

## SERVICE CONTRACT

Agreement made this day 2/11 2019, between Idaho Cleaning & Maintenance LLC, hereafter referred to as ICAM and Taylor's Crossing Public Charter School; hereafter referred to as Customer.

This agreement shall be in affect beginning 2/14, 2019 and shall remain in effect until June 30, 2020. The contract may be continued thereafter for successive periods of 1 year upon mutual agreement of specifications and price.

Customer shall be able to cancel this agreement for cause, if ICAM fails to substantially correct any problems within two (2) working days. Such cancellation will take effect thirty (30) days from the time written notice of cancellation is received by ICAM. Should there be any problems of such a serious nature that no resolution can be made, cancellation may be immediate.

ICAM may cancel this agreement at any time for nonpayment, or for any other reason. Such cancellation will take effect thirty (30) days from the time written notice of cancellation is received by Customer.

Price for janitorial service shall be: \$111.00 per service day.

Price for Maintenance services shall be: \$25.00 per man hour.

Material(s) costs for maintenance issues will be the responsibility of Customer.

Price for extra cleaning services (not listed in the janitorial specifications section below) shall be: \$18.00 per man hour if work is done by janitorial staff or \$20.00 per man hour if work is done by maintenance staff.

No price increase shall be made during the period of this contract except for Government mandated Minimum Wage, Benefits, or Tax increases. Such increases shall be agreed upon by both parties.

ICAM shall bill Customer at or near the midway point of each month for that month's service.

Payment shall be made to ICAM by the 20<sup>th</sup> of the following month for the previous month's service. Customer agrees to pay all costs resulting from efforts to collect past due accounts, including but not limited to late fees, collection costs, attorney fees and court costs.

ICAM will honor the following holiday schedule: New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas Days. If Customer requires ICAM to perform services on any of these days, Customer agrees to pay ICAM an amount equal to one and one half times the contracted amount.

ICAM agrees to hold Customer harmless for any damages resulting from negligence or wrong doing of ICAM's personnel or management. Customer agrees to hold ICAM harmless from any damages resulting from negligence of Customer's Personnel or management or condition of

facility or natural disaster.

Contractor is an independent contractor and all persons employed to furnish services hereunder are employees of Contractor and not of Customer. In the event any employee or former employee of Contractor or its affiliates are employed by Customer or by any of Customer's affiliates during the term of this agreement, or within 90 days after its termination, to perform duties performed by Contractor, Customer agrees to pay to Contractor a fee equal to 10 percent of the annualized compensation of each such employee or former employee.

### **Contract Specifics**

Idaho Cleaning & Maintenance LLC will provide all cleaning equipment, chemicals and tools to perform prescribed duties. ICAM does not include supplies used and consumed in rest rooms and offices such as hand soap, hand towels, toilet tissue, facial tissue, trash can liners, light bulbs and tubes. These items may be provided upon request of Customer.

ICAM carries Workers Compensation and Property Damage Insurance / Contractors Public Liability Insurance with limits of \$ 2,000,000.00. All ICAM employees are covered under our \$50,000.00 blanket Fidelity Bond. ICAM pays all State Unemployment Insurance and Federal Unemployment Insurance and taxes.

Regular supervision is maintained over all working personnel. ICAM's service operates 24 hours a day to better serve Customer needs. It is ICAM's job to see that all of our activities are properly coordinated with the Customer's operations. ICAM will modify assignments if and when necessary, instruct, inspect and correct the working personnel, make needed adjustments, check requisitions and dispense supplies and equipment, train new employees, make "on the job" inspections with or without the Customer's own representative, and do everything possible to assure quality and complete harmony between ICAM's employees and Customer.

### **Janitorial Specifications**

Daily Service Monday through Friday

1. Gather and dispose of trash in all common, rest room and administration areas.
2. Change torn or soiled trash can liners.
3. Clean entrance door glass and frames.
4. Spot clean common area walls and carpets.
5. Clean administration office areas including dusting, washing of counters, and spot cleaning of carpets and walls.
6. Clean and organize tables and chairs in High School commons.
7. Clean and polish drinking fountains.
8. Dust common area ledges as needed (top of lockers, window and wall hangings).
9. Vacuum carpets and walk off mats.
10. Clean and sanitize rest room fixtures.
11. Clean and refill rest room dispensers from building stock.
12. Clean rest room mirrors and frames.
13. Wash rest room partitions and walls as needed.

14. Sweep and wet mop rest room tile floors.
15. Spot shampoo carpets as needed to remove stains as they appear.
16. Maintain janitorial storage room in a clean and orderly manner.
17. Wash Gym doors and push bars as needed.
18. Secure lights and doors upon completion of work

Weekly Service Two times per week


1. Vacuum classroom carpets. There are 17 classrooms and Library that are carpeted. Therefore 7 + of them would be done each night. K-8 will be done Wednesday and Friday.
  - a. Monday Elementary Rooms 9-10, title 1
  - b. Tuesday High school Rooms 11-15, library
  - c. Wednesday Elementary Rooms 0-8, title 1
  - d. Thursday Elementary Rooms 9-10, High school Rooms 11-15
  - e. Friday Elementary Rooms 0-8, Library
2. Sweep and wet mop science room tile.
3. Clean counters and sinks in classrooms as needed on vacuum night.
4. Wash Library counters.

Weekly Service One time per week

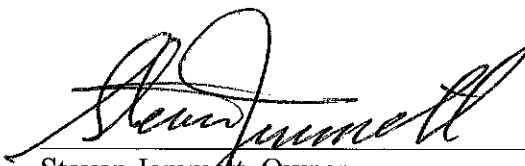
1. Clean and disinfect interior door push areas and knobs or handles.

SIGNATURE LINES:

Taylor's Crossing Public Charter School  
 1445 N. Wood River Dr.  
 Idaho Falls, ID 83401

Signature   
 Title Chairman of the Board  
 Date 2-13-19

Idaho Cleaning & Maintenance LLC  
 5476 Free Ave.  
 Iona, ID 83427

  
 Steven Jemmett, Owner  
 Date Feb 11, 2019

These signatures are binding and shall remain in affect should ownership change for either party, or should office management change, and are subject to the cancellation clause of this agreement.

**EXTRA JANITORIAL PURCHASED SERVICES AVAILABLE**

window cleaning and hard water removal  
carpet shampooing  
carpet de-static control  
upholstered furniture shampooing  
construction clean up  
emergency clean up  
floor stripping, refinishing, cleaning and buffing

**EXTRA MAINTENANCE PURCHASED SERVICES AVAILABLE**

high speed floor buffing and cleaning off black marks  
pressure washing services  
lighting retrofitting to modern led  
re-lamping and light fixture cleaning  
oil treatment of paneling and wood furniture  
rest room and office consumables purchase program  
wall washing  
minor painting