

**CITY OF SIGNAL HILL**  
**FIRST AMENDMENT TO**  
**AGREEMENT FOR CUSTODIAL MAINTENANCE SERVICES**

**1. PARTIES AND DATE.**

This First Amendment to the Agreement for Custodial Maintenance Services (“First Amendment”) is entered into on the 24<sup>th</sup> day of March, 2026, by and between the City of Signal Hill, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 2175 Cherry Avenue Signal Hill, CA 90755 (“City”) and **CCS Facility Services – Orange County Inc.**, a California Corporation, with its principal place of business at 3001 Red Hill Avenue, Suite 6-220, Costa Mesa CA 92626 (“Contractor”). City and Contractor are sometimes individually referred to herein as “Party” and collectively as “Parties.”

**2. RECITALS.**

2.1 Agreement. The Parties entered into that certain Agreement for Custodial Maintenance Services dated July 8<sup>th</sup>, 2025 (“Agreement”) with a term expiring on August 31<sup>st</sup>, 2026, and an initial compensation not to exceed \$255,126.00.

2.2 First Amendment. The Parties now desire to amend the Agreement in order to expand the Scope of Services and increase the total amount of compensation under the Agreement to \$259,719.00.

**3. TERMS.**

3.1 Compensation. Section 3.3.1 of the Agreement is hereby amended in its entirety to read as follows:

“Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit “C” attached hereto and incorporated herein by reference. The total compensation shall not exceed **TWO HUNDRED FIFTY-NINE THOUSAND SEVEN HUNDRED NINETEEN DOLLARS (\$259,719.00)** without written approval of the City Council or City Manager as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.”

3.2 Scope of Maintenance Services. Exhibit “A” of the Agreement hereby amended to include Item 10 to the Services set forth in Attachment “1” to this First Amendment, attached hereto and incorporated herein by reference.

3.3 Specifications for Janitorial Services by Facility. Exhibit “A-1” of the Agreement hereby amended to include the Services set forth in Attachment “2” to this First Amendment, attached hereto and incorporated herein by reference.

3.4 Schedule of Compensation. Exhibit "C" of the Agreement is hereby amended in its entirety and replaced in the form of Attachment "3" to this First Amendment, attached hereto and incorporated herein by reference.

3.5 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

**CITY OF SIGNAL HILL**

**CCS FACILITY SERVICES – ORANGE COUNTY INC.**

By: \_\_\_\_\_  
Carlo Tomaino  
City Manager

By: \_\_\_\_\_  
Ryan Bunn  
Vice President

**ATTEST:**

By: \_\_\_\_\_  
Stephanie D. Smith  
Interim Assistant City Clerk

By: \_\_\_\_\_  
Rob Carlson  
CFO

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Matthew E. Richardson  
City Attorney

**ATTACHMENT "1" TO FIRST AMENDMENT TO  
AGREEMENT FOR CUSTODIAL MAINTENANCE SERVICES**

**Exhibit "A"  
Scope of Maintenance Services**

<b>Item</b>	<b>Facility</b>
1A	City Hall/ Council Chambers only for the first 6 months
1B	City Hall
2	Signal Hill Public Library, Community Center and Police Shooting Range
3	Signal Hill Park Restrooms
4	City Yard
5	Police Department
6	Discovery Well Park (Community Room and Restrooms)
7	Pressure Washing at Citywide Parks
8	Portable Restroom Trailer
9	Pride Building
<b><u>10</u></b>	<b><u>Administration Building</u></b>

**ATTACHMENT "2" TO FIRST AMENDMENT TO  
AGREEMENT FOR CUSTODIAL MAINTENANCE SERVICES**

**Exhibit "A-1"  
Specifications for Janitorial Services by Facility**

**ITEM 10: ADMINISTRATION BUILDING  
1975 E. 21<sup>ST</sup> STREET  
HOURS OF WORK: 11 p.m. to 6 a.m.**

The following services shall be performed every Monday to Friday:

1. Clean restroom floors with germicidal detergent solution.
2. Clean restroom basins, countertops, and fixtures with a mild abrasive cleaner.
3. Clean restroom toilet bowls and urinals with an acid based disinfectant bowl cleaner. Please refer to the manufacturer's recommended practices on treating and cleaning the City's water-free urinals. (City will provide manufacturer's document on servicing water-free urinals.)
4. Clean, disinfect and refill all restroom dispensers. Toilet tissue, hand soap, seat covers, paper towels, sanitary supplies and deodorizers.
5. Wash and polish restroom mirrors, powder shelves, bright work, etc., including flushometers, piping and toilet seat hinges, light fixtures, disposal bins and tops of stall partitions.
6. Wash both sides of restroom toilet seats with germicidal solution.
7. Spot clean restroom doors, walls and partitions.
8. Plunge stopped up toilets and drains as necessary.
9. Leave report of any leaks or drains that remain plugged.
10. Empty and reline all wastebaskets and restroom disposal containers and remove trash to outside bin area.
11. Sweep and wet mop all hard-surface floors with cleaning/disinfectant solution.
12. Empty all recycle containers as needed and place material in outside recycle bin.
13. Clean, sanitize, and polish all drinking fountains. Clean splash marks from walls around drinking fountain.
14. Clean and polish kitchen, lunchroom and coffee areas, microwaves, counter areas, stove-tops, refrigerators, sinks, and tables.
15. Vacuum all traffic areas of carpets, rugs, and entrance mats. Remove any

staples, paper clips, etc. from carpets.

16. Fill kitchen and lunchroom paper towel and cup dispensers.

The following services shall be performed every Monday, Wednesday and Friday:

1. Spot clean carpet stains with rug cleaner
2. Clean any glass top desks or counter areas with glass cleaner.
3. Remove smudges from doors, doorframes, handles, knobs and bars, woodwork and wall switches.
4. Remove finger marks, ink marks, graffiti, and smudges from tabletops, walls and counters.
5. Spot clean partitions, glass doors, glass or mirrored walls and display cases.

The following services shall be performed every Monday:

1. Perform low dusting of chairs, bottoms of furniture, baseboards, etc.
2. Perform high dusting, such as tops of doorframes, partitions, air vents, e t c .
3. Vacuum all carpets and rugs completely.
4. Sweep all stairwells and clean handrails and banisters.
5. Dust all desks, tables, chairs, filing cabinet tops, cabinets, telephones, display stands, browsing racks, shelves, book returns, pen sets, wall pictures, windowsills, bookcases and other office equipment using specially treated dust cloths. Desks and tables covered with papers excepted. Desk or cabinet tops will be thoroughly cleaned when left cleared.
6. Clean inside of microwaves.
7. Polish all metal door frames, kick, and push plates.
8. Wash kitchen cabinet doors.
9. Clean patio areas.

The following services shall be performed every Monday or Wednesday of the first week of every month unless otherwise agreed to by the Contractor and City:

1. Remove outer panels of air vents and dust interior airflow vents.
2. Machine scrub and wax all composition floors and tile floors.
3. Dust all blinds.
4. Vacuum all upholstered furniture, such as desk chairs, guest chairs, etc.

Spot clean as necessary.

The following services shall be performed each quarter:

1. Clean the outside and inside of all windows in October and January.

The following services shall be performed semi-annually:

1. Weekend steam extraction cleaning of all carpets. Methods and procedures must be approved by Contract Officer. Cleaning is to occur in April and November or a date to be determined by Contract Officer. (No carpets at this time.)
2. Completely empty and clean inside of refrigerators after a one-week notice to employees (October).

**ATTACHMENT “3” TO FIRST AMENDMENT TO AGREEMENT FOR CUSTODIAL  
MAINTENANCE SERVICES**

**Exhibit “C”  
Compensation**

<b>Item</b>	<b>Facility</b>	<b>Address</b>	<b>SF</b>	<b>Schedule</b>	<b>Monthly Lump Sum</b>
1A	City Hall (Council Chambers only for the first six (6) months.	2175 Cherry Ave.	15,482	Every Monday- Friday (7 pm - 6 am)	\$996.00
1B	City Hall	2175 Cherry Ave.	15,482	Every Monday- Friday (7 pm – 6 am)	\$1,941.00
2	Signal Hill Public Library/Community Center/ Police Shooting Range	1800 E. Hill St.	12,486	Every Monday- Saturday (11 pm- 6am)	\$2,583.00
3	Signal Hill Park Restrooms	Various	Various	Every Monday – Saturday (11 pm – 6am)	\$650.00
4	City Yard	2175 E. 28 <sup>th</sup> St.	Various	Every Monday- Friday (5:30 pm – 6 am)	\$1,266.00
5	Police Department	2745 Walnut	21,844	Every Monday- Sunday (7:30 am- 4pm)	\$6,537.00
6	Discovery Well Park (Community Room and Restrooms)	2200 Temple Ave.	1,681	Every Monday- Sunday (11pm- 6 am)	\$821.00
7	Pressure Washing at Citywide Parks	Please refer to the “Pressure Washing at City Parks – Frequency Table” as shown on Exhibit “A”			\$7,935.00
10	Administration Building first six (6) months.	1975 E. 21st St.	1,500	Every Monday- Friday (11 pm - 6 am)	\$733.00
Total Monthly Cost for all facilities				First Six Months	\$21,521.00
				Ongoing	\$21,733.00
				Extra Work (One-time)	\$195.00
Total Annual Contract Cost					\$259,719.00

EXTRA SERVICES		
Note: These services are not part of the Total Annual Price, but should reflect the costs of unscheduled, requested services not included in the scheduled services		
ITEM		COST PER HOUR /SHIFT
1	Portable Restroom Trailer Cleaning, for cleaning based on tasks in Exhibits A and A-1	\$ <u>120</u> Per cleaning shift
2	PRIDE Building, for cleaning based on tasks in Exhibits A and A-1	\$ <u>240</u> Per cleaning shift
3	ONE CUSTODIAN, WEEKDAYS BETWEEN 8:00 AM AND 6:00 PM	\$ <u>40</u> Per hour
4	ONE CUSTODIAN, WEEKNIGHTS BETWEEN 6:00	\$ <u>40</u> Per hour
5	ONE CUSTODIAN, WEEKENDS	\$ <u>45</u> Per hour
6	FURNITURE SHAMPOO	\$ <u>30</u> Per furniture piece
7	CARPET SHAMPOO	\$ <u>0.14</u> Per square foot
8	WAX/BUFF FLOORS	\$ <u>0.30</u> Per square foot

Contractor shall provide a Performance Bond and Payment Bond pursuant to Sections 3.2.12.1 and 3.2.12.2 of this Agreement, executed by a surety meeting the qualifications described in Section 3.2.12.4.

In the event that this Agreement is renewed pursuant to Section 3.1.2, the rates set forth above may be increased or reduced each year at the time of renewal, but any increase shall not exceed the Consumer Price Index, All Urban Consumers, Los Angeles-Riverside-Orange Counties.