

Green Pristine Cleaning Services



Los Angeles Leadership Academy
2670 Griffin Ave
Los Angeles, CA 90031

Tel: (818) 203-0261

Green Pristine Cleaning Services
6433 Topanga Canyon Blvd #473
Canoga Park, Ca. 91303

April 28, 2021

Dear Customer:

Thank you for allowing Green Pristine Cleaning Services the opportunity to discuss with you your cleaning needs. We are confident that you will be very satisfied with the services that we offer.

Green Pristine Cleaning Service strives to provide superior, routine cleaning services on a daily, bi-weekly or monthly basis to your home or organization. Our goal is to satisfy your cleaning needs with an eco-friendly touch. We are conscious of the effects harsh chemicals and pollution can cause to people and the environment. GPCS is mindful of any toxins that may inhibit the air during cleaning. We are confident you will notice a difference in the way Los Angeles Leadership Academy School is being presented by us partnering together. You can be assured that your teachers, students and staff will have a clean work and learning environment.

Enclosed is a customized proposal for services for your campus. Our cleaning rate is guaranteed for a period of 30 days from the above date and represents a complete cleaning job. If you have any questions or would like to make any adjustments, please feel free to contact me.

If you are interested in working with us, please call or email me so we can set up a meeting for the signing of this proposal and discuss scope of work schedule.

Again, thank you for your time and we look forward to working with you.

Sincerely,

Kevin D. Butler, Owner
Office: 818-203-0261
Email: kbutler@greenpristinecs.com



Services Provided

Green Pristine Cleaning Services has all the necessary labor, materials, equipment, taxes and insurance to do the following work for Los Angeles Leadership Academy, 2670 Griffin Ave, Los Angeles, CA 90031:

Scope of Work

Classrooms (includes Primary and middle school)---3x per week

Front Office ---3x per week

Middle School Library---3x per week

- Remove any and all remaining trash, dirt, and minor debris from classrooms.
- Dust and clean applicable cabinets and shelves **1x per week**.
- Clean and disinfect all washbasins inside and out and countertops with disinfectant cleaner.
- Disinfect desks, tabletops, shields and chairs with disinfectant cleaner (**3x per week**).
- Sweep all carpeted areas.
- Sweep and/or Damp mop and clean all V.C.T. flooring with floor disinfectant cleaner (as needed).
- Refill soap dispenser and paper towels (if applicable).

All hallways, Stairwells and common areas---3x per week

- Sweep inside stairwells, hallways and common areas
- Damp mop and clean all V.C.T. flooring with floor disinfectant cleaner (as needed).

Scope of Work Continued

Bathrooms (Including Staff bathrooms)---3x per week

- Dust all ledges, dispensers and partitions.
- Clean top, bottom and side surfaces, inside and out of all stools and urinals using a disinfectant cleaner.
- Clean both sides of stool seats using a disinfectant cleaner.
- Clean and polish all bright/metal work, plumbing fixtures and related trim to a sanitary condition.
- Thoroughly clean washbasins inside and out.
- Clean mirrors and all counter tops.
- Damp mop and clean all floors using a disinfectant cleaner.
- Wipe clean walls as needed (If necessary).
- Refill soap bottles, paper towels and toilet paper.
- Spot clean all walls.

School Break

- Provide detailing cleaning of classroom floors and carpeted areas
- High dust vents and hard to reach areas.
- Dust and wipe down exposed and applicable walls (If necessary).
- High dust to remove all visible cobwebs using extension poll with Unger Cobweb. Duster Brush system
- Clean the inside of all interior window frames only by vacuum and damp wiping clean

Please see attached addendum for UV Light cleaning

Scope of Work Continued

The Following items are not included or guaranteed:

- Some stains and debris may not be removed.
- Any exteriors including but not limited to walkways, patios, and entries.
- Windows are not included.
- Additional Terms and Conditions apply.

Additional work requested beyond what is stated in “Scope of Work” may be included at an additional cost.

- Detailed Cleaning (suggested 2x per year)
- Strip and wax of floors (suggested 2x per year)
- Interior/Exterior windows
- Maintenance

Statement of Work

Green Pristine Cleaning Services shall provide herein-described service to begin around 6:00pm and to end around 1:00am Tuesday, Wednesday and Thursday.

Green Pristine Cleaning Services understands that changes to service hours may be required and will make every effort to accommodate Los Angeles Leadership Academy School with cleaning schedule adjustments for these unforeseen occurrences or activities.

Green Pristine Cleaning Services does not prorate unless is our error service could not be provided. We observe all major holidays and will start service back on next schedule workday.

If Los Angeles Leadership Academy School is unable to supply needed cleaning materials for the services described, Green Pristine Cleaning Services shall provide any additional cleaning products and equipment for the janitorial services described herein.

Unless specified above: client will supply the following items:

Refillable toiletries including: toilet paper, paper towels, toilet seat covers, urinal screens and blocks, hand soap, and trash liners. Access: keys and codes to facility. Will also provide electricity and water for equipment being used for all cleaning services being provided.

Monthly Service Cost	\$6,900.00
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**IF REQUESTED, WE CAN REVISE THE ABOVE PRICING BY
ADDING OR SUBTRACTING ITEMS**

Standard Disclaimer: The numbers represented above are to be used as an estimate for the projects discussed. The above Cost Summary does in no way constitute a warranty of final price. Estimates are subject to change if project specifications are changed or costs for outsourced services change before being locked in by a binding contract.

Contract and Terms

This contract entered into this _____ day of, _____ 2021 by and between Green Pristine Cleaning Services

(Contractor) and Los Angeles Leadership Academy School, 2670 Griffin Ave, Los Angeles, CA 90031.

WITNESSETH: Whereas, Green Pristine Cleaning Services, the Contractor, is engaged in the business of providing maintenance services to the Community, and

Whereas, the Client wishes to engage the services of the Contractor, Now, therefore, in consideration of these premises and of the mutual covenants herein contained, the parties hereto agree as follows:

1. TERM: The term of this contract will begin on the ___ day of _____ 2021, and continues until such time

as this contract is canceled by giving thirty (30) days notice, in writing, by either party to the other. In event the Client attempts to cancel this contract without giving the required notice, Client will be liable to Contractor for all work already completed and amount equal to 50% of the agreed price as liquidated damages, for the balance of the notice period.

2. SERVICES: Contractor agrees to perform the work set forth with particularity in this proposal, attached hereto and made part hereof. Contractor will furnish all labor, equipment and supplies necessary to perform said work (except what is stated in attach proposal).

3. CIRCUMSTANCES BEYOND CONTRACTORS CONTROL: The performance is subject to and contingent upon strikes, accidents, acts of God, fire, economic disturbances and any other event not reasonably foreseeable beyond reasonable control of Contractor.

4. COMPENSATION: For said services, the Client agrees to pay Contractor the amount as detailed in Exhibit A and A1 within 5 days after due date indicated on invoice received from Contractor. Client will be subject to 15% late fee on payments made 7 days after due date. Contractor shall have the option of canceling this contract upon three days written notice in the event Client fails to pay invoice as herein agreed.

5. ARBITRATION: Should a dispute arise over services performed resulting in Client failing to compensate Contractor, Client agrees to notify Contractor in writing of Clients intention not to compensate. This written notice shall refer to the date of dispute or the last date of service performed. Client agrees to meet with Contractor to settle dispute within 15 days of the last date of service. If either party shall file an action or institute any proceedings in a court of law or any administrative body the prevailing party shall be entitled to recover from the other party all cost and expenses, including attorney fees, incurred by the prevailing party in such litigation and any appeal there from.

6. CHANGE IN SPECIFICATIONS: The price quoted by Contractor is based upon the enclosed specifications (see attached proposal). Should there be any change to these specifications Client and Contractor agree to adjust the monthly price to reflect these changes.

7. OCCUPANCY/VACANCY NOTIFICATION: It is the responsibility of the Client to notify the Contractor, in writing five (5) days prior to any change in the occupancy of the building. This refers to occupancy changes which would increase or decrease the services being provided by this contract. The Contractor reserves the right to negotiate adjustments to rates with Client in regards to changes.

8. INDEPENDENT CONTRACTOR: It is understood and agreed that the relationship of Contractor to Client shall be that of an independent Contractor and that Contractor shall have entire charge, control and supervision of said work and Contractor, accordingly, shall have the sole right to hire and fire all employees working on the Client's premises for Contractor.

9. ADJUSTMENT OF COMPENSATION: If during the existence of this contract: (a) Contractor shall be required to perform additional services, not within the contemplation of this contract; the customer agrees to pay \$45.00 per hour for such additional service.

(b) If Federal, State or Local minimum hourly wage applicable to any Contractor custodian employees is raised to a rate in excess of 5 cents per hour, or if at any time during the term of this contract any such employee's hourly wage rate is raised above that being paid as of the effective date of this contract by reason of negotiation with a collective bargaining agent representing Contractor's employees performing work contemplated by the contract, the Client will thereafter pay Contractor the average monthly increase in Contractor's wage payments to said employees, such average to be computed on the basis of the monthly increase above the wage rate in effect as of the effective date of this

Contract and Terms Continued

contract plus ten (10) percent of such amount. Contractor will notify Client in writing, at least ten (10) days, before new rates become effective.

10. COMPLIANCE WITH LAWS: The Client agrees to keep the premises, which is subject of this contract, in compliance with all applicable laws, rules, regulations, orders and ordinances of the City, County, State and Federal Governments, any departments thereof, insofar as the foregoing in any way affects the performance of this contract by Contractor.

11. APPLICABLE LAW: This contract shall be governed by the laws of the State of California.

12. BINDING EFFECT: This contract shall insure to and bind all parties, their successors, assigns, agents or representatives.

13. NOTICES: All notifications are to be delivered to the addresses or Client or Contractor listed below: 6150 Canoga Ave #212, Woodland Hills, Ca 91367.

14. INDEMNIFICATION: Green Pristine Cleaning Services will indemnify and hold harmless Los Angeles Leadership Academy School and employees hereto from and against any and all loss, cost, claim, liability, or expense (including, without limitation, attorneys fees and disbursements) that may result from negligent use or operation of all equipment, products provided and maintained by Los Angeles Leadership Academy School for use by Green Pristine Cleaning Service and/ or its employees and any breach of the representations and warranties set forth in this contract. The provisions of this paragraph will survive any termination of this agreement.

15. ENTIRE AGREEMENT: This contract contains the entire agreement between the parties. All prior negotiations between the parties are merged in this contract, and there are no understandings or agreements other than those incorporated or referred to herein. This contract may not be modified except by an instrument in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year first written above.

Green Pristine Cleaning Services

Los Angeles Leadership Academy School

By: _____
Kevin Butler, CEO

By: _____
Arina Goldring, CEO / Superintendent