

TFC Contact No. 18-069-000
Amendment No. 2
RFP No. 303-5-00021
ABC Home & Commercial Services

**AMENDMENT NO. 2
TO THE
CONTRACT FOR
INTEGRATED PEST MANAGEMENT SERVICES
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
ABC HOME & COMMERCIAL SERVICES**

THIS AMENDMENT NO. 2 is entered into by and between the Texas Facilities Commission (hereinafter referred to as “TFC”), a state agency located at 1711 San Jacinto Boulevard, Austin, Texas 78701 and ABC Home & Commercial Services, (hereinafter referred to as “Contractor”), located at 9475 East Highway 290, Austin, Texas 78724, to amend the original Contract between the parties (hereinafter referred to as the “Contract”), as amended.

WHEREAS, on August 30, 2017, the Parties entered into that one certain *Contract for Integrated Pest Management Services by and between The Texas Facilities Commission and ABC Home & Commercial Services*; and

WHEREAS, on May 25, 2018, the Parties executed Amendment No. 1 to the Contract for the purpose of making certain administrative changes to the Contract; and

WHEREAS, the Parties desire to enter into this Amendment No. 2 to provide for a commercial rodent management program at the William P. Hobby State Office Building located at 333 Guadalupe Street, Austin, Texas (hereinafter referred to as the “WPH Building”); and

WHEREAS, subject to Contract Section 10.21, Entire Agreement and Modification, such a modification may only be put into effect by a written amendment to the Contract executed by the Parties;

NOW, THEREFORE, the Parties agree to amend the Contract as follows:

1. The parties hereby agree to modify ARTICLE I – STATEMENT OF WORK, Section 1.01, Purpose, by adding subsection (d), which subsection (d) shall read in its entirety as follows:

“(d). Contractor shall design and implement a rodent management program in compliance with the provisions, terms and conditions of this Contract and conforming to the Program Specifications and Program Pricing indicated in Exhibit E – Commercial Rodent Management Program & Commercial Inspection Report and Needs Analysis for the WPH Building, comprised of three (3) pages, attached hereto and incorporated herein.”

2. The Parties hereby agree to modify ARTICLE III CONSIDERATION, Section 3.01, Contract Limit and Fees and Expenses, Subparagraph (a) to reflect an increase in the total amount of the contract of Seventeen Thousand One Hundred Fifty and No/100 Dollars (\$17,150.00), which amount shall be added to the Fiscal Year 2018-2019 contract base fee of

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Eight Thousand Two Hundred Thirty-Two and No/100 Dollars (\$8,232.00). Section 3.01, Subsection (a) is therefore deleted in its entirety and replaced with Section 3.01, Subsection (a), as follows:

“3.01. **CONTRACT LIMIT AND FEES AND EXPENSES.** (a) The total amount of this Contract shall not exceed the sum of Thirty-Five Thousand Three Hundred Eighty-Two and No/100 Dollars (\$35,382.00). This amount includes the Fiscal Year 2018 – 2019 contract base fee of Twenty-Five Thousand Three Hundred Eighty-Two and No/100 Dollars (\$25,382.00) and Ten Thousand and No/100 Dollars (\$10,000.00) to cover any Additional Services, as defined in Section 3.03 below. Pricing fees shall be invoiced in accordance with Exhibit B - Compensation and Fees, attached hereto and incorporated herein for all purposes and, to the extent applicable, Exhibit E – Commercial Rodent Management Program & Commercial Inspection Report and Needs Analysis for the WPH Building. Any changes to the not-to-exceed amount of this Contract or pricing fees set forth in Exhibits B and E, shall be submitted to TFC for review and shall be approved by amendment to this Contract.”

Except as expressly amended above, all provisions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment No. 2 to the Contract to be effective as of the date of the last party to sign.

TEXAS FACILITIES COMMISSION

ABC HOME & COMMERCIAL SERVICES

By:  _____
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By:  _____
C433E394F9EE4EA...

Mike Novak

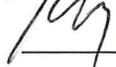
Caleb Hall

Executive Director

Commercial Account Manager

Date of Execution: 03/25/2019 | 11:59 AM CDT

Date of Execution: 03/25/2019 | 11:37 AM CDT

GC 
Dir 

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Exhibit E

Commercial Rodent Management Program & Commercial Inspection Report and Needs Analysis for the WPH Building



Customer Service Center Information:

Austin
9475 E Hwy 290
Austin, TX 78724
License: TPCL 2170, TECL 23492, TACLA45890C, M32147, TICL 587, ACR-1767157, B-18022, Rutkowski LI0002669

ABCHomeandCommercial.com

Customer Billing Information:

Texas Facilities Commission
1711 San Jacinto Blvd
Austin, TX 78701-1416
Account# 10537544
Phone# (512) 402-4487
debra.moran@tfc.state.tx.us

Customer Service Location:

333 Guadalupe St
Austin, TX 78701-3938
Account# 10537544
Phone# (512) 402-4487
debra.moran@tfc.state.tx.us

Commercial Rodent Management Program (RMP)

Company Name: Texas Facilities Commission

Primary Building Use: State offices

Service Frequency:

Monthly (checked)
Every Other Month
Other

Program Specifications:

Table with 2 columns: Price (\$) and Service. Row 1: \$14,400.00, RMP INITIAL: Placement of trapping devices... Row 2: \$1,000.00, RODENT BAIT STATIONS: Install the number of stations specified below...

of Follow Up Check Traps: 12 follow up check trap for initial

of Rodent Bait Stations to be installed: 50

Program Pricing:

Table with 2 columns: Cost (plus tax) and Service. Row 1: \$15,400.00, INITIAL SERVICE CHARGE. Row 2: \$350.00, REGULAR SERVICE CHARGE.

SERVICE SPECIFICATIONS:

This is a full rodent warranty program. It covers all future rodent break ins and intrusions. Covers raccoons, rats, mice, skunks, opossums, ringtails all other rodents. Future trappings, seal work, inspections and dead rodent removal are all warranted for towers 1-3. We will be performing an "inspect and seal".

Provides the ongoing control of rodents (rats, mice, squirrels, raccoons, ring tails, possums, and skunks) in the structure. Coverage includes the physical control measures specified on the exclusion survey, trapping and removal of any live animals, an ongoing exterior baiting program, and all remedial work required to maintain control of the rodents for as long as the warranty is in effect.

Termites and other wood destroying insects, bed bugs, rodents, fabric pests, fleas and ticks require special services and are specifically excluded unless specified in the contract. The Rodent Exclusion Program may result in the death of the rodent(s) inside the structure in an area that is not accessible to the service technician.

Your cooperation is important to insure the most effective results from ABC service. Whenever conducive conditions are present and aiding breeding and harborage of pests covered by this contract are reported in writing by ABC, but are not corrected by you, ABC cannot assure satisfactory pest management.

This agreement is limited to its written terms and not by any other representation, oral or otherwise. Necessary price adjustments may be negotiated any time after the first year.

Submitted for ABC: [Signature] 3:27 PM 3/12/2019 CST

Inspector's Name: Caleb Hall
Certification Number: 2170, 678075

Accepted By: Execution of Amendment No. 2 to TFC Contract No. 18-069-000



ABC Home and Commercial Inspection Report and Needs Analysis

Texas Facilities Commission:

Debra Moran,

Good Afternoon,

Thank you so much for looking to ABC to handle this issue. I can assure you we will take care of this issue properly.

I got on site this morning at 11 am and stayed until a little after 1 pm with Loren, Ben and the ABC Commercial Rodent Service Manager. We performed another thorough inspection of the exterior portion of the building, including the immediate perimeter, roof top and parking garage, interior storage rooms, electrical rooms, data rooms, fire riser rooms and kitchen region. Based on the information that I was able to gather, it will be imperative that ABC Commercial Rodent team has full access to the first floor kitchen. Without that, we will not be able to provide a solid solution. That is where the food source for the building is, the highest amount of activity and the largest sanitation concerns are located.

We were able to also find heavy activity in the loading dock bay area along the garage doors and the storage room directly across from the bay doors. Rodents will leave a brown grease on areas that they use regularly and there is heavy evidence of such grease on the bay doors in the loading dock region. We also found heavy dropping evidence in the mail rooms, storage closets, data rooms, electrical rooms, fire riser rooms and most adjacent rooms to the loading dock region and kitchen region. There are open conduit line piping in the electrical rooms, fire riser rooms and data closets that we will be sealing with permanent material.

All Rodent management programs that we offer come with a full warranty and once we seal the building and determine the absence of plumbing issues, we will warrant all future activity if any is ever noted. Please note that I do not want to get down to extreme specifics when it comes to areas that need to be sealed, that will in turn tie my teams hands and could prevent them from thinking outside the box. With this being a larger job, prolonged activity without resolve and multiple buildings, I need them to be able to use the vast knowledge that we have accumulated over the last 65 years to YOUR advantage in providing a solution based approach.

Needs Analysis

There will be a list of areas that we need direct access to for interior seal work, trappings and ongoing inspections. The list is as seen below-

- Data rooms
- Mechanical Closets
- Storage closets
- 1st floor kitchen
- Parking garage
- Electrical closets
- Fire riser rooms
- Mail rooms
- Access to all floors in all 3 towers
- Elevator rooms
- Roof tops
- Full exterior access
- Easy parking for access to material and ladders if needed

Along with the Interior Isolation and exterior seal work, trappings ect. We will be providing a rodent baiting service with the warranty program. The warranty maintenance program will include baiting of ABC stamped bait boxes, ongoing seal work where needed, monthly inspections, monthly trappings, and coverage for all rodent issues in between maintenance services. Simply email the work order to me, the account manager and I will handle the issue and request from there.

**Please use this document as an addition to the formal proposal for work.

*** when dealing with rats it will be important to remember that they are entering from SOMEWHERE so when that "somewhere" becomes sealed off, the chances of sealing rodents inside is very high and that is what the trappings will be there for. But having the expectation that it may get worse before it gets better needs to be taken into consideration. Please look at this a mini marathon and not a sprint.

If you have any questions, please contact me directly.

Photos will be sent over for reference as examples of areas that we will be focusing on. These photos are included and not limited to address.

Thank you for everything

Caleb Hall

ABC Commercial Account Manager

Wildlife Biologist/ Certified Applicator/ Wildlife Specialist

512-318-3590

cahall@goanteater.com