

July 9, 2025

The Marina at the Bluffs Condominium Association, Inc
1550 Marina Isle Way, Jupiter, FL 33477

Dear Barbara,

I would like to thank you for the opportunity to provide you with our customized quotation for your cleaning needs. After reviewing the scope of work at The Marina at the Bluffs, listening to your requirements *and* with our professional knowledge of the industry, I hope you'll find the attached cleaning program both 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 insure our quality standards are being firmly upheld.

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

OUR COMMITMENT TO YOU

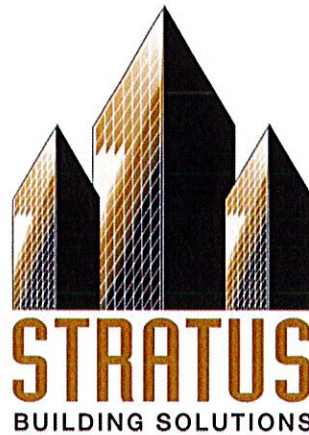
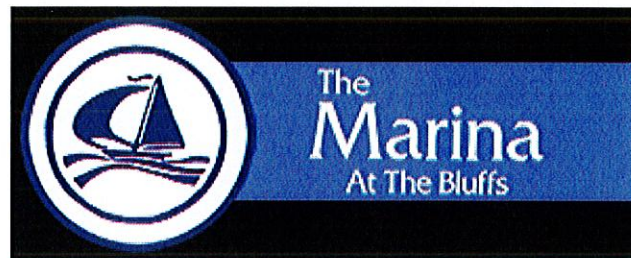
A smooth, headache free start-up, you can always rely on any job we undertake being done on time,
on budget and to the very highest standard, with great consistency.

The cleaning program that was tailored specifically for you is on the following pages. If after reading it you should have any questions or need to make any final adjustments, please feel free to call. Otherwise all we need to get started is your signature.

Sincerely,

Jill Dawson
Stratus Building Solutions
jdawson@stratusclean.com
561-469-8822

Prepared for:



Cleaning for the Environment

Environmental leadership is one of Stratus Building Solutions' strategic business objectives. Responsibly cleaning for our customers' health and the environment is a crucial part of Stratus Building Solutions' Environmental Leadership Program.

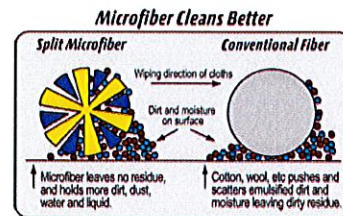
- Stratus exclusively uses Green Seal Certified products
- Exclusive use of micro fiber cloths reduces chemical usage by 50%
- Allergen micro filtered vacuums makes your facility virtually allergy-free

Stratus is committed to maintaining our environmental leadership in everything we do, from conservation to cleaning and recycling. We believe strongly that good environmental practice makes good business sense.



Stratus Green Clean

STRATUS LABEL CHEMICALS & MICROFIBER GREEN CLEANING



THESE PRODUCTS ARE INCLUDED FREE OF CHARGE!

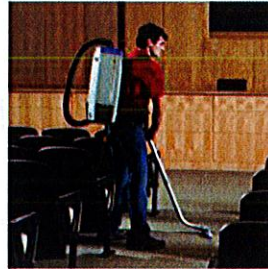
- ❖ Improve customer satisfaction
- ❖ Improve productivity
- ❖ Meet and exceed state standards for V.O.C. compliance
- ❖ Improve the indoor air quality and quality of the indoor “built environment”
- ❖ Reduce environmental & health risks associated with cleaning products

WHAT MAKES MICROFIBER GREEN

- Contributes to better indoor air quality with superior dust and dirt containment
- Source reduction—use less water and chemicals
- Lasts longer than conventional products



Pro-Team Green Cleaning for Health



The combination of Micro filters and Micro-Tex filters removes hair, pollen, dust, molds, and most bacteria particles down to 1 micron at **98.1% efficiency**

Value vs. Cost

Most of the time, a cheaper price will cost you more.

Value is what every business strives for!

- ❖ Give you the best value for the dollar spent than anyone else
- ❖ Clean to exacting standards each and every time
- ❖ Not take short cuts to hasten the clean
- ❖ Provide a better work environment through a cleaner facility
- ❖ Reduce costs of building maintenance



Professionalism and Quality

Is vital to achieve our ambitiously high standards
 and meticulous attention to detail...

Stratus insists on –

- Professionally trained staff
- Fully supervised work
- Consistent quality audits
- Close teamwork between operatives, regional office and you
- Uniformed staff
- ID badges carried by all staff



Reliability

*Is imperative to achieve our 100% customer
 satisfaction pledge*

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

Complete Insurance Package

- \$2 Million Liability Policy
- \$50,000 Janitorial Bond
- Workers Compensation



SCOPE

Provide superior cleaning services for the Marina on The Bluffs

- ✓ Stratus Trained Cleaners (4)
- ✓ Consistent quality audits based on a 50-point inspection
- ✓ Monthly customer satisfaction reviews
- ✓ Environmentally responsible, health conscious line of green seal certified products
- ✓ Equipment and cleaning supplies provided by Stratus
- ✓ Customize cleaning options to better suit the client's needs
- ✓ Maintaining a clean and safe environment for the Bluffs condo community

GENERAL CLEANING:

Offices, Pool Houses, Kitchens, Library, Common Areas

- ✓ **Every Clean** - Dust horizontal surfaces - desk, credenza, counter and file cabinet tops
- ✓ **Every Clean** - Spot clean horizontal surfaces for removal of rings and spillage, Organize neatly
- ✓ **Every Clean** - Entrance doors and internal glass partitions cleaned of fingerprints and smudges
- ✓ **Every Clean** - Disinfect light switches, light switch plate covers and door handles
- ✓ **Every Clean** - Disinfect all telephone receivers and dust phone bases
- ✓ **Every Clean** - Counters, table tops and cabinets cleaned with approved disinfectant
- ✓ **Every Clean** - Sinks cleaned with approved disinfectant/ scoured using liquid cleanser as needed
- ✓ **Every Clean** - Outside of refrigerator and microwave wiped down (appliances) Polish stainless
- ✓ **Every Clean** - Clean and sanitize drinking fountains/water cooler, polish as needed
- ✓ **Every Clean** - Empty all waste paper receptacles and replace waste liners, disinfect lid
- ✓ **As Needed** - Wash down waste receptacles
- ✓ **1x / Week or More as needed** - Walls cleaned of fingerprints and smudges
- ✓ **1x / Month** - High dusting – air vents, tops of doors, door frames, ceiling corners, fans
- ✓ **1x / Month** - Low dusting – Chair and Chair bases
- ✓ **2X Weekly** – Vacuum and Mop all hard surface floors

ELEVATORS

- ✓ **Every Clean** - Sanitize control panel
- ✓ **Every Clean** - Clean and (polish-Weekly) stainless inside every floor
- ✓ **Every Clean** - Clean elevator doors, tracks on all floors
- ✓ **Every Clean** - Sweep and mop all elevator, entries and landings
- ✓ **1x / Monthly** - High dusting – air vents, sills & grates, door frames, ceiling corners

RESTROOMS

- ✓ **Every Clean** - Clean and disinfect counter tops, wash basins, toilets, toilet seats
- ✓ **Every Clean** - Clean and disinfect all dispensers, fixtures, and mirrors
- ✓ **1X Weekly** - Polish all stainless
- ✓ **Every Clean** - Empty trash receptacles and replace liners
- ✓ **Every Clean** - Empty sanitary napkin receptacle
- ✓ **Every Clean** - Spot clean partitions and tile walls
- ✓ **Every Clean** - Restock hand soap, paper products and soap from customer stock
- ✓ **Every Clean** - Disinfect partition handles, door handles, and light switches
- ✓ **Every Clean** - Clean and sanitize outsides of dispensers and trash receptacles
- ✓ **Every Clean** - Sweep and thoroughly mop floor with germicidal solution
- ✓ **Every Clean** - Pour mop water down floor drain to eliminate odors
- ✓ **1x / Week** - Spray enzyme deodorant to help eliminate odors (automatic deodorizer dispenser)
- ✓ **1x / Week** - High dust – air vents, lights, mirror frames, and tops of doors
- ✓ **1x / Week** - Clean and disinfect restroom partitions and walls around toilets and urinals

STAIRS-LANDINGS & CATWALKS

Following Rotation Schedule

- ✓ **Every Clean** - Clean portico area
- ✓ **Every Clean** - Clean mailboxes, hydrant containers, directories, bench etc.
- ✓ **Every Clean** - Clean trash room doors, wood framing around garbage bins
- ✓ **Follow Schedule** - Blow off catwalks of each building top to bottom
- ✓ **Follow Schedule** - Clean and sanitize railings on days catwalks are cleaned
- ✓ **Follow Schedule** - Clean windowsills and door fronts on same days catwalks are cleaned
- ✓ **Follow Schedule** - Clean ceilings, lights, doorways & alcoves with outside extension brush
- ✓ **As needed** - Remove marks from walls
- ✓ **1x / Monthly** - Thoroughly mop all catwalks top to bottom with approved disinfectant
- ✓ **As needed** - Remove scuff marks, stains and spills

POOL-GROUNDS-TENNISCOURT AREAS

- ✓ **Every Clean** - Porter grounds for trash and debris
- ✓ **Every Clean** - Clean doorways, alcoves, lights, fans, ceiling corners, railings with outside extension brush
- ✓ **Every Clean** - Clean and sanitize gates
- ✓ **1x/ Weekly** - Disinfect railing tops
- ✓ **2x / Monthly** - Dust railings
- ✓ **Every Clean** - Blow off tennis courts & pool areas
- ✓ **1x/ Weekly or as needed** - Hose off pool decks. Spot check daily for spills and debris
- ✓ **Every Clean** - Wipe off, spot clean and re-stage patio furniture
- ✓ **Every Clean** - Wipe down bar area

ADDITIONAL DAILY RESPONSIBILITIES

- ✓ **Every Clean** - Organize janitors closet and equipment, keeping ample supplies available
- ✓ **Every Clean** - Follow safety standards for wet floors (signage)
- ✓ **As Needed** - Fill out logbook and report to Management with any findings ie: light out, damage and hazards

Cleaning Schedule and Check list created by Stratus. Having a check list and walk through list will ensure no areas missed.

Log Book will be on site for communication and information. This will be used for extra work that may be needed to communicate to our cleaner and for possible problems we encounter over the cleaning day that MGT needs to know about.

Additional Services... ... & Specialties

If you have a special need we will make every effort to accommodate you

- Carpet / upholstery cleaning
- Partition fabric cleaning
- Hard floor cleaning (Stripping and waxing)
- Window cleaning
- Spring Cleans
- Move in / out cleans
- Construction cleanup
- Janitorial supplies
- Restroom supplies

It is strongly recommended that a customized floor care program be implemented, including carpet care and hard floor care services, to maintain the appearance of your floors and prevent the need for premature replacement of floor coverings.

All estimates for floor care services are based on current labor and supply costs. It is assumed that all heavy articles will be removed by customer prior to commencement of floor care service and replaced by customer following completion of service.

Service Agreement

1. CLIENT agrees to contract STRATUS to perform cleaning services according to the attached cleaning schedule. This agreement is for Twenty Four consecutive months without interruption. Contract 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 business benefit of a STRATUS Franchisee who hereby agrees to comply with the terms and conditions of this Agreement. The 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 training program and carries all required certifications and insurance. The insurance carried by the Franchisee names the CLIENT as additionally insured.
4. Six 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 contract by the 10th of the month. Late payments will incur service and finance charges applicable by state and federal law. In the event of default on payment, CLIENT agrees to pay STRATUS' costs for collection and/or attorney fees. _____ (initial)
6. This agreement may be terminated for non-performance only. CLIENT must give STRATUS written notice, specifying in detail the nature of any defect in performance. STRATUS 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, CLIENT shall notify STRATUS 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.
7. CLIENT agrees to verbally notify STRATUS 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 termination of this agreement, CLIENT will not employ directly or indirectly any employees, agent representatives or franchisees of STRATUS.
9. This agreement is for a term of Two (2) years. In exchange for signing a 2-year agreement, for the calendar year 2026, January 1-December 31, there is NO price increase. For the calendar year 2027, Stratus will limit the increase to 3%.

The below signee has the authority to sign on behalf of The Marina at the Bluffs Condominium Association, Inc

Client Name: _____ Client Signature: _____

Client Title: _____ Date Signed: _____



4152 W. Blue Heron Blvd., Suite 120
Riviera Beach, FL 33411
561-469-8795

Our Agreement Current Service

Both Stratus and The Marina at the Bluffs Condominium Association, Inc 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, stainless steel cleaner (if needed) and replacement liners for trash receptacles.

Option 3 Service provided: Five Times Weekly
Monday-Friday Full Cleaning
Sat/Sun Pools and Bathrooms Cleaning- Jan to May (5 Months)
Annual Janitorial Billing January 1st to December 31st: **\$176,350**** (+ tax)

Service Address: 1550 Marina Isle Way, Jupiter, FL 33477

Client

Stratus

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Approximate Start Date: _____

Accounts Payable: Contact Name _____; Number _____

Email Address _____