

FIRST AMENDATORY AGREEMENT

THIS FIRST AMENDATORY AGREEMENT is made and entered into by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “City”) and **CONSOLIDATED SERVICES GROUP 2, LLC**, a Colorado limited liability company, with an address of 1101 W. 36th Ave., Denver, Colorado 80211 (the “Contractor”), jointly “**the Parties.**”

RECITALS

- A. The Parties entered into an Agreement dated March 12, 2025 (the “**Agreement**”), for the performance of certain work set forth in that Agreement and the exhibits thereto; and
- B. The Parties have agreed that it is in the best interest of the City for the Contractor to continue its services; and
- C. The Parties now wish to amend the Agreement to extend the term date and increase the compensation under the Agreement.

NOW, THEREFORE, the Parties hereby amend the Agreement as follows:

- 1. All of the recitals above are hereby confirmed and incorporated herein as part of the Agreement.
- 2. All references to “**Exhibit A**” in the existing Agreement shall be amended to read: “**Exhibit A and Exhibit A-1**, as applicable.” **Exhibit A-1** is attached hereto and incorporated herein by this reference.
- 3. All references to “**Exhibit B**” in the existing Agreement shall be amended to read: “**Exhibit B and Exhibit B-1**, as applicable.” **Exhibit B-1** is attached hereto and incorporated herein by this reference.
- 4. Section 3 of the Agreement entitled “**TERM**” is hereby amended to read as follows:
“The term of the Agreement shall commence upon execution, and shall terminate on the later of one year anniversary of execution or March 12, 2027 (the “**Term**”).”
- 5. Section 4.A. of the Agreement entitled “**Maximum Contract Amount**” is hereby amended to read as follows:
“The City agrees to pay the Contractor, and the Contractor agrees to accept, as the total compensation for the Work rendered and costs incurred during the term of this Agreement a sum not to exceed **SEVEN HUNDRED THIRTY-NINE THOUSAND SIX HUNDRED DOLLARS AND ZERO CENTS (\$739,600.00)** which amount shall not be exceeded unless this Agreement is modified to increase

said amount by a duly authorized and written amendment to this Agreement executed by the Parties in the same manner as this Agreement. All Work is subject to inspection by the City prior to payment.”

6. Except as herein amended, the Agreement is affirmed and ratified in each and every particular.

7. This First Amendatory Agreement will not be effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

[SIGNATURE PAGES FOLLOW]

Contract Control Number: PARKS-202683483-01 / 202578490-01
Contractor Name: Consolidated Services Group 2, 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:

REGISTERED AND COUNTERSIGNED:

Attorney for the City and County of Denver

By:

By:

By:

Contract Control Number:
Contractor Name:

PARKS-202683483-01 / 202578490-01
Consolidated Services Group 2, LLC

By: Signed by:
Linda Lengyel _____
849BA1AB32C0484...

Name: Linda Lengyel
(please print)

Title: Director of Finance
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

EXHIBIT A-1



**EXCEPTIONAL MAINTENANCE
EXTRAORDINARY SERVICE**

CSG Scope of Work for Skyline Parks LMD 2026

CSG will be responsible for providing custodial services, graffiti removal, pressure washing, and bathroom cleaning in Skyline Parks 1 & 3, the locations running perpendicular to 16th Street, from 15th & 16th & Arapahoe and 17th to 18th & Arapahoe.

CSG will provide services that maintain a clean and safe environment, which eliminate dangerous conditions or safety hazards and improve the aesthetic quality of Skyline Parks and their adjacent areas. CSG will employ full-time day porter service to clean and maintain the appearance and safety of the parks seven days a week, from 7:00 a.m. to 11:00 p.m. Service will be provided 365 days, including recognized holidays. Please note, all equipment and supplies are included in the maintenance and snow removal budgets.

Reporting standards are a daily CSG work expectation. Daily inspection and reporting of conditions will be completed with the use of phone/mobile devices with photo documentation of work identified and completed. CSG will identify hazardous conditions or safety concerns and report/respond to them accordingly. CSG will also inspect for vandalism or damage to bike racks, furniture, fixtures, benches, and other park amenities. CSG technicians will be trained to identify, address, and report the clean-up of biohazard, blood-borne pathogens, and other hazardous spills. All safety hazards and damage to amenities will be reported to the Park Rangers hotline, 303-331-4050 and to Nathan Mirabile via email with DPR's Downtown Parks Ops team.

CSG Staffing Plan, Schedule and Hourly Rates

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	ANNUAL HOURS	HOURLY RATE
Park Attendant	3PM -11P	3PM - 11PM	OFF	OFF	7AM-3PM	7AM-3PM	7AM-3PM	2080	\$48.00
Park Attendant	OFF	OFF	3PM -11p	3PM -11p	3PM -11p	3PM -11p	3PM -11p	2080	\$48.00
Park Attendant	7AM-3PM	7AM-3PM	7AM-3PM	7AM-3PM	OFF	OFF	OFF	1664	\$46.00
Porter 1	8a-10a	8a-10a	8a-10a	8a-10a	8a-10a	8a-10a	8a-10a	728	\$43.00
Porter2	2p-4p	2p-4p	2p-4p	2p-4p	2p-4p	2p-4p	2p-4p	728	\$43.00
								7280	\$338,832.00

The above table outlines and aligns with the attached cost proposal to detail the positions, hours, and hourly rates.

Skyline Parks 1 & 3 Surface Cleaning

The following equipment, supplies, and standard operating procedure will be used to perform daily surface cleaning and pan & broom service under Skyline Parks protocol:

- Pan and broom
 - Spartan Green Solutions Industrial Cleaner
 - Spray bottle and soft-bristle scrub brushes
 - Hand scraper for gum removal
 - Reusable cleaning cloths
 - Glass cleaner and separate reusable microfiber cloths for glass cleaning only
 - Spartan Oil and Grease Stain Remover
 - Approved graffiti remover
 - Biohazard equipment and Sharps container
 - Mask and gloves
 - CSG backpack
1. CSG technicians will walk and inspect the parks per boundaries, removing by pan and broom from building face to curb lines, all sidewalks, stairs, under railings, around signs, adjacent to fencing and immediate landscape areas, collecting trash, debris, including cigarette butts.
 2. When in the field, the pan and broom must be active as the CSG technician walks the blocks from 15th to 16th, and 17th to 18th and along business facing the parks and along Arapahoe.
 3. Part of surface cleaning will include gum removal. Technicians will be equipped with hand scrapers as part of their small equipment.
 4. Technicians will inspect and wipe down DAILY Skyline Parks 1 & 3, trash receptacles. This operating procedure is listed below. They will also wipe down high touch surfaces within Skyline Park 1 and 3 as part of surface cleaning.
 5. CSG's technicians will unlock, set up, and wipe down furniture daily as the season's requirements are determined. And the team will break down, lock up, and/or remove furniture to the warehouse when designated. This furniture will include the set up and frequent wipe down of the blue furniture at Skyline Park 1.

6. During their shifts, CSG technicians will identify and remove weeds and debris from designated public landscape features, planters, and tree pits.
7. Technicians will perform a monthly wipe down of the Skyline Parks security cameras as part of their routine scope of service.
8. While performing maintenance, Skyline Parks technicians will inspect and report safety concerns, suspicious activity, irrigation concerns, or failed lighting, outlets or wiring within the contract boundaries.
9. For emergencies or public safety concerns, technicians will call the Park Rangers hotline at 303-331-4050.

Daily Trash Removal and Wipe Down

The following equipment, supplies, and standard operating procedure will be completed daily to remove trash from full receptacles within Skyline Parks:

Small Equipment and Supplies

- Pan and broom
- Spartan Green Solutions Industrial Cleaner
- Spray bottle and soft bristle scrub brushes
- Reusable cleaning cloths
- Spartan Oil and Grease Stain Remover
- Approved graffiti remover
- Biohazard equipment and Sharps container
- Mask and gloves
- CSG backpack

Large Equipment

- Electric utility carts within Skyline Parks 1 and 3
 - 90% eco-efficient trucks for trash removal to CSG from side street locations and for delivery of product in snow removal, again remaining on side streets for this purpose.
1. CSG will inspect the trash receptacle and its base for paper, trash, debris, or liquids that may have leaked through the trash bag and remove all debris from the base of the receptacle.
 2. Techs will inspect the trash receptacle liner for any debris or liquid. Remove and clean when identified.
 3. CSG will use a cotton hand towel to wipe down the receptacle, being sure that the lid domes are wiped clean and disinfected.
 4. Technicians will then insert a new trash bag.

5. CSG will examine the latch for function and report damage via email to Nathan Mirabile.
6. For emergencies or public safety concerns, technicians will call the Park Rangers hotline at 303-331-4050.

Daily Graffiti Removal Plan

CSG will be responsible for monitoring and removing graffiti. Offensive or profane tags will immediately be covered as identified or reported. If needed, CSG will restore the area by permanent removal or by covering the area with paint with the foremost goal of retaining the integrity of original surfaces.

The following equipment, supplies, and standard operating procedure will be used daily to remove graffiti:

Small Equipment and Supplies

- Reusable cleaning cloths and soft bristle scrub brushes
- Graffiti remover
- Bare brick graffiti remover
- Approved graffiti remover
- Scraper and spray bottle
- Pre-approved paint for specific work areas
- Pressure washer that uses no more than 3000 PSI

1. The team will inspect daily each location and surrounding area, including any location features (pedestrian walks, stairwells, handicap ramps, etc.).
2. For graffiti removal on glass and polycarbonate plastic, technicians will remove the graffiti with an approved sensitive surface cleaner. Let the cleaner dwell on the graffiti, approximately 10 minutes when possible. Then, using small circular motions with a soft bristle scrub brush or a cloth towel, remove the graffiti.
3. For graffiti that can be covered with paint, obtain approval or directive from the manager to proceed with a matching paint cover-up. Once approved, paint the area in a square pattern from seam to seam, ensuring a clean and uniform look to the painted area.
4. For graffiti that must be removed from brick or concrete, spray the graffiti with bare brick/concrete graffiti remover, then agitate the remover using a soft bristle scrub brush. Following this, rinse or pressure wash the area with hot water.
5. For prior approval, CSG will email Nathan Mirabile at DPR and for emergencies and immediate safety concerns, technicians will call the Park Rangers hotline at 303-331-4050.

Pressure Washing Plan

CSG technicians will complete weekly pressure washing in Skyline Parks 1 and 3. Technicians will receive training certification for operating vehicles with pressure washing equipment. All technicians must receive thorough training on how to operate equipment and back up with a spotter before entering the field with a pressure washer. Pressure washing any surface on the new paver system will be pre-approved by DDBID.

Equipment and Supplies

- Pressure washer that uses no more than 3000 psi
 - Spartan All Purpose or Oil and Grease Stain Remover
 - Safety glasses, vest and pressure washing coveralls
 - Spray bottle and soft bristle scrub brushes
 - Safety cones
 - Pressure washing socks or mats to cover storm drains
 - Partner for spotting
 - Caution signs
1. Upon arrival at the work area, CSG will park as near to the area as possible. This prevents any extra hose length from becoming a trip hazard.
 2. CSG will place safety cones and caution signs to provide approximately a ten foot radius around the work area.
 3. CSG will place socks or mats over any nearby storm drains to prevent overflow of water.
 4. CSG spotter will direct any pedestrian traffic away from the work area to prevent slips or splashes.
 5. Before pressure washing, CSG will apply cleaner to any stains needing pretreatment and allow the cleaner to dwell for 10 minutes.
 6. When using a pressure washer, CSG will employ no more than 3000 psi, a 40-degree nozzle tip, held at a 45-degree angle at least 12 inches from the paver surface.
 7. CSG will turn off the machine and roll up the hose slowly and neatly before removing safety cones and caution signs. Sweep away any excess water from the socks before removing them.
 8. For prior approval, CSG will email Nathan Mirabile at DPR and for emergencies and immediate safety concerns, technicians will call the Park Rangers hotline at 303-331-4050.

Biohazard Removal Plan

CSG staff is trained in the procedures for cleaning up biohazard spills from surfaces. Exposure potential to the public must be mitigated. Fluids or matter such as vomit, urine, feces, saliva, and any other body fluid may contain blood or other potentially infectious material. This

includes the handling of needles. Personal protective equipment is mandatory for remediating the hazard and eliminating the exposure.

The following equipment, supplies, and standard operating procedure will be used for biohazard removal:

Small Equipment and Supplies

- Gloves
- Face mask
- Shoe covers
- Spartan Green Cleaner
- Rely-On absorbent powder, if needed
- Scraper, spray bottle, soft bristle scrub brushes
- Biohazard bag and Sharps container
- Pressure washer that uses no more than 3000 psi

1. CSG will block off the area until cleanup and disinfection are complete.
2. Technicians will put on disposable gloves and other protective equipment as needed.
3. Technicians will wipe up the spill as much as possible with paper towels or other absorbent material.
4. They will utilize scrapers for solid materials.
5. Technicians will pick up needles once in protective gloves and place them in Sharps containers lined with red biohazard bags, located in technician's supplies and all supervisor vehicles.
6. They will drop solids, scrapers and paper towels into a biohazard bag.
7. They will spray the entire area with cleaner and leave for the required amount of time, approximately 10 minutes.
8. Technicians will then remove gloves and place them in the biohazard bag with all other soiled cleaning materials.
9. Technicians will wash hands with soap and water or use disinfectant wipes from the backpack.
10. CSG staff will undergo bloodborne pathogen training, as a matter of employment with the company. All technicians will also be training in biohazard cleanup. Proper handling and remediation of biohazard or other bodily fluids will be performed on an as needed or on-call basis.
11. For prior approval, CSG will email Nathan Mirabile at DPR and for emergencies and immediate safety concerns, technicians will call the Park Rangers hotline at 303-331-4050.

Weekly Biohazard Cleaning of Skyline 3 Dog Park

CSG will remove dog waste per biohazard protocol on a weekly basis in Skyline Park 3.

Skyline Park 1 Bathroom Service

The following equipment, supplies, and standard operating procedure will be used to service the 2 public bathrooms at Skyline Parks. One male bathroom with a urinal and a stall, and one female bathroom with 2 stalls. These bathrooms will be staffed by attendants from 7:00 a.m. to 11:00 p.m.:

Equipment and Supplies

- Pan and broom
- 70:1 Disinfectant cleaner (COVID-19 compliant)
- Mop, sponge, and brushes
- Cotton hand towels for steel and chrome surfaces, sink, and dispensers
- Toilet bowl cleaner
- Water-based steel cleaner
- Rubber hand squeegee
- Restocking bathroom supplies

1. Upon arrival at the bathroom, technicians will walk the sidewalk and immediate landscape area, collecting trash, debris, including cigarette butts.
2. If graffiti is present, technicians will remove or paint over.
3. Technicians will inspect the serviceability of toilet, sink, and lighting. Report any damage upon discovery via email to Nathan Mirabile at DPR. If the damage presents a public safety concern or emergency, technicians will call the Park Rangers hotline at 303-331-4050.
4. Restock the toilet paper dispensers, ensuring all dispenser spindles have full rolls available, fill liquid hand soap dispensers, and restock toilet seat covers.
5. Sweep the floor with a pan and broom. Remove trash bag from trash receptacle, removing any paper trash, debris and liquids that may have leaked through the bag.
6. Using a 70:1 ratio of disinfectants, clean the bathroom amenities with a soft bristle brush and reusable cotton towel and rinse thoroughly with hot water to eliminate stains and odors.
7. Using a reusable cotton towel, dry the inside and outside of the receptacle. Insert a new trash bag.
8. Wet floor with a 70:1 ratio of disinfectant. Mop floor surface with even coverage to remove all stains, gum, or other residue. Squeegee the floor with a rubber hand squeegee, if necessary, to ensure floor surface is free of any standing water.
9. Apply toilet bowl cleaner to the inside of toilet bowl. Use a toilet bowl brush to thoroughly coat and clean interior surfaces of toilet bowl, ensuring removal of all stains and organic matter. Flush when completed.

10. Use a sponge to apply a 70:1 ratio of disinfectant to all surfaces of toilet. Thoroughly wipe all surfaces of toilet, including underneath the tank, behind and underneath the toilet bowl, and all surfaces of seat to remove any stains and organic matter.
11. Inspect toilet for any defects including condition and serviceability of seat and flushing mechanism.
12. Coat a cotton hand towel with water-based steel cleaner. Liberally wipe and polish exterior surfaces of toilet paper dispensers, chrome toilet seat cover dispenser, sink surfaces, sink cabinet, (wall-mounted or sink-mounted) liquid hand soap dispensers, above and below mirror, and door handles.
13. Sign off on service sheet once job is completed.

Skyline Parks Snow Removal

CSG will provide snow removal on the pedestrian sidewalks surrounding Skyline Parks 1 – 3 and on the plaza at Skyline Park 1.

CSG will deploy 1-2 Toro Multi-force units with plastic tipped snow blades or to complete snow removal along the pedestrian sidewalks. CSG will also deploy plastic tipped hand shovels for detailed work and to clear business entrances. CSG will feather snow onto the side streets where CSG snowplows and City snowplows will carry the snow away from the intersections.

Industrial Blend ice melt product will be deployed along the pedestrian walks and plaza in Skyline Parks 1 and 3, where ice forms.

Snow removal protocol in line with this equipment and product will thus follow for Skyline Parks 1 and 3. The estimated annual budget is attached in the cost proposal.

1. CSG will remove snow from pedestrian paths adjacent to buildings and along Arapahoe from 15th to 16th Streets and 17th to 18th Streets.
2. Technicians will first clear intersections/crosswalks /ADA handicap ramps. They will shovel 8' paths connecting to street intersections for safe passage. They will apply ice melt product where needed.
3. CSG will clear business entrances and shovel 8' paths connecting business entrances to pedestrian walks. They will apply ice melt product for traction, especially at entrances.
4. CSG will clear the Skyline Park 1 plaza with the use of Toro Multi-force units. Technicians will apply ice melt product where needed.
5. Snow removal and ice melt application will be needed only between the hours of 8:00 p.m. and 5:00 a.m.

CSG Training

Consolidated Services Group is a locally owned company with a strong investment in the Denver metro community and local workforce. As part of CSG's social mission, we dedicate our resources and processes to a strong back-to-work philosophy. CSG encourages the employment

of individuals who are facing disadvantaged situations. This includes but is not limited to homelessness, day, or transitional housing, and/or progression from recent incarceration and/or program obligations.

We publicize and host weekly job fairs with face-to-face interviews and a simple application process. CSG new hires are provided uniforms, appropriate shoes and pants as needed from our donation box. If the employee requests, CSG advances necessary funds for new uniforms pants and shoes, which are then budgeted across subsequent payroll deductions. CSG offers access to our in-house washers and dryer for use before or after shifts. On site, CSG has a refrigerator and freezer available for employee daily use. The refrigerator provides cubed ice and cold water for employees as well.

Upon employment, CSG provides fully funded life insurance, offers a no-cost pay card, assistance in setting up checking accounts and direct deposit. CSG offers fully funded RTD Eco Passes within the first 30 days of employment. Within 90 days of hire, CSG subsidizes 50 % of employee health insurance benefit options. In 2018, CSG initiated a retirement program, which includes elective deferrals and safe harbor matching while employed with CSG.

As a Fair Chance Employer, we are proud to have implemented in 2023 our internal CSG professional development training program, which covers team building and teamwork; conflict resolution; problem solving; accountability and trust; workplace violence and bullying; and stress management. Late in 2024, CSG introduced Phase 2 of our program with the topics of defensive driving, mental health education, financial planning and budgeting, personal branding, the professional why, goal setting and priority management, and self-determined motivation.

Progressive on-the-job training is scheduled routinely on the following topics:

- CPR and First Aid/Blood Born Pathogen Certification
- Eponic Training
- On Track Safety Training
- Slip, Trip, and Fall Training
- Digital Skills Training
- Accommodation and Accessibility
- Sustainable Cleaning
- Sharps Container and Biohazard Training/Hepatitis B Vaccinations

For employees who are in transition, CSG assists approximately 68% of our staff with employment and attendance verification to half-way houses, probation, parole, and other state/federal monitoring programs. We offer additional support documentation requested and required for housing assistance, county services, Medicare, and Colorado's SNAP (Supplemental Nutrition Assistance Program) programs.

CSG abides by a zero-tolerance policy for drugs and alcohol. CSG reserves the right to conduct background checks to ensure that our employees meet safety requirements for CSG presence in the public space.

We are delighted when we have individuals who find satisfaction in working at CSG and stay with us, and we will continue to actively build pay rates and loyalty incentives to increase these numbers.

CSG Training for Vehicle Use in and around Skyline Parks 1 and 3

In the course of routine maintenance, CSG requests the use of electric utility vehicles to assist with carrying supplies, removing trash, and traversing between Skyline Parks 1 and 3. CSG also requests the use of a 90% coefficient utility truck to be used on side streets for the removal of trash to the CSG warehouse and for supporting technicians during snow removal with product, the delivery of the Toro Multi-force units, and ice melt product. CSG requests training from DPR in both maintenance and operations standards, particularly emphasizing the safe use of electric utility vehicles and utility trucks in Skyline Parks 1 and 3.

EXHIBIT B-1

COST PROPOSAL OF MAINTENANCE AND SNOW REMOVAL SERVICES SKYLINE PARKS LMD 2026									
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	ANNUAL HOURS	HOURLY RATE
Park Attendant	3PM -11P	3PM - 11PM	OFF	OFF	7AM-3PM	7AM-3PM	7AM-3PM	2080	\$48.00
Park Attendant	OFF	OFF	3PM -11p	3PM -11p	3PM -11p	3PM -11p	3PM -11p	2080	\$48.00
Park Attendant	7AM-3PM	7AM-3PM	7AM-3PM	7AM-3PM	OFF	OFF	OFF	1664	\$46.00
Porter 1	8a-10a	8a-10a	8a-10a	8a-10a	8a-10a	8a-10a	8a-10a	728	\$43.00
Porter2	2p-4p	2p-4p	2p-4p	2p-4p	2p-4p	2p-4p	2p-4p	728	\$43.00
								7280	\$338,832.00

CSG SNOW REMOVAL SERVICES between the hours of 8:00 p.m. and 5:00 a.m. ONLY										
HOURLY	LABOR HOURS/PASS	PRICE/PASS	1 Pass/7 Light Events	2 Passes/6 Medium Events	3 Passes/3 Severe Events	TOTAL PASSES/YEAR	ANNUAL SNOW HOURS	SUBTOTAL		
SNOW PLOW/TORO MULTIFORCE	\$110.00	3	\$330.00	7	12	9	28	84	\$9,240.00	
SNOW SHOVEL	\$45.00	6	\$270.00	7	12	9	28	168	\$7,560.00	
SNOW PRODUCT APPLICATION	BAG PRICE	BAGS PER APPLICATION	PRICE/APPLICATION	1 Application/Light Event	2 Applications/Medium Event	3 Applications/Severe Event	TOTAL APPLICATIONS/YEAR	SUBTOTAL 2024		
ICE MELT PRODUCT: Industrial Blend	\$23.00	22	\$506.00	7	12	9	28	\$14,168.00		
TOTAL SNOW HOURS AND BUDGET							252	\$30,968.00		
TOTAL FOR 2024-2025									\$369,800.00	