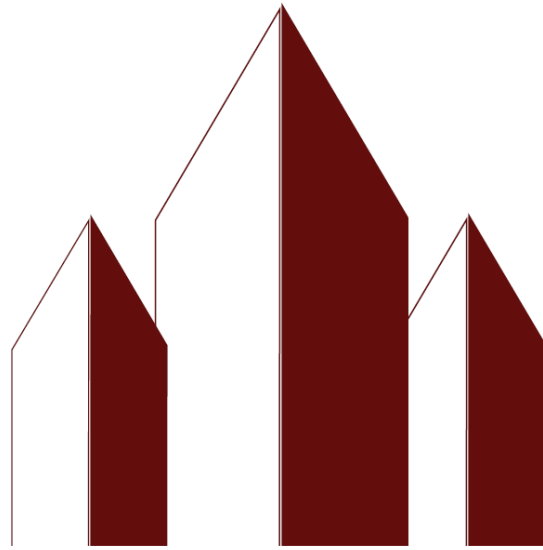




1480 Shiloh Rd NW; Suite 100
Kennesaw, GA 30144
770-672-0318



Commercial Cleaning Proposal

Presented For:

City of Cartersville Water Department

Presented By:

Gary D. Graves | ggraves@stratusclean.com | 770-672-0318
www.stratusbuildingsolutions.com





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June 14, 2024

City of Cartersville Water Department
ATTN: Yvette Moore
301 Douthit Ferry Road
Cartersville, GA 30120

Dear Yvette,

I would like to thank you for the opportunity to provide you with a customized Stratus Building Solutions cleaning and disinfecting proposal for your cleaning needs. After thoroughly measuring your facility, listening carefully to your requirements, and mixing in our professional knowledge of the industry, I think you will find this cleaning program to be detailed and inclusive.

You will find that our services are carried out consistently and, above all, with the highest standards of quality and safety in mind. All our services stress personal attention and supervision from our dedicated and certified franchise owners. As an additional feature, you will also receive the benefit of our formal customer service program- wherein our building specialists will regularly analyze your facility in person to ensure our quality standards are being firmly upheld.

We sincerely hope that you will give us the opportunity to prove ourselves to you. We know that with our unique combination of extremely competitive pricing and a robust emphasis on quality and reliability, we will be able to deliver exactly what we promise.

Your specifically tailored cleaning solution is on the following pages. If after reading, you have any questions or need to make any final adjustments, please feel free to call. Otherwise, all that is needed to get started is your signature.

Kindest Regards,

Gary D. Graves

Your Service Schedule

General Cleaning

Offices, Entrances, Reception Areas, Conference Rooms, Hallways, Common Areas, Lab areas, Training Area

Does not include warehouse area or are called "SECURE CAGE" area adjacent to warehouse area

	Every Clean	Weekly	Monthly
Dust horizontal surfaces - desk, credenza, counter and file cabinet tops	X		
Spot clean horizontal surfaces for removal of spots and spillage	X		
Entrance doors and internal glass partitions cleaned of fingerprints and smudges	X		
Clean and disinfect drinking fountains	X		
Empty all wastepaper receptacles	X		
Disinfect all telephone receivers and dust phone bases	X		
Disinfect light switches, light switch plate covers and door handles	X		
Polish all drinking fountains	X		
Replace waste receptacle liners	X		
High dusting up to 10 feet - air vents, tops of doors, door frames, ceiling corners			X

Floor Care

Carpet, Ceramic Tile, Laminate

	Every Clean	Weekly	Monthly
Vacuum, sweep or dust mop all hard surface floors	X		
Vacuum all carpeted traffic areas and rugs	X		
Damp mop all hard surface floors	X		
Wall to wall vacuuming of carpeted areas			X
Detail vacuum carpet edges and corners along walls and partitions			X
Dust all baseboards			X

Restroom Cleaning

	Every Clean	Weekly	Monthly
Clean and disinfect countertops, washbasins, toilets, toilet seats and urinals and mirrors	X		
Clean and disinfect all dispensers, fixtures and mirrors	X		
Empty trash receptacles	X		
Empty sanitary napkin receptacle and disinfect	X		
Restock hand soap, paper products, and soap from customer stock	X		
Disinfect door handles and light switches	X		
Clean and sanitize outsides of dispensers and trash receptacles	X		
Polish all dispensers, fixtures and mirrors	X		
Replenish all soap and lotion dispensers	X		
Sweep and thoroughly mop the floor with germicidal solution	X		
High dust – tops of partitions, air vents, mirror frames and tops of doors			X
Clean and disinfect restroom partitions and walls around toilets and urinals			X

Break Area

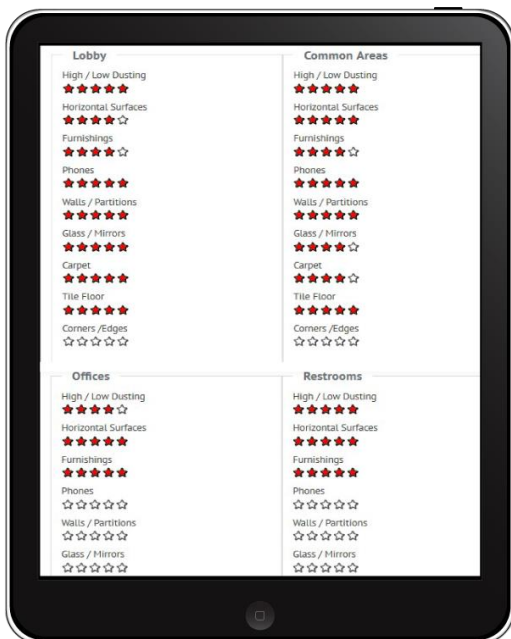
	Every Clean	Weekly	Monthly
Counters and tabletops cleaned with an approved disinfectant	X		
Fronts of counters and chairs cleaned	X		
Sinks cleaned with an approved disinfectant	X		
Outside of refrigerator and microwave wiped down (stainless steel cleaner to be used on the refrigerator)	X		
Inside of microwave cleaned	X		
Trash removed	X		
Coffee machines turned off	X		
Sink thoroughly scoured using a liquid cleanser	X		
Table bases and chair legs cleaned			X

Our Promise to You

Professionalism and Quality

This is vital to achieving our ambitiously high standards and meticulous attention to detail.

- Certified cleaning professionals
- 50-Point quality audits performed routinely
- Close communication between providers, regional support office and you
- Uniforms and ID badges utilized by all staff
- Latest cleaning technology
- Effective green clean services



Reliability

Is imperative to achieve our 100% customer satisfaction pledge.

- Prompt service
- Fully trained and experienced staff
- Ample resources to tackle each job
- Emergency support available

Stratus Onboarding Process

- | | | |
|----------------------------|----------|---|
| Proposal | 1 | <ul style="list-style-type: none">- After the initial appointment, a proposal will be drawn up to meet the requests and needs of your facility.- The proposal will outline each area that will be cleaned, the frequency of each cleans and the pricing. |
| Review | 2 | <ul style="list-style-type: none">- Client to review proposal and request any adjustments- Please take a moment to carefully review the contract and terms and conditions. |
| Signature | 3 | <ul style="list-style-type: none">- Once approved, Stratus will send a PandaDoc for electronic signature or you may send confirmed proposal to your Stratus contact.- We will set an approximate start date to begin services.- If your incumbent company has a contract in place, confirm exit plan and timeframe. |
| Walkthrough | 4 | <ul style="list-style-type: none">- Your Service Provider will coordinate with you on the work schedule and frequency of services at your facility.- If necessary, we can arrange for special services, like carpet cleaning or hard floor care at this time.- Keys and access codes will need to be provided by the client.- Both parties will exchange emergency contact information. |
| Service Begins | 5 | <ul style="list-style-type: none">- Schedule initial clean with extra time considerations.- Our operations team will conduct a quality audit after your initial clean to assure your needs are met. |
| Throughout Contract | 6 | <ul style="list-style-type: none">- Recurring quality audits will be conducted by our operations team.- Our services providers and operations team will be readily available to answer any questions and provide additional assistance as needed.- We will provide a log book, or determine the preferred method of communication, to ensure thorough flow of communication between our Service Providers and your designated contact person. |



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Service Agreement

This Service Agreement dated _____, is made between **STRATUS BUILDING SOLUTIONS OF ATLANTA** ("STRATUS") and **City of Cartersville Water Department** ("CLIENT"). Both STRATUS and CLIENT agree that the STRATUS cleaning service will begin on _____ under the following terms and conditions.

1. CLIENT agrees to contract STRATUS to arrange for the performance of cleaning services according to the attached cleaning schedule. This Agreement is for twelve consecutive months without interruption. This Agreement will commence on the latter of the dates between the one designated on the signature page and the actual date services begin.
2. This Agreement is obtained by STRATUS for the performance by a STRATUS Franchisee who will comply with the terms and conditions of this agreement. The STRATUS Franchisee selected to service this CLIENT will be introduced prior to the start date of service.
3. The STRATUS Franchisee has successfully completed the STRATUS Brand Certification Program and carries all required certifications and insurance. The insurance carried by the STRATUS Franchisee names the CLIENT as an additionally insured.
4. Six of the nationally recognized holidays have been taken into consideration during the calculation of this proposal. These include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If work is performed on these days, additional charges may apply.
5. STRATUS will invoice CLIENT on the first day of each month, and CLIENT agrees to pay STRATUS the amount that is due and owed under the terms of this Agreement by the 10th of the month. Late payments will incur service and finance charges. In the event of default on payment, CLIENT agrees to pay any costs for collection and/or attorney fees incurred by STRATUS and/or STRATUS Franchisee.
6. This Agreement may be terminated for non-performance, and the Client must give the STRATUS and STRATUS Franchisee written notice, specifying in detail, the nature of any defect in performance. STRATUS and STRATUS Franchisee shall have thirty (30) days to cure specified defects. If the specified defects have not been cured at the end of the thirtieth (30) day, the Client shall notify STRATUS and STRATUS Franchisee in writing of failure to cure, and the agreement shall terminate thirty (30) days from date of said notice. All written notices must be timely and via certified mail. CLIENT shall also have the right to terminate within thirty days of election of a new City Council and/or Mayor.
7. CLIENT agrees to verbally notify STRATUS and STRATUS Franchisee of any non-performance issues, in detail, prior to written notification.
8. CLIENT agrees that during the term of this Agreement and within ninety (90) days after the termination of this agreement, they will not employ directly or indirectly any employees, agent representatives or franchisees associated with the STRATUS system.
9. This Agreement is for a term of one (1) year, and shall automatically renew on the anniversary date, with the same terms and conditions, unless either party shall give written notice of termination, at least sixty (60) days, but no more than ninety (90) days prior to said anniversary date.
10. Subsequent to the first anniversary of this Agreement, the price of this Agreement may be adjusted with mutual agreement by both Parties and at least 30 days written notice. If the Parties cannot agree on such adjustment, this agreement may be cancelled by either party with thirty days written notice.
11. Upon acceptance of the Agreement by STRATUS Franchisee, STRATUS may assign this Agreement to STRATUS Franchisee for performance of the cleaning services hereunder, but STRATUS of Atlanta will retain the right for billing and collection on behalf of STRATUS Franchisee.

Client Name: _____ Client Signature: _____

Client Title: _____ Date Signed: _____



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Pricing Agreement

Both STRATUS OF ATLANTA and CLIENT do agree to all terms, conditions, cleaning schedule and pricing as outlined in this Agreement. Stratus will provide all the necessary cleaning chemicals and equipment. CLIENT will provide all paper products, hand soap replacement, liners for trash receptacles, etc. Upon request, Stratus can provide supplies ordered through our third-party supply partner.

Service provided: One Cleaning per Week

MONTHLY PRICING: \$870 per month

Any restrictions on what day(s) or times cleaning is needed: Weekend cleanings preferred

Initial clean to work through entire scope and stock up on cleaning equipment/supplies:
\$285.00

A FIVE PERCENT (5%) PROCESSING FEE WILL BE ADDED IF CLIENT CHOOSES TO PAY BY CREDIT CARD

Service Address:

301 Douthit Ferry Road
Cartersville, GA 30120

CLIENT

STRATUS OF ATLANTA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Approximate Start Date: _____



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This proposal assumes that if it is granted, all parties will work together to maintain a mutually agreeable cleaning solution. We reserve the right to withdraw this proposal if it is not accepted within 30 days.

Reviews

Stratus is the absolute best cleaning company we have ever had. They are the Mercedes Benz of this industry. -David Barnes, Marietta Eye Clinics

Stratus Building Solutions Has worked for some of my business associates and done nothing but exemplary service. Their team was on time and efficient as they worked through the building and left all of my clients happy and appreciative. I would recommend this team to anyone looking for quality cleaning services for your office building, no matter the size. Additionally, during the COVID-19 pandemic, the Stratus team did phenomenal work with disinfection and cleaning for places that really needed that service. Again, I would recommend them to anyone. -Dave Young

Doug and his team have been great! They take care of our office here at State Farm in Kennesaw and it is always taken care of. -Rick Mottern State Farm

We had been looking for a better "bang for our buck" in a housekeeping solution for our office space, knowing that we would be expanding into our neighboring suite soon. Stratus came out to do a full evaluation and quote us a price. We were very pleased with their quote and all that would be included in their services. Communication has been great with our technician and with the home office. I have happily recommended them to three other businesses we work closely with. We are very satisfied and glad to have made the switch to Stratus several months ago! -Charity Gherardini NPSG Global

Frequently ordered items available but not limited to:

ITEM #	CAN LINERS	QTY
048151	24 x 23 - Clear - .35 Mil - 8-10 Gallon	500/CS
382801	24 x 32 - Natural - .3 Mil - 12-16 Gallon	1000/CS
386589	Glad® Tall Kitchen Drawstring Trash Bags, Gray	100 EA/BX
382184	33 x 39 - Black - .9 Mil - 33 Gallon	150/CS
023997	33 x 40 - Natural - 13 Mic - 33 Gallon	500 EA/CS
382742	40 x 46 - Black - 1.5 Mil - 40-45 Gallon	100/CS
382255	40 x 48 - Natural - 16 Mic - 40-45 Gallon	250 CS
382738	43 x 47 - Black - 1.5 Mil - 56 Gallon	100/CS
382741	38 x 58 - Black - 1.25 Mil - 60 Gallon	100/CS

380031	38 x 58 - Black - 2 Mil - 60 Gallon	100/CS
046992	Napkin Receptacle Liners, 7.5" x 3" x 10.5", Brown	500/CS
ITEM #	TOILET TISSUE	QTY
452024	Livi Bath Tissue White 2 Ply 96/500	96RL/CS
450002	Livi Select Bath Tissue 2 Ply 80/500	80 RL/CS
036881	JRT Preserve 9" Jumbo Roll Toilet Tissue 2 Ply 1000	12 RL/CS
322802	Discreet Toilet Seat Covers 1/2 Fold	1000/CS
ITEM #	PAPER TOWELS	QTY
469161	GP enMotion High Capacity Roll Towel, 1 Ply - Natural	6 RL/CS
047323	von Drehle Preserve Hardwound Roll Towels, 1 Ply - Natural	6 RL/CS
046663	von Drehle Preserve Hardwound Roll Towels, 1 Ply - White	6 RL/CS
045143	von Drehle Preserve Centerpull Towels, 1 Ply - White	6 RL/CS
458344	Pacific Blue Basic C-Fold Paper Towels, 240/PK	2400/CS
459008	Pacific Blue Basic Folded Paper Towel, 250/PK	4000/CS
470200	NetChoice Kitchen Roll Towels, 80 sheets/RL	30 RL/CS
ITEM #	HAND SOAP / SANITIZER	QTY
750042	AmeriClean Hand Sanitizer Gel, 8 oz - Aloe Scent	18/CS
756622	Moisturizing Hand Soap, Aloe	EA
744877	Safeguard Antibacterial Hand Soap Bulk Refill, Peach	2 GL/CS
756632	Skin-So-Soft Premium Liquid Hand Soap Refill, Bouquet Scent	4 GL/CS
ITEM #	ODOR CONTROL	QTY
772226	Wave 3D Urinal Deodorizer Screen, Orange, Mango	10 EA/BX
030627	Cleanshield Urinal Mat	6 EA/CS
767195	Claire Metered Mulberry Breeze Air Freshener	12/CS
359900	Rubbermaid Commercial Urn Sand, 5 lb - 1/Pack - Black	5 PK/CT