



Agenda Request Form

Meeting Date	Agenda Item Number
August 20, 2020	F-2

Title
Ratification of the ABM Industry Groups, LLC EnhancedClean Program Contract for FY2021
Requested Action
School Board Consideration of Superintendent's Recommendation for Ratification of the ABM Industry Groups, LLC EnhancedClean Program Contract for FY2021
Summary Explanation and Background
<p>CCSD's custodial service provider, ABM Industry Groups, LLC, introduced its EnhancedClean program to staff amid the discussions regarding ongoing and additional measures necessary to abate spread of the COVID-19 virus in all CCSD facilities.</p> <p>This program will provide additional focus on cleaning areas that are not in the normal scope of work, frequent disinfection of high-touch areas, remediation of contaminated areas and electrostatic misting for large areas. The scope of work in CCSD will be accomplished through the addition of 89 ABM employees working in conjunction with existing staff in a concerted effort to sanitize CCSD's facilities in order for In-Person learning to take place in a clean, safe environment for students and staff.</p> <p>This program will utilize all recommended guidelines from the Centers for Disease Control and Prevention (CDC) and U.S. Environmental Protection Agency (EPA) approved, hospital grade chemicals and disinfectants to clean and sanitize CCSD facilities.</p>
Priority Area
Organizational and Operational Effectiveness
Financial Impact
\$2,740,792.53
Exhibits: (List)
See Attachment
Source of Additional Information
William J. Sebring 770.479.1871 Scott Krug 770.479.1871



ABM EnhancedClean™

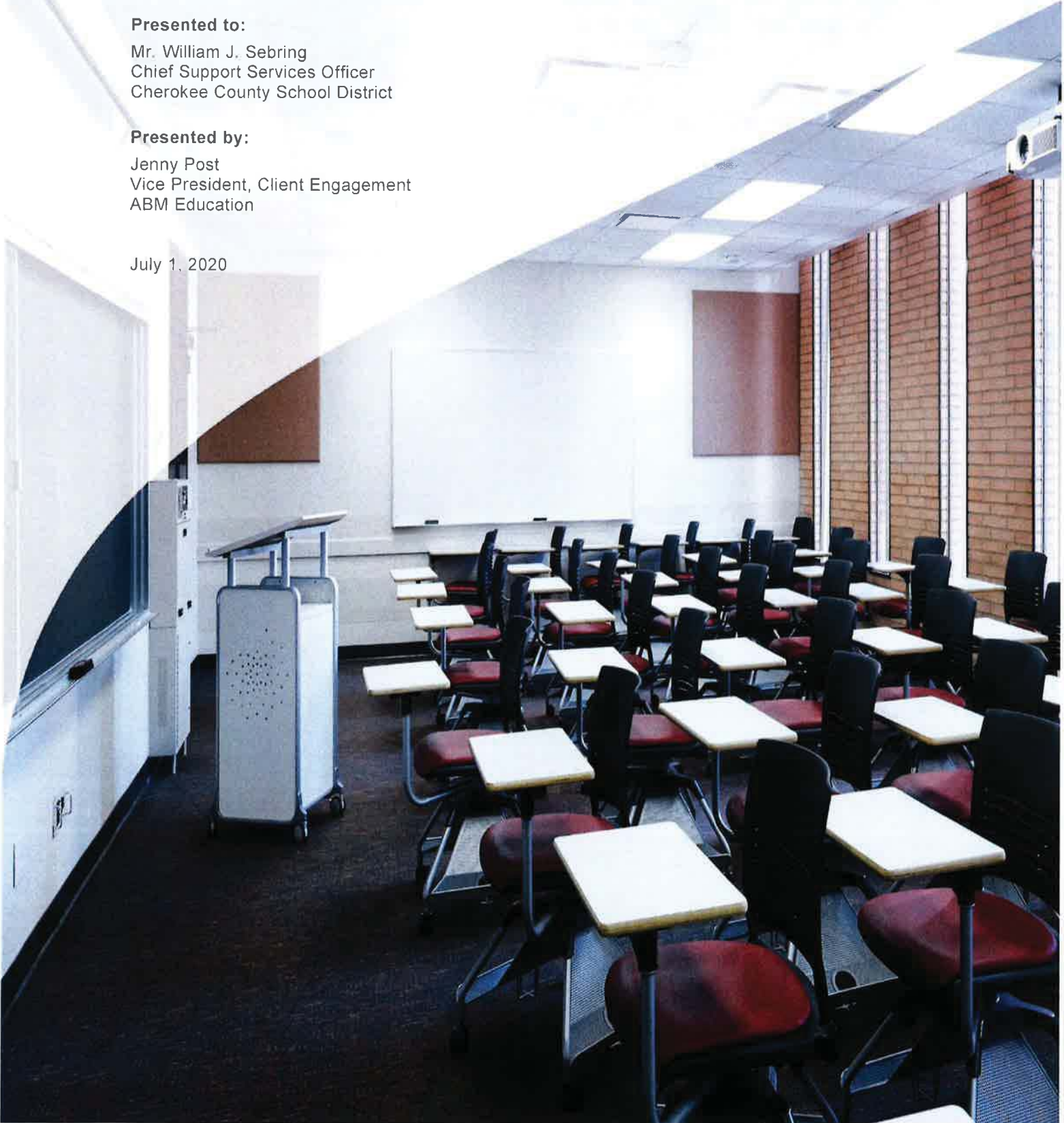
Presented to:

Mr. William J. Sebring
Chief Support Services Officer
Cherokee County School District

Presented by:

Jenny Post
Vice President, Client Engagement
ABM Education

July 1, 2020





ABM Education Service
2258 Holly Springs Parkway
Canton, GA 30115

July 1, 2020

Mr. William J. Sebring
Cherokee County School District
200 Mountain Brook Ct
Canton, GA 30115

Dear Mr. Sebring,

We understand providing peace of mind is vital as Cherokee County School District prepares to return to normal occupancy levels. There is a heightened sense of scrutiny for demonstrating that you are doing your part to provide clean, healthy, and safe environments. With our level of expertise in sanitation and disinfection, ABM will provide you with an enhanced cleaning program for your school.

We will meet and exceed your expectations with our trained specialists, certified processes, and U.S. Environmental Protection Agency (EPA) registered chemicals and disinfectants. ABM EnhancedClean™ aligns with the most current recommendations and guidelines on environmental cleaning published by the Centers for Disease Control (CDC), World Health Organization (WHO) and Occupational Safety and Health Administration (OSHA), and all services will be provided using proper personal protective equipment (PPE).

It is our understanding that your key objectives include:

- Repopulating your school safely and efficiently
- Increasing the level of cleanliness and maintaining student health
- Preventing the spread of pathogens

To accomplish these objectives and deliver results, ABM proposes to implement a three-step approach that includes:

- Facility reentering services, student, parent, teacher and administrator communication kits and reentry checklists
- An enhanced scope of services
- Deep disinfection services

Our entire organization stands behind this proposal and all the commitments made to Cherokee County School District. If there is any additional information I might provide, please don't hesitate to call or write. All of us at ABM are ready to put our solutions to work for you.

Sincerely,

Jenny Post
Vice President, Client Engagement

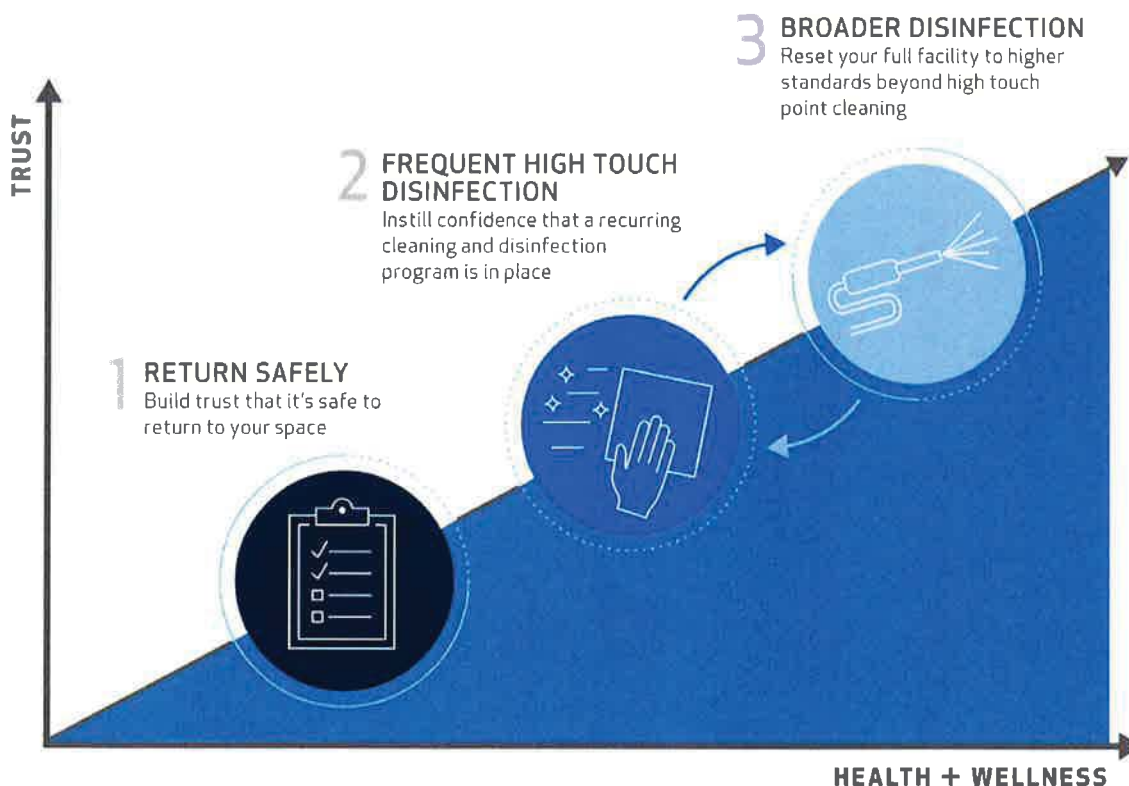
ABM EnhancedClean™ Program

Pathogen control for occupant and building wellness

A holistic approach to creating healthier buildings for your school

ABM is uniquely positioned to help Cherokee County School District prevent the spread of pathogens through a three-step approach, backed by an expert-certified disinfection process and training program.

Beyond maintaining cleanliness, the ABM EnhancedClean program can help assure students, parents, teachers and administrators that you're doing your part to create healthier spaces—whether it's upon reentering comprehensively, disinfecting more frequently, or looking at the health of your school more holistically with advanced technologies.



Determining the right approach at the right time

Every school is unique, but what all schools have in common is the ongoing need for preventative practices and regular disinfection to improve the health and wellness of the school and its students, parents, teachers and administrators. We can help you meet the evolving challenges of reentering and ongoing facility services, supplemented by broad disinfection technologies to cover every angle of building wellness.

	Suggested Frequency	Methods Employed	Team Members Deployed	Supplies and Equipment
Step 1: Return Safely Build trust that it's safe to return to your space.	Intervals based on reentry	<ul style="list-style-type: none"> Pre-opening site assessment(s) using reentry checklists to inform return to work strategy Workforce protocols (i.e. PPE and social distancing procedures) Implement preventative products strategy One-time enhanced clean 	Certified disinfection specialists	<ul style="list-style-type: none"> No touch fixtures, dispensers, and door openers Centralized trash receptacles Sensor technologies Hand-sanitizing stations (based on availability) Disinfecting wipes for occupants (based on availability) EPA-registered disinfectants qualified for use against SARS-CoV-2
Step 2: Frequent High Touch Disinfection Instill confidence that a recurring cleaning and disinfection program is in place.	3x/daily	<ul style="list-style-type: none"> Site-specific SOW for each facility type based on occupancy levels Cleaning and disinfection of all high touch point areas in facility 	Certified disinfection specialists	<ul style="list-style-type: none"> Occupant Communication Kits EPA-registered disinfectants qualified for use against SARS-CoV-2 Proper PPE Microfiber program
Step 3: Broader Disinfection Reset your full facility to higher standards beyond high touch point cleaning.	Weekly Classroom Electrostatic Misting	<ul style="list-style-type: none"> Large area disinfection 	Certified disinfection specialists	<ul style="list-style-type: none"> Electrostatic sprayers Hospital grade EPA-registered disinfectants with faster kill time and broader pathogen spectrum if an outbreak has occurred in your facility Continued product testing: <ul style="list-style-type: none"> Testing and validation UV devices and UVC lighting

Statement of Work

We understand Cherokee County School District needs an enhanced level of service from the current custodial services we provide. As part of the EnhancedClean program, our certified operational and disinfection team members assessed your current scope and have made recommended additions below:

Add resources to day cleaning focus points (additional contract scope)**

- | | |
|----------------------------------|-------------------------------------|
| Entrance Doors | Elevator Interiors |
| Security Desks | Stair rails |
| Main Lobby | Training and locker room facilities |
| Seating | Admission building |
| Elevator Lobby Hardware | |
| Water Fountain and Vending Areas | |

List of high touch areas for increased frequency (additional contract scope)**

- | | |
|------------------------------|---|
| General | Breakrooms/Cafe Areas |
| Elevator Areas | Appliance Hardware |
| Entrance Doors | Vending Machine Touchpoints |
| Reception | Eating Areas: Tables and Chairs |
| Conference Rooms | Fitness and Workout Rooms |
| Public Phone Rooms | Medical and Fitness Equipment |
| Wellness Rooms | Reception |
| Photocopy | Lavatories |
| Offices/Workstation Areas | Locker Room Benches and Seating |
| Centralized Trash | Lavatories |
| Shared Lounge Accessories | Door Hardware |
| Cafeteria* | Counters |
| Servery | Dispensers |
| Eating Areas: Tables, Chairs | Toilet/Urinal Hardware |
| Cashier Areas | Common Areas |
| Tray In/Out | Water Fountains |
| Trash and Recycling | Shared Locker Exteriors |
| Classroom | Elevator Buttons |
| Desktops | Escalator Railings |
| | Stair Railings |
| | <i>*Timing and frequency for disinfecting in Cafeteria to be planned between ABM and Cherokee Operations, minimum after each use or lunch period.</i> |

List of approved EPA chemicals for use (additional contract scope)**

- | | |
|--------------|--|
| Morning Mist | Oxivir 1 Cleaner and Wipes |
| Alpha HP | Oxivir TB Cleaner and Wipes |
| Virex Plus | Oxivir Five 16 |
| Virex TB | Oxivir 1RTU |
| Virex II 256 | Other Equivalent Disinfectant Cleaner added at |
| Crew NA | ABM's Discretion |

List of approved equipment/tools for sanitization and disinfection (additional contract scope)**

Electrostatic Sprayers	Janitor Cart
Microfiber (cloths, mops)	Disposable Disinfectant Wipes
Safety Glasses	Hand Sanitizer
Gloves - Nitrile	Touchless Dispensers (water, soap, towels)

**This is an ongoing additional service that is over and above your existing ABM contract and is being priced in this proposal. This EnhancedClean service requires additional resources, disinfectants, time, and equipment to support the certified disinfection process. ABM will develop a plan per building that identifies the high touch point areas to be disinfected 3x/daily.

Your EnhancedClean Program

We'll help reenter your facility safely and efficiently

Based on Cherokee County School District's assessment and updated specifications, discussions with you, and our disinfection expertise, we determined the best practices for you and infused them into an enhanced cleaning program designed to meet your service needs.

Prepared for: Cherokee County School District

Service: ABM EnhancedClean

Total Price: \$2,740,792.53

See the attached document for pricing details.

Please note: The FTE count will be close to what is being proposed. We may choose to add hours to existing part time employees instead of hiring another person. ABM will also have subs or night employees that will be certified to cover outages. They will be provided the EnhancedClean uniform to be worn when they are requested to support EnhancedClean functions. A Weekly audit of 719 hours /day (89.9FTE equivalent) can be provided as needed.

	ABM EnhancedClean Program - Projected Cost	Annual Cost Total	Monthly Cost Total
<i>Reentry</i>	Reentry diagnostic	Included	Included
	New workforce protocols / Training of Disinfection Specialist	Included	Included
	Delivery and placement of Communication Tools	Included	Included
<i>Daily/Recurring</i>	EnhancedClean Certified Daily Touch Point Disinfection (48.5 FTEs)	\$ 1,468,107.65	\$ 122,342.30
	EnhancedClean Certified Managers (2 FTEs)	\$ 1,164,216.94	\$ 97,018.08
	EnhancedClean Nightly Disinfection (41.4 FTEs)	\$ 108,467.94	\$ 9,039.00
	Weekly Electrostatic Spraying (3.5 FTEs)	\$ 108,467.94	\$ 9,039.00
	Total EnhancedClean Program Cost	\$ 2,740,792.53	\$ 228,399.38

EnhancedClean Services Addendum

This EnhancedClean Services Addendum (the "Addendum") is entered 6/26/2020 and pertains to that certain already existing Custodial Services Agreement (the "Agreement"), between ABM Industry Groups, LLC, ("ABM") and Cherokee County School District ("Client"), dated 06/13/2018. The Agreement remains in full force and effect. ABM and Client agree that the Services performed under this Addendum shall be governed by the terms and conditions of the Agreement, except as set forth in this Addendum. In case of a conflict between the terms of this Addendum and the terms of the Agreement, the terms of this Addendum shall govern.

1. **Services.** ABM will provide EnhancedClean™ Services to Client or its agent at the following location(s) as set forth in the existing Agreement as Attachment Cust-1 according to the Statement of Work. ABM and Client agree that the EnhancedClean Services are designed to create a visually clean environment and reduce but not eliminate the risks of spreading infectious disease and viruses. All property, including all equipment, furnished by ABM to perform the Services under this Addendum shall remain its property.

2. **Term.** ABM will begin providing the EnhancedClean Services as of: 8/3/2020 and unless specified otherwise on the SOW, this Addendum shall remain in effect until the Underlying Contract is terminated for any reason or until this Addendum is terminated by either party for any reason, and without penalty, upon providing the other party thirty (30) days' advance written notice.

3. **Price.** Client agrees to pay ABM [monthly OR pursuant to the payment terms set forth in the Agreement] for the EnhancedClean Services in accordance with the schedule(s) attached. If Client requires issuance of a Purchase Order Number ("PO") in order for ABM to submit an invoice, Client shall provide ABM with a PO promptly upon execution of this Agreement and shall provide ABM thirty (30) days written notice in advance of any change or update to an existing PO. Any PO issued by Client shall note the location(s) listed above and all new, updated and PO renewals must be sent to PO_Update@abm.com and the local ABM point of contact. The price is based upon the service area and frequency of services in the attached Scope of Work and current pricing for supplies and equipment needed to perform the EnhancedClean Services. If there is any change in any of these, Client and ABM agree to negotiate a reasonable price adjustment.

4. **Adjustments for Wages and Fringe Benefits.** The attached price schedule is based on present wages and fringe benefits. If wages or fringe benefits increase above those in effect on the date of this Addendum, any increase will fall to the Underlying Contract terms.



5. **Limitation of Liability.** 1. There is no guarantee that the EnhancedClean Services or any cleaning services will completely eliminate the risks of spreading infectious diseases and viruses and Client agrees that ABM cannot be held responsible or liable for the presence of viruses or other pathogens. Therefore, ABM and Client agree that ABM shall have no obligation to defend Client against any claim arising out of, alleging, or resulting from exposure to communicable disease or pathogens causing any such disease (each, an "Exposure Claim"). Further, ABM's indemnity obligation in connection with an Exposure Claim will be limited to loss or damage found by a court of competent jurisdiction to have been caused by the negligence or willful misconduct of ABM and in no event will ABM's indemnity obligations in connection with an Exposure Claim exceed \$1,000,000. The foregoing shall include, without limitation, all defense costs, settlements, and verdicts. This indemnification provision replaces and supersedes any other indemnification provision in the Agreement only in connection with any Exposure Claims and any losses related thereto. Except as may be owed to a third party under a party's indemnification obligations, neither ABM nor Client, or their respective owners, officers, directors, employees, agents or affiliates,

shall be liable one to the other whether under contract, statute, tort (including negligence) or otherwise, for any indirect, exemplary, unforeseeable, loss of profits, loss of use, punitive or consequential, incidental, or special damages, even if that party is notified in advance of such possibility, regardless of the form of the claim or action.

6. **Warranty.** The EnhancedClean Services are provided as is, where is, and for commercial use only without any representation or warranty of effectiveness or success. There are no other warranties or conditions, express or implied, including without limitation those of merchantability, satisfactory quality, or fitness for a particular purpose. ABM expressly disclaims any representations or warranties that Client's use of the EnhancedClean Services will satisfy any statutory or regulatory obligations, or will assist with, guarantee or otherwise insure compliance with any applicable laws or regulations. Client assumes all responsibility for determining whether the Services are sufficient for Client's purposes.

7. **General Provisions.** This Addendum and the Agreement shall be interpreted so that all of the provisions in such documents are given as full effect as possible. The provisions of the EnhancedClean proposal are attached hereto and marked "Exhibit A". If any term of this Addendum is to any extent illegal, otherwise invalid, or incapable of being enforced, such term shall be excluded to the extent of such invalidity or unenforceability; all other terms hereof shall remain in full force and effect; and to the extent permitted and possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term. If there is a conflict between this Addendum and the rest of the Agreement, this Addendum shall take precedence. This Addendum may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which shall constitute the same instrument. Unless changed, amended, and/or replaced by the terms and conditions of this Addendum, all other terms, conditions and exhibits of the Agreement, as amended, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first written above.

Cherokee County School District	ABM Industry Groups, LLC
	
Signature	Signature
DR. BRIAN V. HIGHTOWER	Trey Brock
Name	Name
SUPERINTENDENT OF SCHOOLS	Senior Vice President, Southeast
Title	Title

1 This Addendum shall not be used for performance of any ABM services unless an Agreement has been executed by ABM and Client.

What to Expect from ABM

EnhancedClean is a full scope program (not an add-on) that creates a healthier and safer school environment, so Cherokee County School District can reenter and stay open. We focus on these core areas to deliver the best service possible:

Program Certification

Standard Operating Procedures are certified by ABM's Advisory council and align with the most current recommendations and guidelines on environmental cleaning published by the Centers for Disease Control (CDC), World Health Organization (WHO) and Occupational Safety and Health Administration (OSHA), and all services will be provided using proper personal protective equipment (PPE).

Expert Advisory Council

A team of both internal and external expert advisors to build, vet, and legitimize the certified program – includes Infection Prevention Specialists, Industrial Hygienists, Epidemiologists, and others.

Team Member Training

New and existing Team Members are trained and certified in disinfection. Training is ongoing as new equipment, chemicals, and program elements are introduced to the industry.

Specialized Equipment

We use electrostatic sprayers (and other equipment), which was not common for daily disinfection pre-COVID.

Hospital Grade Disinfectants

We have access to purchase high-volumes of EPA registered disinfectant chemicals – most commercial cleaning programs use general purpose cleaners.

Innovative Technology including Evidence Based Testing

We have a team that is continually researching new equipment, products, and solutions to further differentiate our offering and promote health and wellness in your school.



Exhibit A

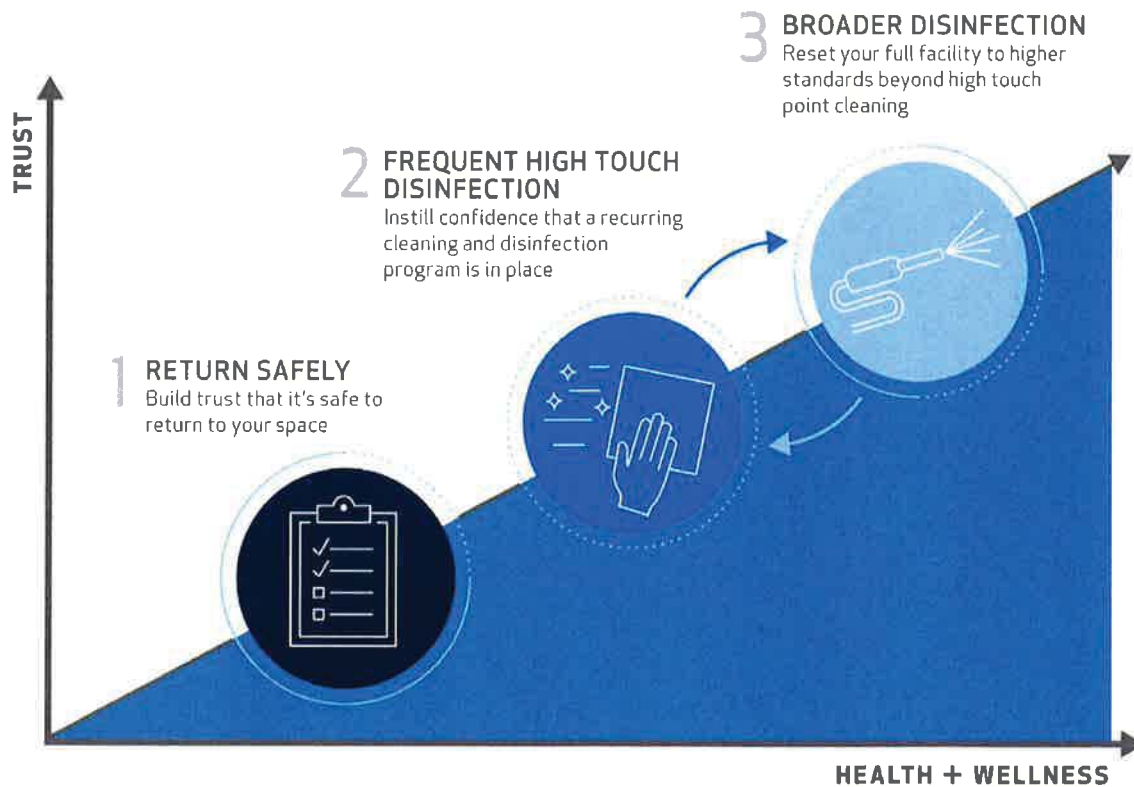
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<p>Step 2: Frequent High Touch Disinfection</p> <p>Instill confidence that a recurring cleaning and disinfection program is in place.</p>	3x/daily	<ul style="list-style-type: none"> Site-specific SOW for each facility type based on occupancy levels Cleaning and disinfection of all high touch point areas in facility 	Certified disinfection specialists	<ul style="list-style-type: none"> Occupant Communication Kits EPA-registered disinfectants qualified for use against SARS-CoV-2 Proper PPE Microfiber program
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Public Phone Rooms	Medical and Fitness Equipment
Wellness Rooms	Reception
Photocopy	Lavatories
Offices/Workstation Areas	Locker Room Benches and Seating
Centralized Trash	Lavatories
Shared Lounge Accessories	Door Hardware
Cafeteria*	Counters
Servery	Dispensers
Eating Areas: Tables, Chairs	Toilet/Urinal Hardware
Cashier Areas	Common Areas
Tray In/Out	Water Fountains
Trash and Recycling	Shared Locker Exteriors
Classroom	Elevator Buttons
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Crew NA	ABM's Discretion

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