

VANGUARD CLEANING SYSTEMS

Proposal Prepared for *Bellavita at Green Tee*



SOLUTION AND SERVICE SCHEDULE

Proposal Prepared for Bellavita at Green Tee

For Premises Located at:

1548 North Riviera Circle
Pearland, Texas 77581

You have selected services including:

- | | |
|-------------------------|--|
| CORE JANITORIAL | Daily and evening janitorial services for your facility. |
| SPECIAL SERVICES | Floor work, carpet extraction, deep cleaning, and more. |
| CONSUMABLES | Critical supplies that your facility needs and uses every day. |

December 8, 2022

Notice of Confidentiality

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OFFICE, CONFERENCE, ENTRY AND LIBRARY

Completed One Time Per Week:

- Empty and remove trash and recycling*
- Clean entrance glass doors and damp wipe door frames
- Remove debris from entrance thresholds
- Clean behind doors
- Return chairs, furniture, and waste containers to proper positions
- Full vacuum carpeted areas and entrance floor mats
- Full and thorough detail mopping of all hard surface flooring
 - Floor mats will be moved before cleaning and returned after floor is dry
- Dust the following items:
 - Furniture, desks, chairs, tables, exteriors of cabinets, window ledges, windowsills, picture frames and horizontal surfaces
 - Do not move furniture, books or puzzles.
 - Papers and items on these surfaces will not be moved
 - Computers, monitors, and televisions are exempt due to liability
- Remove cobwebs

Completed One Time Per Month:

- Dust if accessible:
 - Blinds
 - High reach items including shelves, ledges, fans, vents, and HVAC grills (below 12 ft)
- Dust chair bases
- Dust or vacuum baseboards, edges, and corners
- Vacuum upholstered furniture (Lobbies and Waiting Areas only)

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KITCHEN AND BREAKROOM AREAS

Completed One Time Per Week:

- Empty and remove trash and recycling*
 - Clean wall adjacent to waste containers
- Restock paper towels, hand soap, and other supplies*
- Clean and disinfect:
 - Sinks, tabletops, chairs, counters, and spot clean exteriors of cabinets
 - Light switches
 - Bright work on door handles, push plates, push bars, kick plates, and hand railings
 - Exterior and interior of microwave ovens
 - Exterior of refrigerators
 - Exterior of waste containers
- Vacuum all carpeted areas and floor mats
- Full and thorough detail mopping of all hard surface flooring
 - Floor mats will be moved before cleaning and returned after floor is dry
- De-scale lime and calcium deposits from all countertops, sinks, and faucets
- Dust window ledges, windowsills, picture frames and horizontal surfaces
 - Papers and items on these things will not be moved
- Remove cobwebs

Completed One Time Per Month:

- Dust if accessible:
 - Blinds
 - High reach items including shelves, ledges, fans, vents, and HVAC grills (below 12 ft)
- Dust or vacuum baseboards, edges, behind doors, and corners
- Dust chair bases

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RESTROOM AREAS

Completed One Time Per Week:

- Empty and remove trash*
- Restock toilet paper, paper towels, hand soap, and other supplies*
- Clean and disinfect:
 - Toilet bowls, toilet seats, and urinals
 - Sinks, faucets, and countertops
 - Spot cleaning of partition walls
 - Showers
 - Dispensers and door handles
 - Clean wall adjacent to paper towel and soap dispensers
- Sweep all hard surface flooring
- Full and thorough detail mopping of all hard surface flooring
 - Floor mats will be moved before cleaning and returned after floor is dry
- Clean mirrors, glass, and chrome fixtures
- De-scale lime and calcium deposits from all basins, countertops, sinks, and faucets
- Clean and disinfect touch points including:
 - Light switches
 - Bright work on door handles, push plates, push bars, kick plates, and hand railings
- Flush floor drain with water to reduce odor
- Dust tops of partition walls and doors
- Remove cobwebs

Completed One Time Per Month:

- Dust high reach items including shelves, ledges, fans, vents, and HVAC grills (below 12 ft)
- Dust or vacuum baseboards, edges, behind doors, and corners

*Client is responsible for supplies such as trash liners, soap, toilet paper, hand towels, etc. Purchase of these products can be arranged through Vanguard.

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FITNESS CENTER

Completed Each Visit:

- Wipe down all equipment
- Empty and remove trash*
- Clean mirror walls
- Vacuum gym floors
- Restock gym wipes

DANCE FLOOR & STAGE

Completed Each Visit:

- Full and thorough detail mopping of all hard surface flooring
 - Floors will be treated with Bona per customer request (customer provided)

SPECIAL SERVICE PRICING

Hard Floors...

- VCT Strip & Wax - .40 per square foot
 - Floors will be completely stripped of existing wax and replaced with multiple coats of new wax.
- VCT Scrub & Recoat - .25 per square foot
 - Floor will be stripped of 2-3 layers of existing wax and replaced with at least 2 additional coats of new wax.
- Floor Buff - .13 per square foot
 - Thin layer of wax will be applied and buffed for shine.

Carpeted Areas...

- Carpet Extraction - .25 per square foot
 - Carpet will be thoroughly cleaned using a carpet extractor.

****Additional Special Services Available and Quoted Upon Request***

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PRICING SUMMARY AND AGREEMENT

OUR APPROACH IS PROVEN AND MAKES IT EASY FOR YOU TO GET SERVICES STARTED.



The Cleaning Services described in the preceding Service Schedule are bid on the estimated time it will take our team to deliver all cleaning services defined during our sales / assessment period.

Pricing Prepared for **Bellavita at Green Tee**

The Areas / Services are broken down as follows:

Area / Label	Service Type	Frequency	Monthly Price
Community Center & Library	Day Cleaning	One Time Per Week	\$1,485.00

The total monthly price: \$1,485.00

Any additional services, projects, and consumables can be assessed, bid and added to our services per the customer's request at any time.

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VANGUARD CLEANING SYSTEMS OF HOUSTON | SERVICE AGREEMENT

The undersigned Client hereby accepts the proposal of Vanguard Cleaning Systems for janitorial services for Client's premises located at:

1548 North Riviera Circle, Pearland, Texas 77581

With the following terms:

1. Beginning _____ Vanguard Cleaning Systems of Houston ("Company") will arrange for the delivery of the professional commercial cleaning services (priced monthly) described on the preceding "Service Schedule" as follows (to accept, please initial here):

_____	Community Center & Library	One Time Per Week	Day Cleaning	\$1,485.00
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Carpet Shampoo, Stripping and Waxing of tiled areas, Scrubbing and Recoating with wax, and Window Cleaning services are available upon request at an additional charge.

2. Client accepts that the services to be provided under the Service Schedule will be delegated by Company to an independently-owned Vanguard Cleaning Systems® franchisee or subcontractor (each, a "Service Provider."). Client agrees to inform Company if dissatisfied with the Service Provider or the services.

3. The contract price under "Pricing and Specifications" on the Service Schedule is applicable for one year from the date of this Agreement for the services identified on, and to be delivered at the intervals provided in, the Service Schedule. The price is subject to adjustment based upon substantial changes in occupancy or cleaning requirements. The agreement shall be renewable on the anniversary date with the same terms and conditions, unless either party shall give written notice of termination, at least (45) days prior to said anniversary date. Otherwise, this agreement may be terminated for non-performance only, and the terminating party must give the other party written notice specifying in detail the nature of any defect in performance. The non-terminating party shall have (30) days to cure, to the reasonable satisfaction of the terminating party. If satisfaction is not achieved the terminating party shall notify the non-terminating party in writing of failure to cure between the 25th day and the 30th day, and give (30) days notice of cancellation thereafter. All written notices shall be via certified mail. Upon cancellation of this Service Agreement Client must pay in full any and all outstanding invoices to Company to make cancellation valid. Cancellation date of this contract will be determined by the postmark date of final payment received plus 30 days.

4. Client will be invoiced each month for that month's service, with payment due by the last day of that month's service (Net 30). Payments not received within 10 days of the invoice due date are delinquent and subject to a service charge. Company can suspend services pending receipt of late payments without liability. The contract price excludes any use tax, tax on sales, services or supplies, or other such tax, which

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are payable by Client. Client will reimburse Company for any taxes paid by Company on Client's behalf. Invoices for services should be sent to:

Billing Contact: Shannon Boogades Phone: 832-901-8585 Tax Exempt
Billing Email: inframark@payableslockbox.com

5. Services are not provided on New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, unless separate arrangements are made for an additional charge. The contract price is not pro-rated or reduced for non-performance of scheduled services on the noted holidays.

6. Client will deliver to Company with a signed copy of this Agreement one set of keys for the Service Provider, which will be returned to Client if this Agreement is cancelled. Client understands that Service Provider cannot make an agreement on Company's behalf.

ACCEPTED:
Ken Smith
Bellavita at Green Tee

Vanguard Cleaning Systems of
Houston

PRESIDENT HOA
Title
12/27/2022
Date Signed

Title

Date Signed

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