

AGREEMENT BETWEEN
THE CITY OF DEADWOOD AND
S&C CLEANERS

THIS AGREEMENT is by and between the CITY OF DEADWOOD, a municipal corporation with its principal place of business located at 102 Sherman Street, Deadwood, South Dakota 57732, hereinafter referred to as “CITY,” and S&C CLEANERS, a general partnership, with its principal place of business located at 1111 S. 35th Street, Spearfish, SD 57783, hereinafter referred to as “S&C;”

WHEREAS, S&C; has agreed to clean the CITY’s City Hall at 102 & 108 Sherman Street, Police Department at 100 Sherman Street, Deadwood Volunteer Fire Department at 737 Main Street, Deadwood Public Library at 435 Williams Street, Deadwood Rec Center at 105 Sherman Street, Outlaw Square at 703 Main Street, Deadwood Welcome Center at 501 Main Street, South Gateway (Pluma) at 418 Cliff Street, Mount Moriah Cemetery Visitor Center and Ticket Booth at 1 Mount Moriah Drive, Gordon Park at 125 Sherman Street, History and Information Center at 3 Siever Street, Days of 76 Event Complex at 15 Seventy-Six Drive, Keene Baseball Park at 65 Seventy-Six Drive.

WHEREAS, the purpose of this agreement is to set forth the terms and conditions for which S&C shall perform the services; and

WHEREAS, the CITY has accepted the proposal from S&C for an amount not to exceed the following amounts per location, per month:

- | | |
|----------------------|-----------|
| 1. City Hall | \$998.00 |
| 2. Police Department | \$1165.00 |
| 3. Fire Department | \$535.00 |
| 4. Public Library | \$768.00 |

- | | |
|---------------------------------|-----------|
| 5. Deadwood Rec Center | \$1933.00 |
| 6. Outlaw Square | \$465.00 |
| 7. Deadwood Welcome Center | \$1954.00 |
| 8. South Gateway | \$465.00 |
| 9. History & Information Center | \$189.00 |

WHEREAS, the CITY has accepted the proposal from S&C for the following locations,
per hour:

- | | |
|--|-----------------|
| 1. Mount Moriah, Gordon
Park, Event Complex,
Keene Baseball Fields | \$18.00/per hr. |
|--|-----------------|

WHEREAS, the CITY has accepted the proposal from S&C, based upon the
representations made above, the parties agree as follows:

1. The Recitals set forth above are herein incorporated and made part of this Agreement;
2. S&C shall clean the facilities at the above locations.
3. Cleaning shall be defined as described as outlined in Exhibit A:
4. S&C shall be responsible for all supplies and tools needed to perform the above-described cleaning services. The City of Deadwood will supply all trash bags, paper towels, toilet paper, hand soap, dust mops, mops and rags. Restocking of supplies listed above will be coordinated with the Public Buildings Superintendent every Thursday.
5. S&C shall perform the work described herein in a qualified and workmanlike manner;
6. S&C shall provide appropriate signage and/or other markers to prevent injuries to persons or property near or entering while cleaning;
7. S&C shall carry appropriate insurance coverage and said insurance shall be maintained at all times during the period of performance;

8. S&C agrees to indemnify and hold harmless CITY and any of its officers, agents, and employees from any and all liabilities, actions, causes of actions, claims or executions of any character, including attorney's fees, or any sums which CITY may have to pay to any person on account of any personal or bodily injury, death or property damage, which results from any negligent act, error or omission of S&C in connection with this agreement or services performed or materials provided pursuant to this contract;
9. S&C shall comply with all local and state laws relating to workmen's compensation and additional insurance requirements to adequately protect the CITY from any claims or damages arising out of or in conjunction with the work contemplated herein;
10. Compensation shall be paid to S&C on a monthly basis following receipt of an invoice for work performed the preceding month;
11. CITY may, at its option, terminate this agreement for any reason upon thirty (30) days' notice to S&C;
12. CITY may, at its option, remove Rec Center from agreement for any reason upon thirty (30) days' notice to S&C;
13. This agreement and the rights and obligations of the parties shall be interpreted, construed, and enforced in accordance with the laws of the state of South Dakota and the CITY's code of municipal ordinances; and
14. This agreement constitutes the entire agreement of the parties on its subject. There are no other terms, conditions or understandings of any kind, expressed or implied.

Dated this 5th day of May, 2023.

CITY OF DEADWOOD

By: _____
David Ruth Jr., Mayor

ATTEST:

Jessica McKeown
City Finance Office

Dated this _____ day of _____, 2023.

S&C CLEANERS.

By: _____

Its: General Partner

By: _____

Its: General Partner

State of South Dakota)
) SS
County of _____)

On this ____ day of _____, 2023, before me, the undersigned officer, personally appeared _____, general partner of S&C CLEANERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she/he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)

Notary Public
My Commission Expires: _____

State of South Dakota)
) SS
County of _____)

On this ____ day of _____, 2023, before me, the undersigned officer, personally appeared _____, general partner of S&C CLEANERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she/he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)

Notary Public
My Commission Expires: _____

EXHIBIT A

City Hall

Public Access Area to Historical Preservation and Finance

Daily: (Monday – Friday)

1. Wet mop, sweep, dust mop floor according to condition.
2. Clean and sanitize water faucet.
3. Wipe light switches and doors, removing fingerprints, smudges and spills.

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Vacuum all carpeted areas and mats. Spot treat soiled carpeted areas as needed.
3. Thoroughly dust all horizontal and vertical surfaces, including windowsills, moldings and pictures.

Monthly:

1. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

Century room

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed.
3. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
4. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

Restrooms (4)

Daily: (Monday – Friday)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

Copier Room

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
3. Wet mop, sweep, dust mop floor according to condition.

Hallways

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Wet mop, sweep, dust mop floor according to condition.
3. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed.
4. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

Commission Room

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed.
3. Thoroughly dust/clean all horizontal and vertical surfaces, moldings, door handles and pictures.
4. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
5. Spot clean glass as needed.

Sink/Kitchen

Daily: (Monday – Friday)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.

Weekly:

1. Wet Mop, sweep, dust mop floor according to condition
2. Vacuum all carpeted areas and mats. Spot treat soiled carpeted areas as needed.
3. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
4. Clean and sanitize all basins/sinks.
5. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

12 offices

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed.
3. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
4. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
5. Clean inside glass.

Archives Floor

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Wet mop, sweep, dust mop floor according to condition.
3. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
4. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

Police Department

Public Entryway/Stairs

Daily: (Monday – Friday)

1. Wet mop, sweep, dust mop floor according to condition.

Weekly:

1. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
2. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

Hallways/Stairs (inside Police Department)

Weekly:

1. Wet mop, sweep, dust mop floor according to condition.
2. Thoroughly dust/clean all horizontal and vertical surfaces, moldings, pictures.
3. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

2 Restrooms

Daily: (Monday – Friday)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.

4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

Breakroom

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Vacuum all mats.
3. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
4. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
5. Clean and sanitize sink.
6. Wet mop, sweep, dust mop floor according to condition.

Patrol Room

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
3. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
4. Wet mop, sweep, dust mop floor according to condition.

Locker Room

Weekly:

1. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed.
2. Thoroughly dust/clean all horizontal and vertical surfaces, moldings, pictures.
3. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

5 offices

Weekly:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Thoroughly dust/clean all horizontal and vertical surfaces, moldings, pictures.
3. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

Fire Department

Meeting Room

2 days a week:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
3. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
4. Wet mop, sweep, dust mop floor according to condition.

Kitchen

2 days a week:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
3. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
4. Clean and sanitize sink.
5. Wet mop, sweep, dust mop floor according to condition.

2 Restrooms

2 days a week:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

3 Offices

2 days a week:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
3. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
4. Wet mop, sweep, dust mop floor according to condition.

Public Library

Vestibule

3 days a week:

1. Thoroughly dust/clean all horizontal and vertical surfaces, moldings and pictures.
2. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
3. Wet mop, sweep, dust mop floor according to condition.
4. Vacuum Mats.
5. Clean glass.

Main floor

3 days a week:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
3. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed. Vacuum all mats.

Reading room

1 day a week:

1. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
2. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed. Vacuum all mats.

South Dakota Room

1 day a week:

1. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
2. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed.

2 offices

1 days a week:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
3. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed.

Elevator

2 days a week:

1. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
2. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed.

Activity Room

3 days a week:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
3. Vacuum all carpeted areas. Spot treat soiled carpeted areas as needed.
4. Clean and sanitize sink.

Stairway

3 days a week:

1. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
2. Wet mop, sweep, dust mop floor according to condition.

3 Restrooms

3 days a week:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

Outlaw Square

2 Restrooms

Daily: (Monday – Sunday)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

Deadwood Rec Center

2 Locker rooms

Daily: (Monday – Saturday)

1. Thoroughly dust/clean all horizontal and vertical surfaces.
2. Wet mop, sweep, dust mop floor according to condition.
3. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.

2 Showers

Daily: (Monday – Saturday)

1. Wipe walls, fixtures, removing shampoo, soaps, smudges and spills.
2. Sweep and mop floor.

4 Restrooms

Daily: (Monday – Saturday)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

Mount Moriah

2 Restrooms

As authorized by Public Works: (Seasonal Operation)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

Deadwood Welcome Center

Vestibules (2)

Daily: (Monday – Sunday)

1. Thoroughly dust/clean all horizontal and vertical surfaces.
2. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
3. Wet mop, sweep, dust mop floor according to condition.

Hallway

Daily: (Monday – Sunday)

1. Thoroughly dust/clean all horizontal and vertical surfaces.
2. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
3. Wet mop, sweep, dust mop floor according to condition.

Main lobby

Daily: (Monday – Sunday)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Thoroughly dust/clean all horizontal and vertical surfaces.
3. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
4. Wet mop, sweep, dust mop floor according to condition.

2 Restrooms

Daily: (Monday – Sunday)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

South Gateway

Entryway

Daily: (Monday – Sunday)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.

2 Restrooms

Daily: (Monday – Sunday)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

Gordon Park

2 Restrooms

As authorized by Public Works: (Seasonal Operation)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

History and Information Center

2 Restrooms

Weekends:

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

Days of 76 Event Complex

2 Restrooms

As authorized by Public Works: (as needed, basis)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.

Keene Baseball Fields

2 Restrooms

As authorized by Public Works: (Seasonal Operation)

1. Empty all trash receptacles, replace liners as needed, and remove trash to a collection point.
2. Toilets need to be cleaned inside and out.
3. Toilet seats to be wiped clean on both sides.
4. Clean all basins/sinks.
5. Remove all splash marks on the walls around basins/sinks, urinals and toilets.
6. Spot wipe walls, light switches and doors, removing fingerprints, smudges and spills.
7. Clean mirrors.
8. Wet mop, sweep, dust mop floor according to condition.