

FIRST AMENDMENT

THIS FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES ("First Amendment") is entered into as of the date indicated on the signature page, by and between the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation acting on behalf of its Department of Aviation ("City"), Party of the First Part, and **KLEEN-TECH SERVICES, LLC**, a Delaware company authorized to do business in Colorado ("Contractor" or "Kleen-Tech") Party of the Second Part (collectively the "Parties").

WHEREAS, the City and Kleen-Tech entered into an Agreement for Professional Services (Contract number 202055520) dated March 3, 2022 (the "Existing Agreement"), for professional high quality cleaning services for several outlying facilities around Denver International Airport ("DEN" or "Airport"); and

WHEREAS, the City desires to amend the Existing Agreement to increase the Term of the Agreement, increase the Maximum Amount and update other provisions as provided herein; and

NOW, THEREFORE, for and in consideration of the premises and other good and valuable considerations, the Parties agree as follows:

1. **EXISTING AGREEMENT ARTICLE IV. TERM AND TERMINATION SECTION A. Term** is hereby amended by deleting the existing **Section A** and replacing it with the following-

"A. Term. The Term of this Agreement shall commence on April 1, 2022 and shall expire March 31, 2027, unless terminated in accordance with the terms stated herein (the "Expiration Date")."

2. **EXISTING AGREEMENT ARTICLE V. COMPENSATION AND PAYMENT Section A. Maximum Contract Amount** is hereby amended by deleting the existing **Section A** and replaced with the following-

"A. Maximum Contract Amount. Notwithstanding any other provision of this Agreement, the City shall not be liable under any theory for payment for services rendered and expenses incurred by Contractor under the terms of this Agreement for any amount in excess of the sum of Nine Million Two Hundred Sixty-Six Thousand Nine Hundred Seventy-Nine Dollars and Twelve Cents (\$9,266,979.12) ("Maximum Contract Amount"). Contractor shall perform the services on either an hourly rate basis or a lump sum basis up to the Maximum Contract Amount."

3. **EXISTING AGREEMENT ARTICLE VI. SBE, MWBE, WAGES AND PROMPT PAYMENT A. Small Business Enterprise and Minority/Women Business Enterprise** is hereby amended by adding the following **Section F Compliance With Denver Wage Laws** to the existing agreement-

"F. Compliance With Denver Wage Laws. To the extent applicable to the Contractor's provision of Services hereunder, the Contractor shall comply with, and agrees to be bound by, all rules, regulations, requirements, conditions, and City determinations regarding the City's Minimum Wage and Civil Wage Theft Ordinances, Sections 58-1 through 58-26 D.R.M.C., including, but not limited to, the requirement that every covered worker shall be paid all earned wages under applicable state, federal, and city law in accordance with the foregoing D.R.M.C. Sections. By executing this Agreement, the Contractor expressly

acknowledges that the Contractor is aware of the requirements of the City's Minimum Wage and Civil Wage Theft Ordinances and that any failure by the Contractor, or any other individual or entity acting subject to this Agreement, to strictly comply with the foregoing D.R.M.C. Sections shall result in the penalties and other remedies authorized therein."

4. **EXISTING ARTICLE XII. RECORD RETENTION AND OTHER STANDARD CITY PROVISIONS Section I Confirmation of Lawful Employment** is hereby deleted.
5. **Exhibit A Scope of Work Section 10.2.1** is amended by deleting and replacing this section with the following-

"10.2.1 DEN may remove and/or add additional areas and/or square footage to the scope of responsibility which may require adjustments in personnel and/or pricing."
6. **Exhibit B Rates** in the Existing Agreement is amended with the addition of the attached **Exhibit B Rates** to the existing **Exhibit B Rates** exhibit.
7. **Exhibit C Insurance Requirements** in the Existing Agreement is hereby replaced with the attached **Exhibit C Insurance Requirements**.
8. All other terms, provisions and conditions of the Existing Agreement are and shall remain valid, enforceable and in full force and effect as though fully set forth herein.
9. This First Amendment shall not be or become effective or binding on the City until it is fully executed by all signatories of the City and County of Denver.

[Signatures on Following Page]

Contract Control Number:
Contractor Name:

PLANE-202579076-01 / LEGACY-202055520-01
KLEEN-TECH SERVICES, LLC

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at
Denver, Colorado as of:

SEAL**CITY AND COUNTY OF DENVER:**

ATTEST:

By: _____

APPROVED AS TO FORM:

Attorney for the City and County of Denver

By: _____

REGISTERED AND COUNTERSIGNED:

By: _____

By: _____

Contract Control Number:
Contractor Name:

PLANE-202579076-01 / LEGACY-202055520-01
KLEEN-TECH SERVICES, LLC

DocuSigned by:
By: Mark Assise
332C0035DA7848D...

Name: Mark Assise
(please print)

Title: Chief Financial Officer
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

EXHIBIT B _ Amended

Contract Pricing: Contract Year 5

Proposal Item #1 - Ground Transportation

PROPOSAL ITEM #1 GROUND TRANSPORTATION BLGDS Main & Outhouse Buildings	Pricing per month
General Areas	\$2,278.00
Offices	\$1,764.00
Non-Public Restrooms	\$241.00
Glass Prayer Shelter	\$296.00
Sidewalks, Entry Areas, & Walk Ramps	\$202.00
Sub-Total	\$4,781.00

Proposal Item #2 - TSA/DPD Dog Kennel Building

PROPOSAL ITEM #2 TSA/DPD Dog Kennel Building	Pricing per month
General Areas	\$1,189.00
Offices	\$885.00
Sub-Total	\$2,074.00

Proposal Item #3 - Proposal Item #3 - South Campus Trailers

PROPOSAL ITEM #3 South Campus Trailers (includes the Electrical Shop Trailer)	Pricing per month
General Areas	\$1,299.00
Offices	\$1,208.00
Non-Public Restrooms	\$201.00
Sub-Total	\$2,708.00

Proposal Item #4 - Satellite Building

PROPOSAL ITEM #4 Satellite Badging Office Building	Pricing per month
General Areas	\$1,485.00
Offices	\$4,709.00
Non-Public Restrooms	\$916.00
Sub-Total	\$7,110.00

EXHIBIT B _ Amended

Proposal item #5 - Carpenter Shop

PROPOSAL ITEM #5 Carpenter Shop	Pricing per month
General Areas	\$1,316.00
Offices	\$1,208.00
Non-Public Restrooms	\$471.00
Sub-Total	\$2,995.00

Proposal Item #6 - World Port DEN (City only) Offices

PROPOSAL ITEM #6 World Port DEN (City only) Offices	Pricing per month
General Areas, Halls & Common Areas	\$10,982.00
Offices	\$19,548.00
Non-Public Restrooms	\$1,904.00
Sub-Total	\$32,434.00

Proposal Item #7 - South Data Center

PROPOSAL ITEM #7 South Data Center	Pricing per month
General Areas, Halls & Common Areas	\$801.00
Offices	\$2,095.00
Non-Public Restrooms	\$267.00
Sub-Total	\$3,163.00

Proposal Item #8 -Airside Turnstile Buildings (2)

PROPOSAL ITEM #8 Airside Employee Parking Buildings A/C Concourse Building and B Concourse Building	Pricing per month
General Areas, Halls & Common Areas	\$5,385.00
Non-Public Restrooms	\$977.00
Sidewalks, Entry Areas, & Walk Ramps	\$1,087.00
Sub-Total	\$7,449.00

EXHIBIT B _ Amended

Proposal Item #9 -Maintenance Center

PROPOSAL ITEM #9 Maintenance Center	Pricing per month
General Areas	\$8,325.00
Offices	\$25,359.00
Non-Public Restrooms	\$4,498.00
Glass Prayer Shelter	Removed from Scope of Work
Sidewalks, Entry Areas, & Walk Ramps	\$6,900.00
Sub-Total	\$45,082.00

Total Cost Per Month (all proposal item combined)	\$107,796.00
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Pricing for Work Outside of this Agreement: An hourly rate to be provided by the vendor to perform work outside of the parameters of this Agreement. This pricing will apply to additional services, i.e. special events, additional scope.

Additional Services, i.e. Special events, additional scope	
Year 1	
Hourly Rate for Straight Time Custodian I	\$43.75
Hourly Rate for Straight Time Custodian II	\$44.33
Hourly Rate for Overtime Custodian I	\$61.90
Hourly Rate for Overtime Custodian II	\$62.75
Year 2	
Hourly Rate for Straight Time Custodian I	\$44.95
Hourly Rate for Straight Time Custodian II	\$45.53
Hourly Rate for Overtime Custodian I	\$63.70
Hourly Rate for Overtime Custodian II	\$71.83
Year 3	
Hourly Rate for Straight Time Custodian I	\$46.18
Hourly Rate for Straight Time Custodian II	\$46.73
Hourly Rate for Overtime Custodian I	\$65.53
Hourly Rate for Overtime Custodian II	\$73.63
Year 4	
Hourly Rate for Straight Time Custodian I	\$47.89

EXHIBIT B _ Amended

Hourly Rate for Straight Time Custodian II	\$48.46
Hourly Rate for Overtime Custodian I	\$67.95
Hourly Rate for Overtime Custodian II	\$76.35
Year 5	
Hourly Rate for Custodian I Shift 1 – Straight Time	\$52.28
Hourly Rate for Custodian I Shift 2 – Straight Time	\$53.32
Hourly Rate for Custodian I Shift 3 – Straight Time	\$54.39
Hourly Rate for Custodian I Shift 1 – Overtime	\$74.17
Hourly Rate for Custodian I Shift 2 – Overtime	\$75.66
Hourly Rate for Custodian I Shift 3 – Overtime	\$77.17
Hourly Rate for Custodian II Shift 1 – Straight Time	\$52.90
Hourly Rate for Custodian II Shift 2 – Straight Time	\$53.96
Hourly Rate for Custodian II Shift 3 – Straight Time	\$55.04
Hourly Rate for Custodian II Shift 1 – Overtime	\$83.34
Hourly Rate for Custodian II Shift 2 – Overtime	\$85.01
Hourly Rate for Custodian II Shift 3 – Overtime	\$86.71

EXHIBIT C

CITY AND COUNTY OF DENVER INSURANCE REQUIREMENTS FOR DEPARTMENT OF AVIATION GOODS AND SERVICES AGREEMENT

A. Certificate Holder and Submission Instructions

Commercial Operator must provide a Certificate of Insurance as follows:

Certificate Holder: CITY AND COUNTY OF DENVER
 Denver International Airport
 8500 Peña Boulevard
 Denver CO 80249

- ACORD Form (or equivalent) certificate is required.
- Commercial Operator must be evidenced as a Named Insured party.
- Electronic submission only, hard copy documents will not be accepted.
- Reference on the certificate must include the City-assigned Contract Number, if applicable.

The official repository for Certificates of Insurance (COIs) within DEN is PINS Advantage. Upon contract initiation, an email will be sent to the Commercial Operator with instructions to upload the COIs for insurance compliance. The City may at any time modify submission requirements, including the use of third-party software and/or services, which may include an additional fee to the Commercial Operator.

B. Defined Terms

1. “Agreement” as used in this exhibit refers to the contractual agreement to which this exhibit is attached, irrespective of any other title or name it may otherwise have.
2. “Commercial Operator” as used in this exhibit refers to the party contracting with the City and County of Denver pursuant to the attached Agreement.

C. Coverages and Limits

1. Commercial General Liability

Commercial Operator shall maintain insurance coverage including bodily injury, property damage, personal injury, advertising injury, independent contractors, and products and completed operations in minimum limits of \$1,000,000 each occurrence, \$2,000,000 products and completed operations aggregate; if policy contains a general aggregate, a minimum limit of \$2,000,000 annual per location aggregate must be maintained.

- a. Coverage shall include Contractual Liability covering liability assumed under this Agreement (including defense costs assumed under contract) within the scope of coverages provided.
- b. Coverage shall include Mobile Equipment Liability, if used to perform services under this Agreement.
- c. If a “per location” policy aggregate is required, “location” shall mean the entire airport premises.

2. Business Automobile Liability

Commercial Operator shall maintain a minimum limit of \$1,000,000 combined single limit each occurrence for bodily injury and property damage for all owned, leased, hired and/or non-owned vehicles used in performing services under this Agreement.

- a. If operating vehicles unescorted airside at DEN, a \$10,000,000 combined single limit each occurrence for bodily injury and property damage is required. DEN has established an Airside Unescorted Excess Auto Liability Program to support Commercial Operators in meeting the \$10,000,000 auto liability requirement for unescorted airside driving privileges. This program offers \$9,000,000 in excess coverage over a \$1,000,000 base liability. For more information, please visit: [DEN AirsideDrive Program](#).

- b. If Commercial Operator does not have blanket coverage on all owned and operated vehicles and will require unescorted airside driving privileges, then a schedule of insured vehicles (including year, make, model and VIN number) must be submitted with the Certificate of Insurance.
 - c. If transporting waste, hazardous material, or regulated substances, Commercial Operator shall carry a Broadened Pollution Endorsement and an MCS 90 endorsement on its policy.
 - d. If Commercial Operator does not own any fleet vehicles and/or Commercial Operator's owners, officers, directors, and/or employees use their personal vehicles to perform services under this Agreement, Commercial Operator shall ensure that Personal Automobile Liability including a Business Use Endorsement is maintained by the vehicle owner, and if appropriate, Non-Owned Auto Liability by the Commercial Operator. This provision does not apply to persons solely commuting to and from the airport.
 - e. If Commercial Operator will be completing all services to DEN under this Agreement remotely and not be driving to locations under direction of the City to perform services this requirement is waived.
3. **Workers' Compensation and Employer's Liability Insurance**
Commercial Operator shall maintain the coverage as required by statute for each work location and shall maintain Employer's Liability insurance with limits no less than \$100,000 per occurrence for each bodily injury claim, \$100,000 per occurrence for each bodily injury caused by disease claim, and \$500,000 aggregate for all bodily injuries caused by disease claims.
 - a. Colorado Workers' Compensation Act allows for certain, limited exemptions from Worker's Compensation insurance coverage requirements. It is the sole responsibility of the Commercial Operator to determine their eligibility for providing this coverage, executing all required documentation with the State of Colorado, and obtaining all necessary approvals. Verification document(s) evidencing exemption status must be submitted with the Certificate of Insurance.
4. **Property Insurance**
Commercial Operator is solely responsible for any loss or damage to its real or business personal property located on DEN premises including, but not limited to, materials, tools, equipment, vehicles, furnishings, structures and personal property of its employees and subcontractors unless caused by the sole, gross negligence of the City. If Commercial Operator carries property insurance on its property located on DEN premises, a waiver of subrogation as outlined in Section F will be required from its insurer.
5. **Unmanned Aerial Vehicle (UAV) Liability:**
If Commercial Operator desires to use drones in any aspect of its work or presence on DEN premises, the following requirements must be met prior to commencing any drone operations:
 - a. Express written permission must be granted by DEN.
 - b. Express written permission must be granted by the Federal Aviation Administration (FAA).
 - c. Drone equipment must be properly registered with the FAA.
 - d. Drone operator(s) must be properly licensed by the FAA.
 - e. Commercial Operator must maintain UAV Liability including flight coverage, personal and advertising injury liability, and hired/non-owned UAV liability for its commercial drone operations with a limit no less than \$1,000,000 combined single limit each occurrence for bodily injury and property damage.
6. **Excess/Umbrella Liability**
Combination of primary and excess coverage may be used to achieve minimum required coverage limits. Excess/Umbrella policy(ies) must follow form of the primary policies with which they are related to provide the minimum limits and be verified as such on any submitted Certificate of Insurance.

D. Reference to Project and/or Contract

The City Project Name, Title of Agreement and/or Contract Number and description shall be noted on the Certificate of Insurance, if applicable.

E. Additional Insured

For all coverages required under this Agreement (excluding Workers' Compensation, Employer's Liability and Professional Liability, if required), Commercial Operator's insurer(s) shall include the City and County of Denver, its elected and appointed officials, successors, agents, employees, and volunteers as Additional Insureds by policy endorsement.

F. Waiver of Subrogation

For all coverages required under this Agreement (excluding Professional Liability, if required), Commercial Operator's insurer(s) shall waive subrogation rights against the City and County of Denver, its elected and appointed officials, successors, agents, employees, and volunteers by policy endorsement.

If Commercial Operator will be completing all services to the City under this Agreement remotely and not be traveling to locations under direction of the City to perform services, this requirement is waived specific to Workers' Compensation coverage.

If Commercial Operator and its employees performing services under this Agreement are domiciled in a monopolistic state this requirement shall not apply to Workers' Compensation policy(ies) issued by a state fund. However, Commercial Operator understands any subrogation against the City from its state-funded Workers' Compensation insurer arising from a claim related to this Agreement shall become the responsibility of the Commercial Operator under Section 14.01 Defense and Indemnification of this Agreement subject to the terms, conditions and limitations therein.

G. Notice of Material Change, Cancellation or Nonrenewal

Each certificate and related policy shall contain a valid provision requiring notification to the Certificate Holder in the event any of the required policies be canceled or non-renewed or reduction in required coverage before the expiration date thereof.

1. Such notice shall reference the DEN assigned contract number related to this Agreement.
2. Such notice shall be sent thirty (30) calendar days prior to such cancellation or non-renewal or reduction in required coverage unless due to non-payment of premiums for which notice shall be sent ten (10) calendar days prior.
3. If such written notice is unavailable from the insurer or afforded as outlined above, Commercial Operator shall provide written notice of cancellation, non-renewal and any reduction in required coverage to the Certificate Holder within three (3) business days of receiving such notice by its insurer(s) and include documentation of the formal notice received from its insurer(s) as verification. Commercial Operator shall replace cancelled or nonrenewed policies with no lapse in coverage and provide an updated Certificate of Insurance to DEN.
4. In the event any general aggregate or other aggregate limits are reduced below the required minimum per occurrence limits, Commercial Operator will procure, at its own expense, coverage at the requirement minimum per occurrence limits. If Commercial Operator cannot replenish coverage within ten (10) calendar days, it must notify the City immediately.

H. Cooperation

Commercial Operator agrees to fully cooperate in connection with any investigation or inquiry and accept any formally tendered claim related to this Agreement, whether received from the City or its representative. Commercial Operator's failure to fully cooperate may, as determined in the City's sole discretion, provide cause for default under the Agreement. The City understands acceptance of a tendered claim does not constitute acceptance of liability.

I. Additional Provisions

1. Deductibles or any type of retention are the sole responsibility of the Commercial Operator.
2. Defense costs shall be in addition to the limits of liability. If this provision is unavailable that limitation must be evidenced on the Certificate of Insurance.
3. Coverage required may not contain an exclusion related to operations on airport premises.

4. A severability of interests or separation of insureds provision (no insured vs. insured exclusion) is included under all policies where Additional Insured status is required.
5. A provision that coverage is primary and non-contributory with other coverage or self-insurance maintained by the City under all policies where Additional Insured status is required.
6. If the Commercial Operator procures or maintains insurance policies with coverages or limits beyond those stated herein, such greater policies will apply to their full effect and not be reduced or limited by the minimum requirements stated herein.
7. All policies shall be written on an occurrence form. If an occurrence form is unavailable or not industry norm for a given policy type, claims-made coverage will be accepted by the City provided the retroactive date is on or before the Agreement Effective Date or the first date when any goods or services were provided to the City, whichever is earlier, and continuous coverage will be maintained or an extended reporting period placed for three years (eight years for construction-related agreements) beginning at the time work under this Agreement is completed or the Agreement is terminated, whichever is later.
8. Certificates of Insurance must specify the issuing companies, policy numbers and policy periods for each required form of coverage. The certificates for each insurance policy are to be signed by an authorized representative and must be submitted to the City at the time Commercial Operator signed this Agreement.
9. The insurance shall be underwritten by an insurer licensed or authorized to do business in the State of Colorado and rated by A.M. Best Company as A- VIII or better.
10. Certificate of Insurance and Related Endorsements: The City's acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements shall not act as a waiver of Commercial Operator's breach of this Agreement or of any of the City's rights or remedies under this Agreement. All coverage requirements shall be enforced unless waived or otherwise modified in writing by DEN Risk Management. Commercial Operator is solely responsible for ensuring all formal policy endorsements are issued by their insurers to support the requirements.
11. The City shall have the right to verify, at any time, all coverage, information, or representations, and the insured and its insurance representatives shall promptly and fully cooperate in any such audit the City may elect to undertake including provision of copies of insurance policies upon request. In the case of such audit, the City may be subject to a non-disclosure agreement and/or redactions of policy information unrelated to verification of required coverage.
12. No material changes, modifications, or interlineations to required insurance coverage shall be allowed without the review and written approval of DEN Risk Management.
13. Commercial Operator shall be responsible for ensuring the City is provided updated Certificate(s) of Insurance prior to each policy renewal.
14. Commercial Operator's failure to maintain required insurance shall be the basis for immediate suspension and cause for termination of this Agreement, at the City's sole discretion and without penalty to the City.

J. Part 230 and the DEN Airport Rules and Regulations

If the minimum insurance requirements set forth herein differ from the equivalent types of insurance requirements in Part 230 of the DEN Airport Rules and Regulations, the greater and broader insurance requirements shall supersede those lesser requirements, unless expressly excepted in writing by DEN Risk Management. Part 230 applies to Commercial Operator and its subcontractors of any tier. Part 230 and the DEN Airport Rules and Regulations may be found: [DEN Airport Rules and Regulations](#).

K. Applicability of ROCIP Requirements

The City and County of Denver and Denver International Airport (hereinafter referred to collectively as "DEN") has arranged for certain construction activities at DEN to be insured under an Owner Controlled Insurance Program (OCIP) or a Rolling Owner Controlled Insurance Program (ROCIP) (hereinafter collectively referred to as "ROCIP"). A ROCIP is a single insurance program that insures DEN, the Commercial Operator and subCommercial Operators of any tier, and other designated parties (Enrolled Parties), for work performed at the Project Site. **Work contemplated under this Agreement by Commercial Operator is NOT included under a ROCIP program. Commercial Operator must provide its own insurance as specified in this Agreement. If Commercial Operator is assigned work to be conducted within a ROCIP Project Site it must comply with the provisions of the DEN ROCIP Safety Manual, which is part of the Contract Documents and which is linked below to the most recent manual.**

[DEN ROCIP Safety Manual](#)

DEN is additionally providing links to the DEN ROCIP Insurance Manual and the DEN ROCIP Claims Guide solely for Commercial Operator's information.

[DEN ROCIP Insurance Manual](#)

[DEN ROCIP Claims Guide](#)

Notice of Change to ROCIP: DEN reserves the right to assign work per task order to a specific ROCIP program, if more than one is active, as well as terminate or modify a DEN ROCIP or any portion thereof. Further, dependent on factors including, but not limited to, the official timing and duration of the ROCIP project for which services are provided or related to under this Agreement, DEN may need to transition from one ROCIP program to another and introduce corresponding requirements for Commercial Operators. DEN will provide Commercial Operator notice of changes regarding a ROCIP program as applicable to Commercial Operator's work or responsibilities under the ROCIP Safety Manual.