



Jose Rodriguez
The Accelerated Schools
4000 S. Main st.
Los Angeles, CA 90037

Thank you for the opportunity to present the Impact Facilities Services Inc Formerly Innovative Commercial Services Inc. proposal for Janitorial Services at 4000 S. Main st. Los Angeles, CA 90037. We look forward to adding **The Accelerated Schools** to our list of satisfied customers.

Please feel free to contact me should you have any questions regarding this proposal. We look forward to working with you.

Sincerely,

Daniel Gonzalez
CEO/Director of Operations
Impact Facilities Services Inc
Cell: (323)530-4241
DG@impactfsinc.com



SERVICE AGREEMENT

This Agreement is made between Impact Facilities Services Inc., (hereinafter referred to as "Contractor") and **The Accelerated Schools**, (hereinafter referred to as "Client"). Client accepts the proposal of Contractor to provide and assure the performance of janitorial services and for the premises located at:

**The Accelerated Schools
TAS-Wahs Campus
4000 S. Main st
Los Angeles, CA 90037**

Beginning on _____, 2024, Contractor will obtain all equipment and materials necessary to perform the services listed in the "Service Schedule." The client agrees to pay **\$9,976.00 per month**, in exchange for services as specified in the "Service Schedule". Professional commercial cleaning services will be performed after business hours. Client agrees to inform Contractor if dissatisfied with the janitorial services so any appropriate corrections can be made.

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. Either Client or Company can cancel this Agreement by giving 30 days advance written notice of cancellation to the other party. Any modification to this Agreement must be in writing and signed by Client and Contractor.

Contractor will issue invoices in advance, on the first day of every month. Full payment is due and payable thirty days (30) from the invoice date. Payments not received by the 10th of the month in which they are due are subject to a service charge of 10%. Contractor can suspend janitorial services pending receipt of late payments without liability. Client is responsible for trash can liners and light bulbs for the property or they may opt to purchase them from the Contractor. Contractor will be reimbursed upon the submittal of receipts at the end of each month. Green Seal chemicals will only be used i.e., disinfectant, glass cleaner on the property premises.

Services are not to be provided on New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, and Christmas Day. Any separate arrangements can be made for an additional charge. Innovative Commercial Services Inc. will use Green Seal chemicals at the property.

Undersigned agree that in the event of disagreement, damage, injury, or any other claim both parties agree to arbitration.

This Agreement shall constitute the entire contract between the parties and all prior and future representations or Agreements, whether written or oral, are merged herein.

ACCEPTED:

By: _____ Date: _____
The Accelerated Schools

Title: _____

By: _____ Date: _____
Impact Facilities Services Inc

Title: _____



IMPACT FACILITIES SERVICES SCHEDULE

GENERAL CAMPUS AREAS- OFFICES, PRIVATE OFFICES, CLASSROOMS, LIBRARY, AND OTHER WORK AREAS

Services Performed Each Visit...

- Dust furniture, desks, chairs, tables, and cabinets.
 - ✓ *Papers and items on this furniture will not be moved unless specifically requested.*
- Vacuum designated carpeted areas.
- Dust mop ceramic and resilient floor areas and spot clean to remove spills and stains.
- Empty waste containers and remove trash to the designated area.
- Remove any items marked “trash”.
- Return chairs, furniture, and waste containers to proper positions.
- Lock designated office doors upon completion of cleaning.

Services Performed Each Week...

- Dust window ledges, tops of partitions.
- Thoroughly wet mop resilient flooring
- Thoroughly vacuum corners and edges
- Clean and sanitize telephones.
- Remove cobwebs
- Remove fingerprints from doors and frames
- Spot clean interior window glass

Services Performed Each Month...

- Dust high reach areas including tops of partitions, shelves, ledges, vents, and HVAC grills.
- Dust venetian blinds.
- Clean baseboards, carpet edges and corners.
- Vacuum upholstered furniture.
- Spot clean carpeted areas
- Buff as needed resilient flooring
- Remove cobwebs.

COMMON AREAS - LOBBY, CONFERENCE ROOMS, HALLS, COPY/MAIL ROOMS, AND OTHER WORK AREAS

Services Performed Each Visit...

- Clean glass lobby door as needed to 8ft
- Vacuum designated carpeted areas, including high traffic walk lanes and carpeted mats
- Empty waste containers, clean and reline, and remove trash to the designated area
- Sweep or dust mop hard surface floor areas and spot clean to remove spills and stains
- Spot clean doors, door frames, walls



IMPACT FACILITIES SERVICES CONTINUED...

Services Performed Each Week...

- Dust window ledges, tops of partitions.
- Dust and remove debris from metal entrance thresholds.
- Remove fingerprints from doors and frames
- Remove cobwebs
- Spot clean interior window glass
- Thoroughly vacuum all accessible carpet and perform minor spot cleaning as necessary
- Damp mop all accessible hard surface flooring

Services Performed Each Month...

- Dust high reach areas including shelves, ledges, vents, and HVAC grills

STAFF LOUNGE AND OR LUNCH ROOM AREA:

Services Performed Each Visit...

- Damp wipe table tops, countertops, and exteriors of cabinets
- Empty trash containers and remove trash to the designated areas
- Damp wipe exterior and interior of microwave ovens
- Spot clean doors, walls, and cabinetry
- Throw out any food on countertops
- Sweep or dust mop and damp mop resilient flooring to remove spills and stains.
- Clean, polish, and sanitize sinks
- Wipe exterior of refrigerator
- Restock paper, soap, and other consumables per client's request

Services Performed Weekly...

- Exterior of refrigerators is included with the normal scope
- Clean exterior and interior of microwaves

Services Performed Each Month...

- Perform high, low, and detail dusting of all reasonably accessible surfaces (to 8 ft.). Vacuum air vent
- Clean inside of refrigerators



IMPACT FACILITIES SERVICES CONTINUED...

RESTROOM AREAS:

Services Performed Each Visit...

- Clean and sanitize restroom sinks, counters, and restroom fixtures including toilet bowls, toilet seats, and urinals.
- Empty trash containers and remove trash to the designated areas.
- Sweep or dust mop and damp mop hard flooring to remove spills and stains.
- Clean and polish mirrors, glass and chrome.
- Clean and sanitize any surface that may come in contact with other people
- Re-stocking of bathroom supplies

Services Performed Each Month...

- Apply and deodorize lavender enzyme cleaner on drains and urinals to prevent sewer gases from coming up
- Wash down all hard surfaces and wipe down to remove dirt and other soils
- Remove all calcium buildup on faucets and surrounding areas

CUSTOMER	SPECIFICATIONS	
<h1 style="text-align: center;">The Accelerated Schools</h1> <p style="text-align: center;">4000 S. Main st. Los Angeles, CA 90037</p>	<p style="text-align: center;">FREQUENCY</p>	<p style="text-align: center;">5x A Week Monday-Friday</p>
	<p style="text-align: center;">MONTHLY SERVICE FEE</p>	<p style="text-align: center;">\$9,976.00</p>
	<p style="text-align: center;">START TIME</p>	<p style="text-align: center;">4:30p.m-9:30p.m</p>

*****Will have a 5 person crew at night including a Lead Custodian*****

Areas to be serviced:

- Office Areas
- Conference Rooms
- Private Offices
 - Hallways
 - Stairwells
 - Lobby
- Classrooms
- Elevator
- Library
- Restrooms