



14054 N.W. 82nd Avenue • Miami Lakes, FL 33016
Tel. (305) 821-3169 • Fax: (305) 822-4952
www.asiflorida.com

Proposal Prepared

for

***Ms. Angelina Saar
Association Manager
Winston Towers 100 Association, Inc.
250 174th Street, #104
Sunny Isles Beach, FL 33160***



America Service Industries

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INTRODUCTION

September 3, 2021

Ms. Angelina Saar
Association Manager
Winston Towers 100 Association, Inc.
250 174th Street, #104
Sunny Isles Beach, FL 33160

Dear Ms. Saar,

Thank you for the opportunity of being invited to submit a proposal to the Winston Towers 100 Association, Inc., property. In all probability, when you compare your quotes from the other various contractors, you'll find the prices rather similar. So what makes ***America Service Industries*** so different? What makes us so distinguished? May I elaborate?

We are professionals ... and we have a 50 year track record and the references to validate this fact. No other company has a more expert supervisory team! We think proper supervision is of the ultimate importance ..., not only to insure quality performance, but to recognize a good employee's achievements. We have employees who take pride in being associated with ***America Service Industries!***

This is our guarantee! ***America Service Industries*** guarantees that no compromises will be made in service or quality. Furthermore, quick response to fulfill your needs will always remain top priority. We believe better communication is an essential part of better service.

Looking forward to serving you,

Sincerely,

Dírsa Garay

VP of Business Development & Customer Relations

***TERMS
AND CONDITIONS***

SUBJECT: *Proposal/Contract For Janitorial Services*

**Winston Towers 100 Association, Inc.
250 174th Street, #104
Sunny Isles Beach, FL 33160**

ATTENTION

America Service Industries shall provide labor, supplies, materials, equipment and supervision. Therewith, satisfactorily perform the services specified herein. Cleaning materials furnished by the Contractor must conform to or exceed the Customer's management's standards.

SUBJECT TO

Effective starting date _____. This agreement shall be in effect for one year.

It is further understood and agreed that this agreement will continue in force for another like period upon the same terms and conditions set forth above, unless either party gives written notice at least thirty days prior to the expiration of this agreement.

The above correctly states our understanding of all phases of the above contract and is agreeable to each of the parties. *America Service Industries* hereinafter referred to as the "Contractor", will provide the following preventive maintenance upon acceptance of this agreement to prolong the life and beauty of the interior of this establishment.

SUPPLIES AND EQUIPMENT

The Contractor will furnish all cleaning materials necessary to keep the premises in a first class condition.

Cleaning equipment shall be provided by and will remain the property of the Contractor and will be transported in and out of the building as required.

LICENSES AND INSURANCES

The Contractor will provide proper required licenses and will be fully responsible for payment of all taxes pertaining to all employees under *America Service Industries* engaged in the performance of work under this agreement.

The Contractor carries Workmen's Compensation and Employer's Liability, including coverage of public liability for each person, and property damage, including contractual property damage (Limits of \$2,000,000/1,000,000 property damage).

Upon acceptance of this agreement, a Certificate of Insurance will be issued as soon as possible from the date of this acceptance.

EMPLOYMENT AGREEMENT

The customer agrees that during the contract period, and for two years following termination of this agreement, they will not employ directly or indirectly any personnel who, during the term of this agreement, was employed by us in any way connected with the furnishing of the services called for herein.

CONDITIONS: *Contractor's Requirements*

⇒ **Contractor's Employees**

Contractor's cost shall include, without limitation, all payroll taxes for its employees as levied by city, state, and federal agencies, as well as all union contributions, pensions, welfare, Florida disability insurance, unemployment insurance, hospital and medical care insurance, where applicable.

The Contractor's employees shall be required to conduct themselves in a courteous manner and refrain from any discussion with Customer's employees and/or guests.

⇒ **Labor Regulations**

Contractor shall take no action that could create any work stoppages, picketing, labor disruption, or dispute on the building's property.

⇒ **Equipment and Supplies**

Contractor must provide and maintain in satisfactory operation condition at all times, all equipment and supplies necessary to perform the job according to the specifications. All equipment and supplies are to be approved by Customer's management.

Customer's management will provide space only. All other items such as furniture, lockers, telephones, etc ... to be supplied by the Contractor.

Contractor's operating areas, utility closets, and slop sink to be kept in clean and orderly condition at all times.

⇒ **Uniforms and I.D. Badges**

All personnel employed by the Contractor are to wear uniforms approved by the Customer's management. Uniforms to be supplied by Contractor. All of Contractor's employees to wear photo I.D. badges attached to their uniforms at all times.

⇒ **Extra Services**

Contractor shall provide a list of rates for additional services, i.e. emergency and over-time. All lists to include a complete cost breakdown.

⇒ **Supervision**

Contractor shall provide supervision of all persons employed on the job.

Our "HOT-LINE" communication system will remain the responsibility of the supervisor and will be monitored on a daily basis.

⇒ **Cancellation**

Contract may be canceled by either party with or without cause upon thirty (30) days written notification by certified mail to the other party.

In the event it is necessary for *America Service Industries* to file litigation in order to enforce the terms of the agreement, *America Service Industries* shall be entitled to reimbursement of all costs and attorney's fees, including any such cost and fee incurred on appeal.

⇒ **Customer Resources**

America Service Industries maintains a 24 hour, seven day per week, 365 days per year operational status to insure Customer's availability to contact our on duty personnel and company representatives. For this purpose Contractor will provide a telephone directory for immediate response.

*Certificate of
Service Guarantee*

- AT **AMERICA SERVICE INDUSTRIES** OUR SPECIAL SERVICES CREW ARE ALWAYS AVAILABLE AT A MOMENTS NOTICE FOR DISPATCH. OUR CREW CAN BE ANYWHERE IN DADE AND BROWARD COUNTY WITHIN **ONE HOUR**.

- IN THE EVENT ANYTHING IS LEFT UNDONE.... YES, EVEN A TRASH RECEPTACLE UNEMPTIED, OUR SERVICE TRUCK WILL BE DISPATCHED TO RECTIFY ANY SITUATION.

- **AMERICA SERVICE INDUSTRIES** FURTHER GUARANTEES THE SERVICE TO YOUR FACILITY BE PERFORMED WITH STRICT ADHERENCE TO THE SPECIFICATIONS. ANY SERVICE DEFICIENCIES WILL BE CORRECTED WITHIN FORTY-EIGHT (48) HOURS ... AND THERE WILL BE **NO ADDITIONAL** CHARGES.

CORPORATE PHILOSOPHY

A.S.I. SUPERVISION

A.S.I. *AMERICA SERVICE INDUSTRIES* PROVIDES HIGH CALIBER, QUALIFIED SUPERVISORS FOR THE EXPRESS PURPOSE OF SUPERVISION.

WE DO THIS IN ORDER TO MAINTAIN A STANDARD OF EXCELLENCE AND TO STAY WITHIN THE STRICT GUIDELINES OF OUR PROPOSED SPECIFICATIONS.

OUR SUPERVISORS ARE BILINGUAL.

ONGOING PROFESSIONAL ACCOUNT MANAGEMENT

THE INITIATIVE OF A SUCCESSFUL ENVIRONMENTAL MAINTENANCE PROGRAM ENTAILS NOT ONLY THE PROPER ENFORCEMENT OF PRESENT PROCEDURES BUT ALSO THE DETERMINATION AND ABILITY TO FURTHER THE EFFICIENCY PRODUCED BY THAT PROGRAM WITHIN A SAID FACILITY.

IT IS FOR THIS PURPOSE, THAT ***AMERICA SERVICE INDUSTRIES***, PROVIDES HIGH CALIBER, QUALIFIED MANAGERS FOR THE EXPRESS PURPOSE OF PROPER MANAGEMENT AND THE CONSISTENT PURSUIT OF EFFICIENCY.

CUSTOMER SUPPORT AND QUALITY CONTROL

A.S.I. HAS TAKEN ELABORATE STEPS IN ESTABLISHING EFFECTIVE COMMUNICATIONS BETWEEN MANAGEMENT AND CLIENTS. OUR CUSTOMER SUPPORT AND QUALITY CONTROL IS OF THE UTMOST IMPORTANCE AND WE ARE IN CONSTANT CONTACT AND VISITATION WITH OUR CUSTOMERS.

OUR CUSTOMERS ALWAYS HAVE ACCESS TO OUR ASI SUPPORT STAFF AND TEAM:

ACCOUNT SERVICE AND SUPPORT:

1. On- site Supervisor cell phone
2. Assigned Account Manager via email, text and/or cell.
3. Operations Manager via text, email and/or cell phone.
5. Sales Executive - via email, text and/or cell.
6. Vice President via email, text and/or cell.
7. CEO via email, text and/or cell.
8. MAIN OFFICE, OFFICE ADMINISTRATION, CUSTOMER AND OPERATIONS SUPPORT IS ALWAYS AVAILABLE.

OUR MANAGEMENT IS AVAILABLE TO YOU ON A 24 HOUR BASIS, SEVEN DAYS A WEEK. IN THE EVENT OF AN EMERGENCY. ACCOUNT MANAGERS MAY BE CONTACTED IMMEDIATELY.

A.S.I. PERSONNEL SECURITY

- ⇒ ALL EMPLOYEES ARE REQUIRED TO OBTAIN A POLICE I.D. RECORD CHECK.

- ⇒ ALL EMPLOYEES WILL BE IN UNIFORM WITH I.D.

- ⇒ NIGHTLY INSPECTION OF ALL HIGH SECURITY / PRIORITY AREAS

- ⇒ UPON LEAVING AT END OF DAY: TURN OFF LIGHTS AND LEAVE ON DESIGNATED SECURITY LIGHTS; CHECK AND MAKE SURE ALL DOORS ARE LOCKED.

EMPLOYEE TRAINING PROGRAM

AT *AMERICA SERVICE INDUSTRIES*, WE HAVE A TRAINING PROGRAM WITH AN EMPHASIS ON HOW TO WORK EFFECTIVELY AND COMPETENTLY. WE PROVIDE ON-THE-JOB TRAINING. THE GOAL IS TO ASSURE OUR CUSTOMER THAT THEY HAVE PROFESSIONAL STAFFING CAPABLE OF QUALITY SERVICE AND HIGH RATE PRODUCTIVITY.

OUR A.S.I. TRAINING PROGRAM INCLUDES WORKSHOPS OF:

- 1) EFFECTIVE WORK / TIME MANAGEMENT**
- 2) PROPER FLOORCARE AND SURFACES PROCEDURES/METHODS**
- 3) PROPER USE OF SUPPLIES AND EQUIPMENT**
- 4) PROPER DISINFECTING PROTOCOL (Covid Protocol)**
- 5) BLOOD PATHOGENS PROCEDURES**
- 6) EFFECTIVE COMMUNICATION**
- 7) EMPLOYEE PUBLIC RELATIONS**

THE END RESULT A WELL INFORMED, PROFESSIONAL INDIVIDUAL.

SPECIAL PROVISIONS AND OPTIONS

SPECIAL PROVISIONS

- 1) PERFORMANCE OF GENERAL INSPECTIONS.
- 2) MONTHLY MEETINGS AS NECESSARY WITH MANAGEMENT TO DISCUSS CURRENT OR FUTURE WORK PROJECTS FOR FOLLOWING MONTH.
- 3) ALL WORK SUPERVISED.

OPTIONS

IN THE EVENT THE MINIMUM WAGE IS RAISED BY THE FEDERAL OR FLORIDA STATE GOVERNMENTS, AND/OR HEALTH PLAN COVERAGES BECOME MANDATED BY THE GOVERNMENT OUR CHARGES WOULD BE INCREASED PROPORTIONATELY.

ANNUAL INCREASES ARE 2%, HOWEVER YOUR PRICE IS GUARANTEED FOR ONE YEAR.



Professional Janitorial
& Maintenance Services

WINSTON TOWER 100

10.2021

<p>*NOTE: General Cleaning Services and Frequencies are provided in all areas unless stated otherwise.</p> <p>AREAS OF SERVICE AND SERVICES TO BE PERFORMED Work Specifications are generic and can be adjusted to the individual needs of each property</p>	<i>Frequency of Services</i>				
	Daily	Weekly	Monthly	Quarterly	Annually
LOBBY					
CLEAN MIRRORS	X				
DUST AND ARRANGE ALL FURNITURE	X				
CLEAN DIRECTORY GLASS AND BULLETIN BOARDS	X				
MOP/SWEEP/CLEAN FLOORS	X				
VACUUM ALL AREAS OF CARPETING INCLUDING MATS AND	X				
INTENSELY CLEAN FLOORS/POLISH LOBBY FLOORS (LOBBY/ELEVATOR LANDING, MAIL ROOM)				X	
CLEAN FRONT DESK AREA	X				
SPOT CLEAN WALLS		X			
SQUEEGEE CLEAN FRONT ENTRANCE WINDOWS/DOORS, (INTERIOR/EXTERIOR, WITHIN REACH)			X		
SPOT CLEAN WINDOWS AND LEDGES	X				
CLEAN FRONT DESK AND COUNTER	X				
POLISH BRIGHT METAL WORK (BASEBOARDS/CHAIRRAILS/ART, ETC)			X		
CLEAN MAIL ROOM	X				
REPLACE LINERS IN REQUIRED WASTE BASKETS	X				
ELEVATORS					
REMOVE FINGERPRINTS AND SMUDGES FROM DOORS, FRAMES, WALLS, BUTTON PANELS	X				
CLEAN AND POLISH DOORS, WALLS, FRAMES AND PUSH BUTTON PANELS	X				
CLEAN ELEVATOR FLOORS, ESPECIALLY THE CORNERS	X				
LIGHT FIXTURES AND CEILINGS SHALL BE DUSTED AND SPOT CLEANED		X			

*NOTE: General Cleaning Services and Frequencies are provided in all areas unless stated otherwise.	<i>Frequency of Services</i>				
AREAS OF SERVICE AND SERVICES TO BE PERFORMED Work Specifications are generic and can be adjusted to the individual needs of each property	Daily	Weekly	Monthly	Quarterly	Annually
ELEVATORS...continued					
VACUUM AND CLEAN ELEVATOR TRACKS AND GRILL, TO INCLUDE SERVICE ELEVATOR – USE KEY TO STOP ELEVATOR		2X			
POLISH DOOR TRACKS – USE KEY TO STOP ELEVATOR		X			
POLISH ELEVATOR FLOORS			X		
RESTROOMS/SPAS/STEAM ROOMS					
CLEAN AND REFILL TOWEL AND TOILET PAPER DISPENSERS FROM STOCK	X				
CLEAN AND POLISH FIXTURES, FITTINGS AND MIRRORS	X				
CLEAN AND POLISH ENTIRE TOILETS, TOILET SEATS, AND LEAVE SEAT IN THE UP POSITION	X				
CLEAN AND POLISH THE ENTIRE URINAL, ESPECIALLY THE UNDERSIDE	X				
SWEEP, WET MOP, AND DISINFECT RESTROOM FLOORS	X				
POLISH ALL STAINLESS STEEL	X				
REMOVE ALL TRASH FROM ALL CONTAINERS INCLUDING SANITARY NAPKIN DISPOSAL	X				
FILL SOAP DISPENSERS AND TOILET TISSUE REFILLS	X				
DUST/SPOT WASH WALLS, PARTITIONS, AND DOORS, HINGES	X				
CLEAN AND DISINFECT SHOWERS AND STEAM AREAS	X				
CLEAN A/C VENTS		X			
SPOT CLEAN WALLS		X			
AUDITORIUM/GAME ROOM/BILLIARD ROOM					
VACUUM CARPETS, SPOT CLEAN		X			
DUST PICTURE FRAMES, SHELVES, SIGNS, AND WOOD MOLDINGS		X			
WIPE /DUST TABLES AND CHAIRS		X			
SWEEP, WET MOP, AND DISINFECT RESTROOM FLOORS	X				

<p>*NOTE: General Cleaning Services and Frequencies are provided in all areas unless stated otherwise.</p> <p style="text-align: center;">AREAS OF SERVICE AND SERVICES TO BE PERFORMED</p> <p style="text-align: center;">Work Specifications are generic and can be adjusted to the individual needs of each property</p>	Frequency of Services				
	Daily	Weekly	Monthly	Quarterly	Annually
HALLWAYS					
SPOT CLEAN ALL MIRRORS AND LIGHT FIXTURES (REMOVE LIGHT FIXTURES TO CLEAN)		X			
DUST/CLEAN BASEBOARDS		X			
CHECK ELEVATOR LANDINGS DAILY, CLEAN ON SCHEDULE	X				
VACUUM CARPETS (ON A SCHEDULE)	X				
CLEAN A/C VENTS				X	
DUST FIRE EXTINGUISHER, FIRE BOXES, AND FIRE ALARMS			X		
CARPET EXTRACTION – used by a Chariot 3 iExtract 26 DUO					2X
SPOT CLEAN – AS NEEDED		X			
REMOVE COBWEBBS		X			
HALLWAY TRASH CHUTE ROOMS					
SWEEP AND MOP TRASH CHUTE FLOOR	X				
CLEAN TRASH CHUTE DOORS (INTERIOR/EXTERIOR) ON EACH FLOOR		X			
SPOT CLEAN WALLS	X				
BRING DOWN ANY RECYCABLES AND FURNITURE – See additional notes below on instructions	X				
WIPE DOWN RECYCLING BINS ON EACH FLOOR		X			
COMMON AREA FURNITURE					
DUST ALL COMMON AREA FURNITURE		X			
CLEAN AND POLISH WOOD FURNITURE		X			
CLEAN AND POLISH GLASS AND CHROME FURNITURE		X			
SPOT CLEAN FURNITURE AS NEEDED			X		
GLASS					
CLEAN ENTRANCE WAY GLASS, INTERIOR AND EXTERIOR WITHIN HEIGHT OF SQUEEGEE EXTENSION	X				

*NOTE: General Cleaning Services and Frequencies are provided in all areas unless stated otherwise.	<i>Frequency of Services</i>				
AREAS OF SERVICE AND SERVICES TO BE PERFORMED Work Specifications are generic and can be adjusted to the individual needs of each property	Daily	Weekly	Monthly	Quarterly	Annually
GLASS...continued					
SPOT CLEAN INTERIOR GLASS IN PARTITIONS AND DOORS WITHIN HEIGHT OF SQUEEGEE EXTENSION	X				
FLOORS-HARD					
DRY DUST OR SWEEP	X				
WET MOP, AS REQUIRED	X				
FLOORS - CARPETED					
VACUUM MATS AND AREA RUGS IN LOBBY		X			
THOROUGHLY VACUUM RESIDENTIAL HALLWAY CARPETING ON A SCHEDULE	X				
SPOT CLEANING WHERE APPLICABLE		X			
CARPET SHAMPOO (AS NEEDED)		X			
CARPET EXTRACTION					2X
OFFICES OF MANAGER AND SECURITY DESK					
GATHER ALL WASTE PAPER AND TRASH FOR DISPOSAL AT DESIGNATED LOCATION	X				
REPLACE LINERS IN REQUIRED WASTE BASKETS (WHEN DIRTY)	X				
DUST ALL OFFICE FURNITURE	X				
DUST ALL COUNTERS AND FILE CABINET TOPS	X				
DUST AND WIPE ALL TELEPHONES	X				
DUST ALL WINDOW LEDGES	X				
SWEEP OR DUST MOP ALL HARD FLOOR SURFACES	X				
PROPERLY ARRANGE ALL FURNITURE IN OFFICE	X				
CLEAN AND POLISH ENTRANCE GLASS DOORS	X				
DUST PICTURE FRAMES, SHELVES, SIGNS, AND WOOD MOLDINGS		X			
POLISH OR CLEAN DOOR KICK PLATES			X		
REMOVE ALL FINGERPRINTS FROM WALLS, DOORS, ETC ...			X		

**DUST ALL HIGH PARTITIONS AND LEDGES WITHIN REACH
WITH EXTENSION**

		X		
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*NOTE: General Cleaning Services and Frequencies are provided in all areas unless stated otherwise.	<i>Frequency of Services</i>				
	Daily	Weekly	Monthly	Quarterly	Annually
AREAS OF SERVICE AND SERVICES TO BE PERFORMED Work Specifications are generic and can be adjusted to the individual needs of each property					
KITCHEN/BREAK AREAS					
SWEEP AND DAMP MOP FLOOR AREA	X				
DAMP WIPE TABLES AND COUNTERS	X				
WASH AND SANITIZE SINK	X				
REMOVE FINGERPRINTS FROM DOORS, WOODWORK AND WALLS	X				
REMOVE SPOTS AND WATER STAINS FROM WALL AREA ADJACENT TO SINK AREA	X				
EMPTY ALL TRASH CONTAINERS AND REPLACE LINERS	X				
DUST ALL HORIZONTAL SURFACES TO 6'8" HEIGHT INCLUDING SILLS, LEDGES, MOLDINGS, AND DUCTS		X			
WASH TRASH CONTAINERS			X		
STAIRWELLS					
INSPECT	X				
SWEEP, AS NEEDED. WIPE HANDRAILS AS NEEDED			X		
CLEAN PIPES AND REMOVE COBWEBBS AS NEEDED		X			
POLISH OR CLEAN DOOR KICK PLATES			X		
EXERCISE ROOM					
WIPE DOWN AND DISINFECT EQUIPMENT – AS NEEDED	X				
EMPTY ALL GARBAGE	X				
VACUUM CARPETS AND/OR MOP HARD SURFACE FLOORS	X				
REMOVE COBWEBS AS NEEDED		X			
CLEAN WINDOWS AND MIRRORS	X				
HIGH DUST ABOVE 6'8" HEIGHT, ALL HORIZONTAL SURFACES, INCLUDING MOLDINGS, LEDGES, ETC ...			X		
ORGANIZE ALL GYM EQUIPMENT: MATS, EXERCISE BALLS, ETC.	X				

*NOTE: General Cleaning Services and Frequencies are provided in all areas unless stated otherwise.	<i>Frequency of Services</i>				
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AREAS OF SERVICE AND SERVICES TO BE PERFORMED Work Specifications are generic and can be adjusted to the individual needs of each property					
POOL AREA					
REMOVE TRASH FROM CONTAINERS AND REPLACE LINER	X				
CLEAN RESTROOMS	X				
ALIGN POOL CHAIRS – ONCE POOL IS OPENED	X				
WIPE DOWN TABLES/CHAIRS, SPOT CLEAN CHAIRS – ONCE POOL IS OPENED	X				
CLEAN/POLISH POOL RAILINGS – ONCE POOL IS OPENED		X			
CLEAN/POLISH DRINKING FOUNTAINS		X			
EXTERIOR PERIMETER					
REMOVE TRASH FROM CONTAINERS AND REPLACE LINER	X				
PICK UP ANY DOWN PALM FRONDS	X				
PICK UP SMALL DEBRIS	X				
CLEAN/POLISH/EMPTY TRASH CANS AND ASHTRAYS	X				
SERVICE AREA – EAST AND WEST SIDES					
Pressure clean trash rooms, move all containers out and clean, walls, floors, trash containers. Trash rooms on East and West side from the outside on the ground floor.	X				
REMOVE DUMPSTER TO PICK UP AREA (AS NEEDED)		X			
PARKING AND GARAGE AREAS					
PICK UP CANS, PAPERS, AND OTHER SMALL DEBRIS	X				
MAINTAIN GARAGE DAILY THROUGH SPOT SWEEPING AND PICK UP	X				
REPORT ANY GRAFFITI	X				
EMPTY TRASH AND REPLACE LINERS– WASH RECEPTACLES AS NEEDED	X				
CLEAN LIGHT FIXTURES – REMOVE COVER IF NEEDED TO CLEAN		X			

*NOTE: General Cleaning Services and Frequencies are provided in all areas unless stated otherwise.	<i>Frequency of Services</i>				
AREAS OF SERVICE AND SERVICES TO BE PERFORMED Work Specifications are generic and can be adjusted to the individual needs of each property	Daily	Weekly	Monthly	Quarterly	Annually
LAUNDRY ROOMS					
SWEEP AND MOP FLOORS	X				
WIPE EXTERIOR OF APPLIANCES, SHELVES, & CABINETS, SOAP DRAWER	X				
CLEAN SINK BASIN	X				
CLEAN BEHIND APPLIANCES			X		
REMOVE LINT FROM DRYERS	X				
REPORT ANY MOLD/ WIPE DOWN MOLD		X			
STORAGE ROOMS					
SWEEP/MOP FLOORS		X			
REMOVE COBWEBBS FROM CORNERS, CEILING, LIGHT FIXTURES		X			
CLEAN LIGHT FIXTURES – REMOVE IF NEEDED		X			
DUST TOP OF STORAGE UNITS (LOWER LEVEL ONLY)		X			
ADDITIONAL NOTES/AREAS					
MUST REPORT ANY LIGHT FIXTURES BROKEN/OUT, ETC., TO MAINTENANCE					
SEND A REPORT TO MANAGEMENT IX/MONTH					
CREATE WHATS-APP GROUP WITH TEAM AND MANAGEMENT					
Report to management in WhatsApp group with pictures, of any furniture left in hallways, trash chute rooms, garage, etc., not to take initiative to just take it out, security will investigate first.					

PROPOSAL PRICE

INCLUSION OF ALL RATES QUOTED

- ⇒ EMPLOYEE PAYROLL
- ⇒ GENERAL LIABILITY INSURANCE
- ⇒ STATE UNEMPLOYMENT COMPENSATION
- ⇒ FEDERAL UNEMPLOYMENT COMPENSATION
- ⇒ WORKMEN'S COMPENSATION
- ⇒ F.I.C.A.
- ⇒ CUSTODIAL EQUIPMENT
- ⇒ CUSTODIAL CHEMICALS (AS NECESSARY)
- ⇒ STAFF PPE
- ⇒ UNIFORMS
- ⇒ SUPERVISION AND PROFESSIONAL ACCOUNT MANAGEMENT
- ⇒ GENERAL AND ADMINISTRATIVE (cost for preparing payroll, accounting, etc...)

PROPOSAL PRICE

Janitorial services provided (7) Days per week to include:

- = **ALL JANITORIAL CLEANING EQUIPMENT AND MATERIALS TO INCLUDE ALL PLASTIC LINERS, PAPER TOWELS, TOILET TISSUE AND HAND SOAP FOR CONDOMINIUM COMMON AREAS ONLY.** (Items not included may be billed on consumption).

Pricing per month* (Please check-off selected box)

Option 1:

\$ 9,565.00 per month

3 Full Time Cleaning Porters working 40 hours each per week.

Total of 120 hours per week/520 hours per month.

Option 2 (Recommended):

\$12,600.00 per month

4 Full Time Cleaning Porters working 40 hours each per week.

Total of 160 hours per week/693 hours per month.

*This pricing is already inclusive of the mandated Florida minimum wage, which begins on September 30, 2021.

PROPOSAL ACCEPTANCE


ACCEPTANCE OF PROPOSAL:

THE PRICES, SPECIFICATIONS, AND CONDITIONS ARE HEREBY ACCEPTED.

AMERICA SERVICE INDUSTRIES IS AUTHORIZED TO THE WORK SPECIFIED.

COMMENCEMENT DATE: 11/1/2021

America Service Industries



Signature

Dirsa Garay, VP of business
Printed Name/Title *Development*

Date: 10/18/2021

Winston Towers 100 Association, Inc.



Signature

Norman Peselov
Printed Name/Title

Date: 10/18/2021

REFERENCES

REFERENCES

IN THE EVENT REFERENCE IS NEEDED IN ORDER TO CONFIRM WE ARE A BONAFIDE FIRM AND CONDUCTING BUSINESS IN AN EXEMPLARY MANNER, WE INVITE YOU TO CONTACT THE FOLLOWING:

WILLIAMS ISLAND 1000, 2000, 2600, 2800, 3000, 4000 ,7000
"The Florida Riviera" buildings
EVELYN VARGAS - MANAGER (305) 931-7716
Email: evelyn@7000williamsisland.com
Special Note: Providing quality janitorial services to this entire island complex for over TWENTY-EIGHT YEARS!

TRUMP PALACE - SUNNY ISLES
ANA DAVALOS - MANAGER 305-466-2490
Email: adavalos@castlegroup.com

Special Note: Providing excellent service to this Hi- rise Community since 2008

THE BLUE DIAMOND - Miami Beach
LEGNE LIMA - MANAGER 305-672-4779
Email: llima@bluegreediamond.net

Providing quality janitorial services since 2005

HOLLYBROOK GOLF AND TENNIS
MITCH DAVIS - MANAGER 954-431-0600 x224
mitch.david@hollybrook.com

Special Note: Servicing this 64 building catwalk community with high demands since 2005!! Extremely satisfied customer!!

We service over 120 properties throughout Dade and Broward Counties.

Members of the APMA (Aventura Property Manager's Association).