

Agenda of Special Meeting

The Board of Trustees Mineral Wells ISD

A Special Meeting of the Board of Trustees of Mineral Wells ISD will be held Monday, July 18, 2022, beginning at 12:00 PM in the District Services Complex.

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. **Call to Order/Establish Quorum**
2. **Public Comment**
3. **Discuss, Consider, and Take Any Necessary Action Regarding the Blissitte Quit Claim Deed** **2**
Presenter: David Tarver, Assistant Superintendent
4. **Discuss, Consider, and Take Any Necessary Action Regarding the Recommendation to Contract with ABM for Custodial Services** **5**
Presenter: Bobby Mori, Maintenance Director
5. **Adjournment**



BOARD OF TRUSTEES

Agenda Item

MEETING DATE: July 19, 2022

MEETING TYPE:

- Regular Meeting
- Special Meeting

AGENDA ITEM TYPE:

- Action Item
- Non-Action Item

BOARD GOALS (check all that apply)

Academic Goals

- Academic Competitiveness
 - Early Literacy (HB3)
 - Early Math (HB3)
 - Other
- Career Certifications (HB3)

Operational Goals

- Promote Community/School Partnerships
- Fiscal Responsibility
- Safe and Secure Schools

TITLE: Discuss, Consider, and Take Any Necessary Action Regarding the Blissitte Quit Claim Deed.

RECOMMENDED ACTION: It is recommended that the Mineral Wells ISD Board of Trustees vote to convey and quit claim to Karen Blissitte all the rights, title, interest, and claim in or to the described real estate in the Blissitte Quit Claim Deed.

BOARD POLICY/STATE REGULATION/LAW REFERENCE (if applicable):

OVERVIEW:

All of that approximate 0.177-acre tract of land more particularly described as all of Lot 12, Block 15 of the Hines & Koester Subdivision, a portion of the Morningside Park Addition to the City of Mineral Wells, Palo Pinto County, Texas, according to plat recorded in Volume 2, page 75 of the plat records of Palo Pinto County, Texas.

FISCAL IMPACT: _____

ATTACHMENTS: Blissitte Quit Claim Deed

DEPARTMENT(S) SUBMITTING FORM: Human Resources

DEPARTMENT SIGNATURE/APPROVAL: _____

STATE OF TEXAS §
 §
COUNTY OF PALO PINTO §

This instrument was acknowledged before me on this the ____ day of _____, 2022, by _____, Board President of the Mineral Wells Independent School District Board of Trustees.

Notary Public, State of Texas

My Commission expires:

ACCEPTED:

By: _____
Karen Blissitte, Executrix of the Estate of Tommy Alan Blissitte
Grantee

STATE OF TEXAS §
 §
COUNTY OF PALO PINTO §

This instrument was acknowledged before me on this the ____ day of _____, 2022, by _____.

Notary Public, State of Texas

My Commission expires:

AFTER RECORDING, PLEASE RETURN TO:

Karen Blissitte
1306 S.E. 22nd Street
Mineral Wells, Texas 76067



BOARD OF TRUSTEES
Agenda Item

MEETING DATE: 7/18/22

MEETING TYPE:

- Regular Meeting
- Special Meeting

AGENDA ITEM TYPE:

- Action Item
- Non-Action Item

BOARD GOALS (check all that apply)

Academic Goals

- Academic Competitiveness
 - Early Literacy (HB3)
 - Early Math (HB3)
 - Other
- Career Certifications (HB3)

Operational Goals

- Promote Community/School Partnerships
- Fiscal Responsibility
- Safe and Secure Schools

TITLE: Discuss, Consider, and Take Any Necessary Action Regarding the Recommendation to Contract with ABM for Custodial Services

RECOMMENDED ACTION: It is recommended that the Board approve accepting the custodial contract presented by ABM

BOARD POLICY/STATE REGULATION/LAW REFERENCE (if applicable): CH(LEGAL); CH (LOCAL)

OVERVIEW:

MWISD Administration is requesting approval of the Board of Trustees to accept the contract presented by ABM. ABM is the company being requested to receive the competitive bid contract from the previous request for proposals for contract custodial services initiated in May 2022.

FISCAL IMPACT: \$1,027,474.00

ATTACHMENTS: ABM Contract

DEPARTMENT(S) SUBMITTING FORM: Maintenance

DEPARTMENT SIGNATURE/APPROVAL:

Service Agreement

- Janitorial/Custodial Services
- Day Porter Service
- Ambassador Service
- Parking
- Transportation
- Facilities Engineering
- HVAC/Mechanical
- EV Charging Stations
- Other



SERVICE AGREEMENT

This Service Agreement (the "Agreement") is made July 8, 2022, between **ABM Texas General Services, Inc.** ("ABM"), and **Mineral Wells Independent School District** ("Client").

1. **Services.** ABM will provide services to Client or its agent at the location(s) listed on the attached Exhibit A and according to the specifications in Exhibit A (the "Services"). ABM may perform the Services by any reasonable means and shall not be responsible for delays in performance beyond its control.
2. **Term.** This Agreement shall be in effect commencing **September 1, 2022 – August 31, 2025** with the option of two (2) annual extensions upon written agreement, subject to any termination pursuant to the terms and conditions of this Agreement.
3. **Termination.** If Client is dissatisfied with the quality of the Services, Client may inform ABM in writing of the specific areas of dissatisfaction, and if ABM shall fail to substantially correct the deficiencies within 30 days, Client may then terminate this Agreement by thirty (30) days' written notice to ABM. Either party may terminate this Agreement by providing thirty (30) days' written notice to the other party, and ABM may terminate services at any time without notice for nonpayment. All property and equipment furnished by ABM under this Agreement shall remain its property. Upon the termination of this Agreement, ABM shall have a reasonable time to remove its property and equipment from Client's premises.
4. **Price.** Client agrees to pay ABM monthly for the Services in accordance with the schedule attached as Exhibit B. If Client requires issuance of a Purchase Order Number ("PO") in order for ABM to submit an invoice, Client shall provide ABM with a PO promptly upon Contract execution and shall provide ABM thirty (30) days written notice in advance of any change or update to an existing PO. Any PO issued by Client shall note the location listed above and all new, updated and PO renewals must be sent to PO_Update@abm.com and the local ABM point of contact. Invoices shall be distributed by ABM in PDF format via an automated email process unless other arrangements are agreed to in writing by the parties. All third-party fees for billing and invoice processing shall be the responsibility of Client, and shall be billed by ABM to Client as third-party fees are incurred. Payment shall be due within thirty (30) days from the earlier of the date of invoice or the last day of each month for which the Services were performed. A late charge of the lesser of (a) 1.5% per month or (b) the maximum rate permitted by law, shall be paid by Client to ABM on any past due payment not received within fifteen (15) days after the payment due date. If Client's account is referred to an agency or attorney for collection, Client shall reimburse ABM for its attorneys' fees and collection costs. The price is based upon the service area and frequency of the Services in the attached specifications. If there is any change in either, Client and ABM agree to negotiate a reasonable price adjustment.
5. **Price Adjustments.** The attached price schedule is based on present wages and fringe benefits. The parties agree that the Price shall be adjusted due to factors beyond its reasonable control, including but not limited to increases to local, state and/or federal government mandated wage/health and welfare increases; union mandated wage/health and welfare increases and associated payroll costs where applicable; payroll taxes; union pension increases where applicable; subcontracting costs, material costs, or other supply and insurance and cost changes including, without limitation, increases resulting from insufficient labor supply in certain affected markets as of the date incurred. If wage/benefit adjustments above those in effect on the execution date of this Agreement are necessary Client agrees to a proportionate increase in the Price, payable retroactively when applicable. ABM will notify Client as soon as possible if retroactive payments may be due. Client's obligation for such price adjustments shall survive the termination of this Agreement.
6. **Adjustments for CPI.** At the end of each twelve (12) month period during the Term of this Agreement, the price shall be increased by the greater of: (a) three percent (3%), or (b) a percentage equal to the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) during the twelve (12) month period immediately prior to the first day of the then current annual period; provided, however, that the percentage of

increase in the price determined under this provision shall never exceed 5% percent in any twelve (12) month period.

7. Extraordinary Cost Changes. If any extraordinary event affects ABM's costs, upon notice to Client the parties agree to negotiate a reasonable Price adjustment. Such events shall include armed hostilities, riots, strikes, picketing, boycott, acts of God, national financial or economic disturbances, epidemics, pandemics, quarantine or government mandated shutdown, generalized lack of availability of supplies, and other events not reasonably foreseeable or against which ABM reasonably cannot protect itself.

8. Equipment. In event that this Agreement is cancelled or terminated prior to the expiration of its then current term, Client shall pay ABM within thirty (30) days after such cancellation or termination for any unamortized costs of any equipment purchased by ABM for use at the Client's locations. The amortization period shall be based on the date that the equipment was put into service.

9. Holidays. ABM is not obligated to perform Services on the following holidays: New Years' Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. Services on these holidays, when requested, shall be charged on an over-time basis. Further, if such holiday is on the sixth or seventh day of the work week, there shall be an additional charge of a full day at straight time if wages are required to be paid for that day.

10. Indemnification. ABM shall indemnify, defend and hold harmless Client from loss, liability, cost, or expense (including reasonable attorneys' fees) for bodily injury, death, and property damage (hereinafter, referred to as "Claims") but only to the extent Claims are caused by the negligence, misconduct, or other fault of ABM, its subcontractors, agents, and employees, and which arise out of Services performed under this Agreement. The foregoing provision shall only benefit Client if Client notifies ABM in writing of such Claim within five (5) days of same being reported to Client or its representative. Notwithstanding the foregoing, if ABM is required by Client to clean or wax floors when being used by employees, customers, tenants, or visitors, ABM shall not be responsible for any Claim in connection therewith. ABM shall not be liable for delay, loss, or damage caused by warfare, riots, strikes, boycotts, criminal acts, acts or omissions of others, fire, water damage, natural calamity, or causes beyond ABM's reasonable control. ABM shall not be liable for disposal of documents or valuable items left on floors, and Client shall indemnify and hold harmless ABM from Claims for such disposal. Client agrees to keep its facilities in a safe condition and in conformance with federal, state, and local laws, ordinances and regulations. Client shall indemnify, defend and hold harmless ABM from Claims to ABM's employees and others resulting from the condition of Client's premises or equipment, but only to the extent same are not caused by ABM's fault.

11. Warranties. ABM DOES NOT REPRESENT OR WARRANT THAT USING THE SERVICES HEREIN OR THAT ANY CLEANING OR DISINFECTING PROCESSES WILL ELIMINATE THE PRESENCE OR RISKS OF SPREADING INFECTIOUS DISEASE AND VIRUSES. ALL SERVICES ARE PROVIDED AS IS, WHERE IS, AND FOR COMMERCIAL USE ONLY WITHOUT ANY REPRESENTATION OR WARRANTY OF EFFECTIVENESS OR SUCCESS. THERE ARE NO OTHER WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION THOSE OF MERCHANTABILITY, SATISFACTORY QUALITY, OR FITNESS FOR A PARTICULAR PURPOSE. ABM EXPRESSLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES THAT CLIENT'S USE OF THE SERVICES WILL SATISFY ANY STATUTORY OR REGULATORY OBLIGATIONS, OR WILL ASSIST WITH, GUARANTEE OR OTHERWISE ENSURE COMPLIANCE WITH ANY APPLICABLE LAWS OR REGULATIONS. ABM ALSO EXPRESSLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES MADE BY THE MANUFACTURERS OR DISTRIBUTORS OF ANY CLEANING PRODUCTS OR EQUIPMENT USED BY ABM TO PERFORM THE SERVICES. CLIENT ASSUMES ALL RESPONSIBILITY FOR DETERMINING WHETHER THE SERVICES AND SELECTED CLEANING PRODUCTS AND EQUIPMENT ARE SUFFICIENT FOR CLIENT'S DESIRED PURPOSES.

12. Insurance and Taxes. ABM agrees to maintain in full force and effect during the term of this Agreement the following insurance coverage for the work performed for Client under this Agreement:

- a. Commercial General Liability insurance with limits for bodily injury and property damage of not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate;
- b. Commercial Automobile Liability insurance with limits of liability for bodily injury and property damage of not less than \$1,000,000 per occurrence; and

- c. Workers Compensation insurance with statutory limits and with an Employers Liability Coverage of at least \$500,000.
- d. Sexual Misconduct & Molestation Liability insurance with limits of \$3,000,000 per victim.
- e. Excess or Umbrella Liability insurance on a follow-form basis with respect to the Commercial General Liability, Employers' Liability, Commercial Automobile Liability, and Sexual Misconduct & Molestation Liability of not less than \$5,000,000 per occurrence, \$5,000,000 general aggregate.

ABM has the right to be self-insured where permitted by state law or to provide such coverage subject to a deductible or self-insured retention. ABM will provide Client with a certificate of insurance describing the coverage provided in accordance with these provisions and include Client as an additional insured. ABM, Client, and their insurers shall waive all rights of subrogation against one another for property damage claims. ABM shall be responsible for paying all payroll-based taxes affecting its employees. Client agrees to pay for any sales and use taxes as well as increases in any taxes, workers' compensation, liability insurance, and other similar expenses of ABM.

13. Independent Contractor. ABM is an independent contractor and all persons employed to furnish the Services hereunder are employees of ABM and not of Client. The employees performing the Services for ABM will be employees of ABM, and ABM will pay for all wages, expenses, federal, and state payroll taxes and any similar tax relating to such employees; and will provide uniforms in accordance with ABM's established standards. If during the term of this Agreement or for ninety (90) days thereafter, Client directly or indirectly retains the services of any ABM employee, or former ABM employee within six (6) months of that employee's termination date who has provided services to Client on behalf of ABM, Client agrees that ABM will be damaged, but that the amount of this damage will be difficult to determine. Accordingly, Client agrees that for each such ABM employee hired by Client, Client will pay ABM the equivalent of one (1) year of that employee's annualized compensation while with ABM as liquidated damages. The foregoing shall not apply if the employee is hired by Client as a result of such employee's response to any general and public solicitation for positions (e.g., through newspaper advertisement, job board site, company website or headhunter).

14. Employees. Upon written request by Client, ABM will remove from service any employee assigned to Client's premises who has engaged in improper conduct, including without limitation, a breach of Client policies or failure to perform the duties herein, provided such request is in accordance with applicable laws and collective bargaining agreements. ABM shall supervise its employees through ABM's designated personnel. In the event Client assumes any supervisory duties toward the ABM's employees or directs their acts or services, Client shall assume responsibility and shall indemnify, defend, and hold ABM harmless from loss, liability, or expense arising therefrom.

15. Use. Client consents to ABM's use of Client's name, trademark, and/or logo in promotional materials, publicity releases, advertising, or any other similar publications or communications.

16. Notices. Notices, requests, demands, etc., shall be written and delivered or mailed with postage prepaid

to Client at:
 Mineral Wells ISD
 906 Southwest 5th Avenue
 Mineral Wells, TX 76067
 ATTN: Bobby Mori

to ABM at:
 ABM Texas General Services, Inc.
 11651 Plano Road, Suite 200 & 300
 Dallas, TX 75243
 ATTN: Myron Luckenbach

With a copy to:
LegalNotice@abm.com
 Attn: Deputy General Counsel

17. Keys. ABM shall not be provided master keys to any property. Should access to a master key be required, Client will provide a key box or lock box for such master key(s) at the property. Notwithstanding anything to the

contrary in this Agreement, ABM shall not be responsible for any damages including, without limitation, any costs incurred in re-keying or changing locks caused by the loss or theft of such key(s).

18. Force Majeure. Neither party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes, to the extent beyond its reasonable control: acts of God, accident, riots, war, terrorist act, epidemic, pandemic, quarantine or government mandated shutdown, civil commotion, breakdown of communication facilities, natural catastrophes, strikes, fire, explosion, generalized lack of availability of supplies. For the avoidance of doubt, Force Majeure shall not include a party's financial inability to perform its obligations hereunder. The party affected by Force Majeure must provide prompt written notice (in no event more than two (2) business days) to the other party upon the onset of the Force Majeure event, and such notice shall describe the event in detail with a reasonable approximation of the expected duration of the event's effect on the party.

19. Entire Agreement. This Agreement contains the entire agreement between the parties. All prior negotiations between the parties are merged in this Agreement, and there are no understandings or agreements other than those incorporated herein. This Agreement may not be modified except by written instrument signed by both parties. In the event of conflict between any of the foregoing provisions of this Agreement and any other contract, purchase order, agreement or specification between the parties, this Agreement shall be controlling. This Agreement shall inure to and bind the successors, assigns, agents and representatives of the parties.

20. General Provisions. This Agreement shall be interpreted so that all of the provisions herein are given as full effect as possible. If any term of this Agreement is to any extent illegal, otherwise invalid, or incapable of being enforced, such term shall be excluded to the extent of such invalidity or unenforceability; all other terms hereof shall remain in full force and effect; and to the extent permitted and possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which shall constitute the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

MINERAL WELLS INDEPENDENT SCHOOL DISTRICT

ABM TEXAS GENERAL SERVICES, INC.

By: _____

By: _____

Name: _____

Name _____

Title: _____

Title: _____

Date: _____

Date: _____

Exhibit A

Service Locations

Mineral Wells High School
3801 Ram Blvd.
Mineral Wells, TX 76067
Square Footage: 272,381

Mineral Wells Junior High
1301 SE 14th Avenue
Mineral Wells, TX 76067
Square Footage: 107,624

Lamar Elementary School
2012 SE 12th Street
Mineral Wells, TX 76067
Square Footage: 94,762

AG Building
Square Footage: 300

Stadium Press Box
Square Footage: 5,500

Baseball Dressing Room
Square Footage: 450

Softball Dressing Room
Square Footage: 450

Total Square Footage: 708,588 Square Feet

Travis Elementary School
1001 SE MLK, Jr. Street
Mineral Wells, TX 76067
Square Footage: 87,950

Houston Elementary School
300 SW 13th Street
Mineral Wells, TX 76067
Square Footage: 61,500

Administration Building
2012 SE 12th Street
Mineral Wells, TX 76067
Square Footage: 59,581

Stadium Field House including concession stand restrooms
Square Footage: 17,000

Baseball Press Box includes windows
Square Footage: 300

Softball Press Box includes windows
Square Footage: 90

Track Press Box includes windows
Square Footage: 700

Exhibit A

Scope of Services

A. Management: The Contractor will provide managers to oversee daytime and nighttime operations in custodial services. The Contractor ownership and area manager will provide additional support.

The Contractor will pay all wages, taxes, insurance, and benefits for these employees. The Contractor will provide custodial management with personal training, material, and technical support training necessary for the management of the custodial department.

The Contractor will be responsible for daily operations and emergency calls, on a full-time basis twenty-four (24) hours per day, 365 days per year, and fifty-two (52) weeks per year. The Contractor will provide the local managers with a cell phone for immediate response to the district administration. Contractor will also provide additional communication for the District administration to area managers and ownership.

B. Background Checks: The Contractor bears the responsibility to provide full District approved background checks for criminal history and prior job performance on each employee, new and returning as well as fingerprinting (district machines) of new and returning employees. Copies must be provided to the district before the start date.

C. Employment: It will be the right and responsibility of the successful contractor to adjust time schedules as required with district approval for the success of the services provided. The contractor will perform all duties pertaining to new employment, employee status whether it is termination or promotion, and all recommendations pertaining to these personnel. The district reserves the right of approval of all custodial employees and the Contractor will notify the district of any employment changes. The Contractor further agrees that upon request of the district, it will remove from the district's premises, or from employment, any employee who, in the opinion of the district, is guilty of improper conduct, not qualified to competently perform the work assigned, or whose presence is deemed detrimental to the District's best interest.

D. Duties: The frequency of duties as determined by the district is attached. Any alteration of these duties will be approved by the district. These are minimum frequencies and may be changed to ensure the district's satisfaction.

a. Dedicated Project Manager will be responsible for opening and securing buildings during the normal cleaning day or night. Manager to be available to district full-time.

b. Upon notification from the district, the contractor will reschedule employees to cover clean-up duties after any of the district's sponsored activities at night or on weekends at no additional cost.

c. The gymnasium, stadium including press box, concession stands, track, baseball/softball complex restrooms or any other special event areas will be prepared before each game or school-sponsored event and will be in "game ready" condition. During the events held at these locations, the above restrooms and areas will be monitored and serviced, restocked, and cleaned as needed during all athletic and extracurricular events.

d. The contractor will hire (at their cost) a subcontractor that specializes in gym floor maintenance including screening and sealing gym floors with a minimum of two (2) coats of a sealant as well as other wooden floors or stages once per year, usually during the summer. The district will identify any wooden floors to be screened and sealed.

- e. Any subcontractors for this service must be approved by the district.

E. Exclusion of Duties:

- a. Mechanical maintenance except duty to report such.
- b. Any internal kitchen cleaning and kitchen supplies.
- c. Weekend cleaning or setup for any non-District events, unless requested by the District at an additional charge as determined by the hourly overtime rate per hour.
- d. Moving of heavy furniture, supplies, or equipment, except when ample employees are available.
- e. Changing of light bulbs except in fixtures at normal room height.
- f. Post-construction clean-up of new or renovated facilities, except at an additional charge negotiated with the district.
- g. Removal of any medical waste, such as hypodermic needles, etc. from the nurses' office. The district will be responsible for the proper disposal of such waste.
- h. Cleaning of any computers, computer accessories, or any other sensitive equipment that should be cleaned and maintained by the user.

CLEANING SPECIFICATIONS and FREQUENCIES

Listed below are specifications and frequencies for specific areas. Frequencies during the contract may be adjusted to the District's satisfaction. Daytime custodians will be available to the building Principal as needed for sanitation and assistance.

Staffing must be based on 260 compensatory days over a 12-month period. This includes paid time off (PTO) and sick time.

Cleaning Specifications by Building Type		
<i>Cleaning Specifications-Classroom, Offices, Laboratories, Auditoriums</i>		
Duty	Description / Location	Days/Weeks
Sweep	Sweep all hard surfaced floors w/ dust control tool	5
Vacuum	Vacuum carpeted areas	5
Damp Mop	Entries, lobbies, and corridors	5
Spot Mop	all classrooms	4
Dust	all baseboards	5
Apply Finish	Strip hard-surfaced floors, apply non-slip finish	1× / Year
Carpet Spotting	Remove spots/stains	As required
Carpet Shampoo	Top shampoo/heavy extraction	2× / Year (Classrooms)
High Dust	High-level edges and surfaces not listed for daily dusting	Monthly
Dust	Lighting fixtures not normally done daily	1
Dust	Wood furniture-desks, podiums, shelves, etc. clean surfaces	1
Wash	Window inserts on doors	As required
Wash	Interior reflecting surfaces	1× / Year

Clean restrooms	Clean and disinfect hand basins, commodes seat and seat cover, towel and paper fittings. Clean and polish metal and mirrors. Remove marks from doors/partitions. Replenish soap, towels, toilet paper, etc. Spot wash walls, partitions, doors. Monitor throughout the day.	5
Clean and polish	Water fountains	5
Polish furniture	Use suitable polish	1
Clean glass	Entrance doors, partitions, and panels	5
Stairs	Stairs and landings, rails, and edges	5
Painted surfaces	Clean, remove marks on walls, doors, and jams	As required
Wash walls	All interior wall surfaces	As required
Windows	Spot clean	As required
Venetian Blinds	Damp clean	2× / Year
Chalkboard	Wash completely	1
Glass tops	Furniture glass tops	5
Classroom furniture	Clean as needed, arrange	5
Waste buckets	Empty and damp wipe	5
Window washing	Interior of all exterior windows	2× / Year
Ceiling vents	Dust and damp wipe	4× / Year
<i>Cleaning Specifications-Public Areas, Lobbies, Stairs, Elevators, Hallways</i>		
Duty	Description / Location	Days/Weeks
Vacuum	All runners, mats, etc. (Provided by the district)	5
Dust	pictures, sculptures, logos, decorative fixtures	2
Damp wipe	Handrails and banisters	5
Hallways	Sweep and police	5

<i>Cleaning Specifications-Showers, Locker Rooms, Weight Rooms, etc.</i>		
Duty	Description / Location	Days/Weeks
Ceramic tile areas	Showers, locker rooms, floors, and restroom walls, using an approved disinfectant	5
Floors	Sweep, mop, vacuum	5
Floors	Damp mop gym, weight room	5
Cafeteria/Dining area	Floors stripped/refinished	1× / Year
<i>Additional services to be bid per building per service as requested</i>		
Duty	Duty	Duty
Window washing	Exterior windows	1× / Year
Football stadium press box	Exterior windows	1× / Year

High dusting areas	Gymnasiums	1× / Year
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The contractor shall instruct day-shift custodians, Monday through Friday, to check and maintain lobbies and restrooms, in addition to being available to answer emergency clean-up spills, or special events cleaning, etc. in all the district buildings.

The contractor shall empty all indoor and outdoor waste containers, remove waste and take to dumpsters, and shall keep dumpster areas clean and free of debris and litter five (5) days per week.

The contractor shall assist the Maintenance Staff in clearing snow and ice from entrance and sidewalks. The District will provide de-ice materials.

The contractor shall monitor trash at building entrances and walkways to the curb daily.

The contractor will provide supplies for cleaning the cafeteria. The contractor is responsible for cleaning all tables, chairs, and floor in eating area.

Exhibit B
Pricing and Payment of Schedule

Pricing effective September 1, 2022- August 31, 2023

Annual Cost- \$1,027,474.00

Monthly Cost- \$85,622.83