



UTAH TRANSIT AUTHORITY

669 West 200 South
Salt Lake City, UT 84101

September 17, 2025

Merchant Building Maintenance Corp.

Subject: Change Order No. 4 – 22-03608JD UTA Janitorial

Contract Change Order No. 4

Dear Mr. Caferro,

This letter serves as a formal change order to Contract 22-03608JD UTA Janitorial dated 12/22/2022. The purpose of this change order is to exercise the 1st option year and add a location as detailed below:

1. Exercise the 1st option year
 - Contract will increase by \$1,155,746.04 for the year.
 - Detailed breakdown in Exhibit A.
2. Add Location
 - Tooele
 - 200 Sqft
 - Restroom & Breakroom: \$600 a month

As per the original contract terms, the not-to-exceed value was set at \$3,293,568. With the inclusion of the above change order, the new total contract not-to-exceed value will be \$4,449,314.04.

Please note that all other terms and conditions of the original contract remain unchanged, except for those specifically modified by this change order.

If you are in agreement with the above referenced amendment, please sign on the line indicated below.

UTAH TRANSIT AUTHORITY

Merchant Building Maintenance Corp.

By: _____ Date: _____
Jay Fox
Executive Director

DocuSigned by:
Frank Caferro
By: _____ Date: 9/22/2025
Frank Caferro
Operations Manager

By: _____ Date: _____
Andres Colman
Chief Operating Officer

By: _____ Date: _____
Kevin Anderson
Director of Maintenance Support



By: _____ Date: _____
Guy Miner
Facilities Maintenance Manager

DocuSigned by:
By: *Mike Bell* Date: 9/22/2025
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Mike Bell
Assistant Attorney General

Janitorial Services 1st Option Year

DIVISION	LOCATION	Est. Sqft. *	TASK AREAS	FIRST OPTION YEAR/ PER MONTH
Meadowbrook Division	Building 1 & Guard Shack	200,000	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 1,065.02
			Restroom Areas	\$ 992.92
			Break Room	\$ 289.43
			Day Porter	\$ 946.57
			Total	\$ 3,293.94
	Maintenance Building 3	20,000	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 631.39
			Restroom Areas	\$ 531.48
			Break Room	\$ 157.59
			FIT Factory	\$ 57.68
			Day Porter	\$ 473.80
			Total	\$ 1,841.64
	Fuel Island Building 4	250	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 38.11
			Restroom Areas	\$ 71.07
			Day Porter	\$ 473.80
			Total	\$ 582.98
	Wash Bay Building 5	150	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 38.11
			Restroom Areas	\$ 71.07
			Day Porter	\$ 473.80
			Total	\$ 582.98
	Operations Building 7	7,580	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 426.42
			Restroom Areas	\$ 353.29
			Break Room	\$ 111.24
			FIT Factory	\$ 37.08
			Day Porter	\$ 473.80
Total			\$ 1,401.83	
Support Maintenance Building 8	37,000	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 843.57	
		Restroom Areas	\$ 769.41	
		Break Room	\$ 219.39	
		Day Porter	\$ 473.80	
		Total	\$ 2,306.17	
Depot District		43,558	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 795.16
			Restroom Areas	\$ 658.96
			Break Room	\$ 224.92
			FIT Factory	\$ 73.13
			Roof Patio	\$ 72.10
			Shower & Kitchen	\$ 554.00
			Day Porter	\$ 946.57
			Total	\$ 3,324.84
Central Police Building		7,867	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 900.00

			Restroom Areas	\$	854.00
			Day Porter		\$978.00
			Total	\$	2,732.00
Mobility Center		13,265	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$	509.85
			Restroom Areas	\$	463.50
			FIT Factory	\$	131.84
	3,430	Day Porter	\$	946.57	
		Records Area	\$	316.21	
		Total	\$	2,367.97	
Roadhouse		1,460	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$	270.89
			Restroom Areas	\$	316.21
			Total	\$	587.10
Mt. Ogden Division	Select Areas	6,550	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$	473.80
			Restroom Areas	\$	379.04
			FIT Factory	\$	94.76
			Day Porter	\$	904.34
			Total	\$	1,851.94
Ogden Transit Center		7,689	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$	566.50
			Restroom Areas	\$	463.50
			Break Room	\$	128.75
			Canopy Area	\$	64.38
			Trash Pick-up Inside and Outside	\$	64.38
			Day Porter	\$	452.17
			Total	\$	1,739.67
Midvale Rail Service Center	Select Areas	13,447 83,498 Bldg 2 13,920	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$	2,308.23
			Restroom Areas	\$	1,731.43
			Break Room	\$	576.80
			FIT Factory	\$	192.61
			Day Porter Office Areas	\$	948.63
			Day Porter Shop Areas (1 lane per day)	\$	473.80
			Total	\$	6,231.50
	Building 3 Paint Shop	200	Restroom Area	\$	236.90
	Total		\$	6,468.40	
Jordan River Rail Service Center (JRRSC)	JRRSC Bldg 1	279,000	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$	9,738.65
			Restroom Areas	\$	7,305.79
			Break Room	\$	2,433.89
			FIT Factory	\$	810.61
			Day Porter Office Areas	\$	1,088.71
			Day Porter Shop Areas (1 lane per day)	\$	544.87
	Total	\$	21,922.52		
	JRRSC Bldg 2	40,000	Office Areas	\$	421.27
			Shop Area (Trash Cans Only & When occupied)	\$	632.42
	Total		\$	1,053.69	

	Fire House (JRRSC 3)	4,200	Office Areas, Entries, Hallways, Conference Rooms, Shop Trash Cans	\$ 515.00
			Restroom Areas	\$ 276.04
			Total	\$ 791.04
Warm Springs Rail Service Center		140,907	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 4,247.72
			Restroom Areas	\$ 3,184.76
			Break Room	\$ 1,061.93
			FIT Factory	\$ 353.29
			Day Porter Office Areas	\$ 908.46
			Day Porter Shop Areas	\$ 453.20
			Total	\$ 10,209.36
Frontline Headquarters (FLHQ)		100,000	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 5,640.28
			Restroom Areas	\$ 4,060.26
			Break Room	\$ 1,127.85
			FIT Factory	\$ 451.14
			Sky Light	\$ 300.00
			Day Porter	\$ 1,893.14
			Total	\$ 13,472.67
	Building 5 (CNG)	1,200	Restroom Areas	\$ 89.61
			Office/Break Room	\$ 106.09
			Day Porter	\$ 843.57
			Total	\$ 1,039.27
Timpanogos	Building 1	5,880 total for the campus	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 870.35
	Building 2		Restroom areas	\$ 704.52
	Building 3		Break Rooms	\$ 414.06
	Building 7		Fit Factory	\$ 82.40
	Building 9		Day Porter	\$ 2,433.89
	Trailer 1			
	Trailer 2			
	BRT Offices		Total	\$ 4,505.22
Provo FR Hub	Customer Service/ Police Office/ Operator Breakroom	2,200	Office Areas, Entries, Hallways & Stairways, Conference Rooms	\$ 497.49
			Break Rooms	\$ 216.30
			Restroom Areas	\$ 367.71
			Glass Shelters & Garbages on Platform	\$ 270.89
			Day Porter	\$ 540.75
			Total	\$ 1,893.14
Riverside	Building 1	6,400	Office Areas, Entries, Hallways, Conference rooms, Break Rooms	\$ 592.25
			Restroom Areas	\$ 429.51
			Total	\$ 1,021.76
	Building 3	26,000	Office area	\$ 352.26
			Restroom Areas	\$ 382.13
			Total	\$ 734.39
	Building 4	1,600	Rest Room, Sink	\$ 236.90
			Total	\$ 236.90
Tooele		200	Restroom & Breakroom	\$ 600.00
			Total	\$ 600.00

Police Building (Murray Police)		6,500	Office Areas, Entries, Hallways, Conference rooms, Break Rooms	\$ 1,519.25
			Total	\$ 1,519.25

Special Request: Stripping and waxing floors, gum removal, etc	Hourly rate (As needed)	\$ 39.50
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Total per month	Total for 12 months	As needed Estimate	1st Option Year Total
\$ 94,312.17	\$ 1,131,746.04	\$24,000	\$ 1,155,746.04