

Contract Summary Form

OC Expediter Requisition #: 1791526

Universal Building Maintenance, LLC dba Allied Universal Janitorial Services

SUMMARY OF SIGNIFICANT CHANGES

N/A - New Contract

SUBCONTRACTORS

This contract does not currently include subcontractors or pass through to other providers.

CONTRACT OPERATING EXPENSES

Contract Utilization:

OC Public Libraries 100%

Contract Term:

November 1, 2026, and shall continue through August 31, 2027

Fees and Charges:

County will pay the fees and charges in accordance with the provisions of this Contract.

Payment shall be as follows:

Compensation under this Contract shall be based on the rates established in Regional Cooperative Agreement No. RCA-017-22010002 as amended, which are incorporated herein by reference

OC PUBLIC LIBRARIES NORTH BRANCHES	MONTHLY CLEANING SERVICE CHARGE
STANTON LIBRARY 1501 E. Saint Andrew Place Santa Ana, CA	\$2,860.43/month
GARDEN GROVE LIBRARY 11200 Stanford Ave. Garden Grove, CA	\$6,796.08/month
LA HABRA LIBRARY 221 E. La Habra Blvd. La Habra, CA	\$5,386.30/month
LOS ALAMITOS LIBRARY 12700 Montecito Rd. Seal Beach, CA	\$3,852.36/month

BREA LIBRARY 1 Civic Center Cir #1 Brea, CA	\$4,523.95/month
COSTA MESA-DONALD DUNGAN 1855 Park Ave. Costa Mesa, CA	\$4,826.85/month
COSTA MESA-MESA VERDE LIBRARY 2969 Mesa Verde Dr. Costa Mesa, CA	\$4,191.35/month
LA PALMA LIBRARY 7842 Walker St. La Palma, CA	\$2,876.91/month

Total Monthly Janitorial Fees for the period of: November 01, 2026 – August 31, 2027: \$55,016 Monthly.

Additional Work: Any additional services not listed in the Contract must be approved by County's Project Manager or designee in writing. In the event that Contractor recommends Additional Work or the County requests Additional Work, Contractor shall timely prepare a detailed proposal for the Additional Work that includes, among other things, a description of the scope of work/services to be performed, a budget that is consistent with the costs and rates set forth in the RCA, and scheduling for a job walk, if necessary.

Additional Work shall not exceed: \$36,000

Total Contract amount not to exceed: \$586,163

Contract Summary Form

OC Expediter Requisition #: 1791525

US Metro Group, Inc.

SUMMARY OF SIGNIFICANT CHANGES

N/A - New Contract

SUBCONTRACTORS

This contract does not currently include subcontractors or pass through to other providers.

CONTRACT OPERATING EXPENSES

Contract Terms and amount:

November 1, 2026 – August 31, 2027

Contract Utilization

OCCR Program	% of Contract
OC Public Libraries	95%
OC Housing and Community Development	5%
Total	100%

Fees and Charges:

County will pay the fees and charges in accordance with the provisions of this Contract. Payment shall be as follows:

Compensation under this Contract shall be based on the rates established in Regional Cooperative Agreement No. RCA-017-22010002 as amended, which are incorporated herein by reference.

OC PUBLIC LIBRARIES SOUTH BRANCHES	TOTAL SQFT	COST
Aliso Viejo Library	20,400	\$9,463.10
Dana Point Library	12,114	\$4,223.74
El Toro Library	13,340	\$5,054.18

Foothill Ranch Library	12,198	\$3,244.33
Ladera Ranch Library	9,500	\$2,883.21
Laguna Beach Library	10,290	\$3,397.44
Laguna Niguel Library	14,750	\$5,409.20
Library of the Canyons	15,506	\$2,321.43
Rancho Santa Margarita Library	16,300	\$5,486.01
San Clemente Library	10,512	\$4,217.64
San Juan Capistrano Library	12,000	\$3,439.89
Tustin Library	29,614	\$12,436.13
Fountain Valley Library	15,578	\$5,618.11
Cypress Library	15,090	\$5,618.11
OC Public Libraries Headquarters	47,775	\$12,462.69
Total Monthly Cost:		\$85,275.21

Total Monthly Janitorial Fees for the period of: November 01, 2026 – August 31, 2027: \$85,275.21 Monthly.

Additional Work: Any additional services not listed in the Contract must be approved by County's Project Manager or designee in writing. In the event that Contractor recommends Additional Work or the County requests Additional Work, Contractor shall timely prepare a detailed proposal for the Additional Work that includes, among other things, a description of the scope of work/services to be performed, a budget that is consistent with the costs and rates set forth in the RCA, and scheduling for a job walk, if necessary.

Additional Work shall not exceed: \$46,000.00

Total Contract amount not to exceed: \$898,752.10