

# First Green Building Services Contract Services Agreement

AGREEMENT made on August 1, 2026, by and between PT Inc., dba First Green Building Services (Hereafter called "First Green") and Fort Thomas Independent Schools (hereinafter called "CLIENT").

Whereas, CLIENT desires First Green to supply such inside maintenance at the Properties commonly known as Highlands High School and Middle School, Johnson Elementary School, and Woodfill Elementary School (hereinafter called the "areas to be serviced").

NOW THEREFORE, the parties hereto agree as follows:

Beginning on August 1, 2026, First Green will provide and perform, to CLIENT's reasonable satisfaction, the services described in the "Cleaning Specification:" a true and accurate copy of which is attached hereto and made a part hereof, in the areas to be serviced, including but not limited to supervision and labor required for performing said services.

In exchange for the performance of services hereunder, the CLIENT shall make payment to First Green for services rendered hereunder at the rate of \$33,295 per month for Highlands High School and Middle School, \$8,860 for Johnson Elementary School, and \$8,965 for Woodfill Elementary School. First billing will be made on the first day of service for the month and will be payable in 30 days. Subsequent billing will be monthly. CLIENT will notify First Green of any changes which would affect the areas to be maintained which form a part of the CLIENT'S premises and prices will be adjusted as necessary.

The AGREEMENT may be terminated by either party by giving thirty (30) days written notice by registered mail addressed to the other party at the address below its name.

Contract remains as is until school ends on May 31, 2027 or as otherwise agreed upon. It is understood that, if, during the term of this contract, the minimum wage, state and/or federal unemployment or Social Security taxes are increased, the Contractor may increase the monthly billing to CLIENT to compensate for these increases.

BY \_\_\_\_\_ CLIENT

ADDRESS: \_\_\_\_\_

BY \_\_\_\_\_ FIRST GREEN

ADDRESS: 3014 Amsterdam Road, Villa Hills, KY 41017

## Cleaning Specifications – All Schools

Area	Frequency
<u>Classrooms/Labs/ Library/Break Rooms</u>	
1 Empty wastebaskets, replace liners	5 x week
2 Vacuum carpeted floors	5 x week
3 Dust mop tile floors and spot mop	5 x week
4 Wet mop tile floors	1 x week
5 Dust, wipe, and sanitize desks	5 x week
6 Dust shelves and window sills	1 x wee
7 Dust overhead vents and baseboards	1 x week
8 Remove fingerprints from glass on or near doors	5 x week
 <u>Lobby &amp; Hallways</u>	
1 Vacuum all carpet and walk off mats	5 x week
2 Dust mop and wet mop or auto scrub tile floors	5 x week
3 Clean and disinfect water fountains	5 x week
4 Remove fingerprints from all door glass	5 x week
5 Dust tops of lockers	1 x week
6 Sweep and spot mop stairs	5 x week
7 Mop stairs	As Needed
8 Stock custodial supply closets	5 x week
 <u>Break Rooms</u>	
1 Disinfect table tops, microwaves and counters	5 x week
2 Disinfect outside of refrigerator	1 x week

### Restrooms

- |   |   |          |
|---|---|----------|
| 1 | Clean and disinfect toilets, urinals, sinks, and counters | 5 x week |
| 2 | Polish mirrors, chrome & stainless steel                  | 5 x week |
| 3 | Fill all dispensers                                       | 5 x week |
| 4 | Dust mop floors & wet mop floors with disinfectant        | 5 x week |
| 5 | Empty wastebaskets and replace liners                     | 5 x week |
| 6 | Pour water in restroom floor drains                       | 1 x week |

### Cafeteria & Gym (Elementary Schools Only)

- |   |  |          |
|---|--|----------|
| 1 | Empty wastebaskets, replace liners             | 5 x week |
| 2 | Dust mop and wet mop or auto scrub tile floors | 5 x week |