	Unit	Notes			
Strip, Seal, Hydro Seal, & Recoat Floors MINIMUM 5 COATS (for City Serviced facilities)	\$0.46	\$0.60	per sq ft	\$229.34 minimum			
Burnishing Floors	\$32.63	\$42.77	per hour	4 hrs minimum			
Emergency Blood-borne Pathogen/OPIM Clean Up and Disposal	\$32.63	\$42.77	per hour	\$114.67 per visit			
Emergency Response (flood coverage, water extraction, carpet sanitizing, etc.)	\$39.14	\$51.33	per hour	3 hrs minimum			
Scabies, Lice Fleas and Tick Control./Cleaning	\$65.24	\$85.55	per hour	\$172.01 per visit			
Day Porter	Labor	\$28.81	\$37.78	per hour			
	Materials	\$2.61	\$3.42	per hour	\$16.17 minimum		
Special Events Clean-up	Labor	\$28.81	\$37.78	per hour			
	Materials	\$2.61	\$3.42	per hour	\$16.17 minimum		
Scrub Restroom/ Shower Partition	\$32.63	\$42.77	per hour	3 hrs minimum			
Acid Wash Restroom Floors / Surfaces	\$52.19	\$68.44	per hour	3 hrs minimum			
Sanitizing (including chemicals as specified)	\$39.14	\$51.33	per hour	3 hrs minimum			
Supervisory Work	\$41.75	\$54.75	per hour	3 hrs minimum			
Construction Clean-up (not included in floor care)	\$32.63	\$42.77	per hour	2 hrs minimum			
Parking Lot Cleaning Per Specs	\$32.63	\$42.77	per hour	2 hrs minimum			
Custodial Services Done Outside the Requirements of Cleaning Schedule (Tag Job)	\$29.36	\$38.50	per hour				
Exterior/Outside Cleaning Services	\$32.63	\$42.77	per hour				
Carpet Cleaning	\$0.17	\$0.23	per sq ft	\$114.67 minimum			
Upholstery	Panels	\$1.31	\$1.71	per linear ft			
	Chairs	\$3.92	\$5.13	each			
	Sofa (8 ft.)	\$7.83	\$10.26	each			
Pressure Washing	\$0.14	\$0.16	per sq ft	\$172.01 minimum			
Walk Off Mats (3' x 6')	\$2.35	\$3.08	each				
Walk Off Mat (4' x 6')	\$3.14	\$4.10	each				
Walk Off Mats (4' x 10')	\$5.22	\$6.84	each				
Added Facilities	West Valley	East Valley	DT/Central	West LA	East LA	South LA	Harbor
Hourly Cost	\$30.53	\$30.53	\$30.53	\$30.53	\$30.53	\$30.53	\$30.53
LAWA Facility	\$42.68						

***All of the prices quoted on this sheet are for services that must meet all of the specifications and scope of work cited in the RFP**

ALL DISTRICTS
OTHER SERVICES FEES AND PRICE LIST

EXHIBIT B2.REV 7.1.2022

Dedicated Building Services, LLC

PRESSURE WASHING:

Services	Rate	Unit of Measure	Notes
Pressure Washing includes one of: - Degreaser - Enzyme (odor neutralizer) - Disinfectant	\$0.29	per sq ft	\$521.76 minimum

***All of the prices quoted on this sheet are for services that must meet all of the specifications and scope of work cited in the RFP**

ALL DISTRICTS
OTHER SERVICES FEES AND PRICE LIST

EXHIBIT B3.REV 7.1.2022

Dedicated Building Services, LLC

OTHER SERVICES AND EMERGENCY SERVICES:

Services	Rate	Unit of Measure	Notes
Strip, Seal, Hydro Seal, & Recoat Floors MINIMUM 5 COATS (for City Serviced facilities)	\$0.65	per sq ft	\$521.75 minimum
Burnishing Floors	\$58.72	per hour	\$286.68 minimum
Scrub Restroom/ Shower Partition	\$52.19	per hour	5 hour minimum
Acid Wash Restroom Floors / Surfaces	\$97.88	per hour	4 hour minimum
Supervisory Work	\$65.24	per hour	4 hour minimum
Custodial Services Done Outside the Requirements of Cleaning Schedule (Tag Job)	\$37.19	per hour	4 hour minimum
Exterior/Outside Cleaning Services	\$39.14	per hour	4 hour minimum
Emergency Blood-borne Pathogen/OPIM Clean Up and Disposal & Bulky Items	\$179.42	per visit	
Emergency Response (flood coverage, water extraction, carpet sanitizing, etc.)	\$97.88	per hour	\$521.75 minimum
Scabies, Lice Fleas and Tick Control./Cleaning **	\$117.43	per hour	3 hour minimum
** Overtime rate for Scabies, Lice Fleas and Tick Control./Cleaning	\$176.16	per hour	

***All of the prices quoted on this sheet are for services that must meet all of the specifications and scope of work cited in the RFP**