



# 888 MAINTENANCE & JANITORIAL SERVICES

Cell (760) 884-6338 / (562) 883-0445

occir511@yahoo.com

## **SERVICES RENDERED**

### COMPLETE CARPET CARE

Carpet Maintenance Procedures  
Carpet Restoration  
Carpet Extraction, Deodorant  
Bonnet Cleaning  
Rotary Shampoo  
Spot Stain Removal  
Carpet Protection  
State of the Art Equipment and Supplies

### COMPLETE FLOOR CARE

Stripping  
Waxing  
Polishing/Buffering

### OFFICES/HALLWAYS/RESTROOMS/ALL AREAS

Cleaning  
Disinfecting  
Sanitizing  
Dusting of Sills, Ledges, Wall Hangings  
Window Cleaning  
Re-fill Soap Dispenser, Paper Towels  
Empty Trash

### BUILDING MAINTENANCE

Repair of all Maintenance Problems



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### **WHAT IS OUR CUSTOMER ?**

888 M&J Services is in a extremely competitive business with this in mind. Always remember that:

#### **OUR CUSTOMER**

is not an outsider to our business...they are a definite part of it

#### **OUR CUSTOMER**

is not an interruption of our work... they are the purpose of it. We are not doing them a favor. They are doing us a favor by allowing us to serve them.

#### **OUR CUSTOMER**

is not someone to argue or match wits with...they deserves courteous, attentive treatment.

#### **OUR CUSTOMER**

is not dependent on us...we are dependent on them.

#### **OUR CUSTOMER**

brings us their needs and wants...it is our job to satisfy them properly and profitably...both to them and ourselves.

#### **OUR CUSTOMER**

is the most important people in our business.

- No Job is Too Small We Do It All
- Friendly Professional Management
- Customize to Meet Your Needs
- Environmentally Preferred Cleaning Products
- Floor Care Specialist
- Prompt and Reliable
- Fast Response for Immediate Problem
- Screened Trained Staff
- Trained Professional are on hand to Help You Improve Your Office/Building
- Our Quality Control System Assures Your Satisfaction
- Every Cleaning is Inspected & Guaranteed



# 888 MAINTENANCE & JANITORIAL SERVICES

3208 Meadow Crest Pl. Escondido CA 92027 Cell (760) 884-6338 occir511@yahoo.com

## SERVICE AGREEMENT

AGREEMENT, MADE THIS \_\_\_\_\_ day of \_\_\_\_\_, 2007 by and between  
888 MAINTENANCE & JANITORIAL SERVICES (hereinafter referred to as  
"Services") located at 3208 Meadow Crest Pl. Escondido CA 92029.

AND

\_\_\_\_\_  
(herein referred to as "Facility")  
located at \_\_\_\_\_.

The parties hereto, intending to be legally bound, agree as follows:

### 1. SCOPE OF WORK:

Services will provide all necessary management, only supervision, labor and materials to perform the Maintenance and Janitorial services, and labor to provide Maintenance on the premises of the facility. All existing Janitorial equipment will be absorbed and utilized by Services in performing its duties. All existing maintenance tools and equipment will also be absorbed and utilized by Services in performing its duties. Any repair of, replacement of, or addition to, the Janitorial equipment will be Services responsibility.

Any repair of, replacement of or addition to the maintenance equipment will be mutually agreed upon and paid by the facility. The value and utilization of the existing Janitorial equipment was a consideration in determining the service price. The scope of work described will be in compliance with the specifications and schedules attached hereto as Exhibits I and Exhibits II to this Service Agreement.

### 2. CONTRACT AMOUNT:

In consideration of Services providing the aforesaid services, the Facility will pay to Services the Sum of \_\_\_\_\_ per year, said sum to be paid in semi-monthly payments, with payments due in the amount of \_\_\_\_\_ on the date the services are rendered through. Sales tax, if applicable, will be added to the service billing.



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### 3. TERM:

The term of this service agreement shall commence on \_\_\_\_\_ and will continue Unless cancelled in accordance with the provision contained herein. This Service Agreement can be cancelled by either party sixty days (60) after the services begin, provided a thirty days (30) written notice has been given. In the event of the services being cancelled, the entire balance outstanding is due and payable on the last service dates.

### 4. INSURANCE COVERAGE, EMPLOYEE TAXES, RATES AND BENEFITS:

Services will provide and pay Worker's Compensation, General Liability, FICA, State Unemployment, Manager's Salary, Employee Hourly Wages, Benefits for its employees. Should any rate increase occur in any of these categories, the billing will be adjusted to reflect these changes. Four percent (4%) will be added to the billing on the anniversary date after each year of service to cover increased costs associated with supplies and labor.

### 5. CUSTOMER COOPERATION:

- During the term of this **AGREEMENT**, the facility will make all of its facilities available to Services so that the aforesaid services may be performed by Service. Further, during the term of this Service Agreement, the facility will provide Services staff, with the necessary utilities, including but not limited to electricity and water, so that the services may be performed by Services.

### 6. GENERAL PROVISIONS:

- Any notices given ~~either party~~ may be given by mail, registered or certified, postage prepaid, with return receipt requested. Mailed notices shall be deemed communicated five days (5) after mailing and should be addressed to the parties at the addresses in the introductory paragraph of this Service Agreement, but each party may change its address by written notice in accordance with this paragraph.



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- This Agreement supersedes any and all other agreements, either oral or written, between the parties hereto with respect to the engagement of Services by the Facility and contains all the covenants and agreements between the parties with respect to its subject matter. This Service Agreement shall not any existing debts or obligations owed by the facility to Services.
- To the best of Services ability, the maintenance and janitorial staff will be in complete compliance with all state and federal regulatory agencies.
- Neither party, in the performance of this Service Agreement, shall discriminate against any patient, employee, or other person because of race, color, sex, ancestry, creed national origin, or handicap. Both parties to this Service Agreement shall comply with the requirements of Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973.
- This Service Agreement shall be binding upon, and inure to the benefit of the parties and their respective heirs, successors, personnel representatives and assigns.



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IN WITNESS WHEREOF, the parties hereto, or their duly authorized officers or agents,  
Have executed, sealed and delivered this Service Agreement, in duplicate, intending to be  
Legally bound hereby.

888 MAINTENANCE & JANITORIAL SERVICES

By: \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME

By: \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME



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## SERVICE AGREEMENT

### EXHIBIT I

#### FULL MAINTENANCE & JANITORIAL SERVICES:

##### 888 M&J SERVICES will provide:

- Over all Manager to oversee Operations
- All payroll responsibility, including:
  - Hourly wages
  - management salaries
  - Taxes
  - fringe benefits
- All Janitorial supplies listed (Exhibit II)
- Heavy janitorial equipment (repair/maintenance/replacement)
- Employee advertising, recruiting and training
- Uniforms (if applicable AM shift)
- Monthly unit inspections and regular Manager visits
- Regular employee in-service program per state regulations
- Employee recognition/safety programs
- Seven days per week supervision

The cost of this service would be:

\*Proposal price is based upon an average wage rate.



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## SERVICE AGREEMENT

### EXHIBIT II

The following is a list of supplies and chemicals provided by 888 Maintenance & Janitorial Services:

- Germicidal Detergent
- All purpose Degreaser
- Degreaser
- Non-ammoniated Stripper
- Dust Cloths
- Mops and Mop Handles
- Buff Pads
- Floor Finish
- Sealer (22%) Solid
- Glass Cleaner
- Cleanser
- Furniture Polish
- Carpet Shampoo
- Dust Mops and Handles
- Stripping Pads
- Bowl Cleaner
- Ammonia
- Metal Polish
- All laundry chemicals
- All supplementary tools for light housekeeping

The client will be responsible for the following:

- All Paper Products
- All plastic Liners
- All Hand Soap
- All Maintenance supplies and materials

All employee physicals, TB tests, Hepatitis B Vaccine, Pre-employment criminal background checks, Fingerprinting, and Drug screens if required.