

**MARKET RESEARCH ANALYSIS
FOR
CUSTODIAL SERVICES**

FAIRCHILD AFB, WASHINGTON

2 February 2000

MARKET RESEARCH FOR CUSTODIAL SERVICES

1. OBJECTIVE. The objective of this market research is to determine if custodial services are customarily available in the commercial market and, if so, to determine the most suitable method for acquiring the services. The results of this research will determine commercial practices for the method of contracting, types of contracts, performance standards, and the methods of inspection.

2. REQUIREMENT. The contractor shall provide basic cleaning services, rest room cleaning services, and periodic cleaning services to select on base facilities, including the child development center and the fitness center. This requirement is listed on the Javits-Wagner-O'Day (JWOD) Procurement List. The current contract is in the last follow-on year of a five-year contract with NISH. There was a letter contract prior to awarding the current contract. Fairchild AFB has utilized firm-fixed price contracts with NISH for custodial services for many years.

2.1. Basic services are sweeping, mopping, dusting, vacuuming, window washing etc., in all areas of a facility except rest rooms/locker rooms.

2.2. Rest room/Locker room/Child Development Center/Fitness Center services are similar to basic cleaning services, except that disinfectant may be used.

2.3. Snow Removal

2.4. Periodic services are performed intermittently, quarterly, yearly, etc.

3. PARTICIPANTS. HQ AFCESA/CEOC, 139 Barnes Drive, Suite 1, Tyndall AFB, FL, 62 CONS/LGCV, McChord AFB, WA, 437 CONS/LGCV, Charleston AFB, SC, 92 CES/CEOE and 92 CONS/LGCV, Fairchild AFB, WA.

4. SOURCES CONTACTED. Listing of the providers and clients of custodial services is attached.

5. FINDINGS AND ANALYSIS.

5.1. GENERAL. Local commercial market providers and clients were surveyed for commercial standards, practices, and procedures for general custodial requirements and the more stringent custodial requirements for child care centers and fitness center. The contract administrator and quality assurance person each made inquiries of the commercial sector. A matrix was used to ensure all sources were interviewed for the same information. The information found (Attachment 2) was used to support the terms and conditions of the new custodial statement of work. AFCESA found formal expressions of commercial standards were available in documents issued by the Building Owners and Management Association (BOMA). They also provided

methods to secure a good contractor for the services being provided at a fair and reasonable price. Participants conducted many interviews with the private sector providers and clients. AFCESA found most of the commercial information that follows in the national Building Owners and Managers Association (BOMA) Experience Exchange Report (EER), representing 2,101 buildings with approximately 459.6 million square feet, and the Office Building Cleaning Operations in North America, "A Study of Custodial Management Practices and Costs." The BOMA report can be obtained by calling (202) 408-2662, or through www.boma.org. The Office Building Cleaning Operations in North America study can be obtained by calling (202) 408-2662.

5.2. FREQUENCY STANDARDS AND COST.

5.2.1. Frequency. The private sector facilities are cleaned on an average of five times per week; more specifically providers and clients come to an agreement of what frequencies and standards are required to be met. Local providers and clients indicated they discussed needs then made a joint determination of the necessary frequencies. Occasionally it depended on the client's budget. Fairchild AFB requires cleaning to be performed at certain times, i.e., twice daily, three times daily, seven days a week, three days a week, weekly, monthly, quarterly, and as required. Services are performed on dayshift, midshift or nightshift, as requested by customers. According to the BOMA study, 84% of the firms stated they were "content" to "very satisfied" with their custodial services. The private sector generally pays less than the Air Force if frequency of services is factored into the cost equation. However, when based on gross square footage of facilities only, with no consideration given to frequency of service, the Air Force generally pays substantially less.

5.2.2. Price Factors. The number one factor driving total cleaning costs is labor expense. The government is mandated to using the Department of Labor Wage Determination specifically for their geographic location. Typically, labor (wages) account for 55% to 65% of total cleaning expenditures. Local interviews showed that providers generally provide all equipment and cleaning supplies used to meet the requirement. Frequently the clients provide the consumable products, such as paper towels, toilet paper, etc. The average cost per cleanable square foot for a commercial office building in the United States is \$1.30. The region with the highest cleaning expenses is the Middle Atlantic region, and the most expensive city is New York City, NY. The building characteristics that seem to have a direct effect on cleaning costs are building age, building density, and the percentage of carpeted areas in the buildings. Emergency services are available in the local area, and are generally separately priced. Local contractors price by either the square foot, whole job, monthly, or by type of service being requested.

5.3. QUALITY STANDARDS. The private sector's quality standards are similar to the Air Force's. Generally, they require facilities to be cleaned at different levels. Basic service levels may require cleaning only when dirt, debris, etc., are visible. Prestige level may require service on a regular schedule (frequency standard) whether dirt is visible or not. Clinical level most likely requires cleaning to remove all soil, including bacteria. Most private sector firms require a combination of basic and prestige levels of service based on the needs of the client. Basic services are performed in warehouse and other less visible areas. Prestige services are usually reserved for office and public areas.

5.4. PERFORMANCE STANDARDS. The private sector generally has no performance requirement or standard similar to the Air Force. If a client finds a defect they consider significant, they require the provider to fix or correct it. Most providers perform self-inspections by doing a walk-through of the areas/buildings requiring cleaning on a specific date/time. Usually, the building manager contacts the provider when unsatisfactory performance has been observed. Providers use their commercial quality control system to inspect their own employee's performance. Customer complaints and direct telephone contact is used to notify the contractor of unsatisfactory service and normally requires them to reaccomplish within 24 hours.

5.5. SPECIFICATIONS/DESCRIPTION OF WORK. The private sector's specifications or work statements generally are performance oriented, i.e., cleans windows - inside and outside, sweep and mop floors, clean and disinfect urinals, etc. These brief statements along with the frequency requirements, levels of cleaning and general contract conditions are the complete contents of the contract including the work statements. Additionally, they would allow the contractor to visit their facilities to determine the scope of work. Contractors generally do their own background checks on employees as they are hired. A complete contractual document comprises about two to three pages.

5.5.1. Quality Control. A formal Quality Control Program was not a contract requirement in the commercial sector; however, most contractors performing the service had their own internal quality control program.

5.5.2. Commercial Terms and Conditions: Many terms and conditions mirror those contained in government contracts, i.e.; insurance requirements, compliance with federal, state and local laws, damage to property, security, contractor furnished items, changes, price increases, safety, holidays, bonding and payment. Variances from that of the government are as follows:

a. **Terms of Contracts:** Time frames ranged from one to three years for basic contract periods with additional one, two, or three year terms for renewal upon proper notification and sole option of the client.

b. **Termination:** Local consultations found a termination could be achieved with a 30-day notice issued by either party; and/or cancellation at time of unsatisfactory performance. There is also a 30-day notice cancellation for no-cause. Some provisions state that all termination costs will be borne by the provider. Certain conditions allow for termination rights to the provider of the service pending a 30-day notification.

c. **Payment:** Payments are based on satisfactory completion of work and acceptance by the client. Reperformance is allowed in those instances where work was not satisfactorily provided the first time, unless the next scheduled frequency is due. No payments are received or given for services not performed. Some local providers offer a payment discount.

d. **Adjustments in Contract Price:** Changes are allowable after justification and negotiations. Usually based upon prevailing economic conditions, change in scope, or federal

wage rates. Conditions also provided for approval or disapproval of proposed rate increases based on overall contractor performance.

5.6. METHOD OF SURVEILLANCE. The private sector does not have defined methods of surveillance. However, their primary method of determining satisfactory performance is similar to, or the same as, the Air Force's customer complaint method. Building managers are usually held responsible for verifying the cleaning, but in most cases they appoint others within the building and depend upon them to report unsatisfactory results. The second method used by the private sector involves depending upon the cleaning contractor's supervisory personnel to inspect the work in accordance with their commercial quality control plan (similar to the Air Force's quality control program).

5.7. METHODS OF CONTRACTING. The procurement procedures used by commercial firms in order of popularity are (1) pre-qualify bidders based on experience, (2) use fixed price lump sum contract schedule, (3) prepare formal bid solicitation, and (4) pre-qualify bidders for financial strength. The most unpopular contracting procedures cited by commercial firms for custodial services are (1) awarding contracts to the lowest bidder and (2) using cost type contract line item(s). Private sector contracts are usually written to pay contractors a fixed monthly amount. However, when proposing prices, cleaning contractors base their prices on the square footage of facilities.

5.8. REMEDIES FOR NONCONFORMING SERVICES. Private sector firms typically require re-performance to resolve unacceptable performance. Also, provisions allow either party to terminate or cancel the contract with proper notification (usually 30 to 90 days).

6. CONCLUSIONS. Custodial services are hereby determined to be commercial in nature based on the fact that they are readily available in the commercial market place, are contracted for on a regular basis by commercial entities according to standard commercial practices, and are competitive in all aspects. We take no exception to any information obtained from the commercial sector during this market research and will incorporate all identified some of the practices, standards, and terms and conditions into the Statement of Work and contract clauses. Based on the above findings and analysis, custodial services are a commercial in nature. However, since Committee procedures apply to this acquisition, we will be using AMC JWOD solicitation procedures, instead of FAR Part 12.


MARION E. NELSON
Contracting Officer 2 Feb 00

2 Attachment

1. Points of Contact During the Market Research for Custodial Services
2. Market Research Questionnaire Matrix w/Findings

POINTS OF CONTACT DURING THE MARKET RESEARCH FOR
CUSTODIAL SERVICES

SOURCES OF INFORMATION:

“Energy User News”, magazine for building managers and engineers, www.energyusernews.com

BOMA International
1201 New York Avenue, NW, Suite 300
Washington, DC 20005

The Small Business Administration, www.sba.gov

PROVIDERS OF SERVICES:

National Maintenance Contractors
POC: Steve Herrbach
106 W Mission, Ste 105
Spokane, WA 99201
509-324-3794

Global Credit Union
POC: Ron Carlile, Logistics Manager
1520 W 3rd Ave
Spokane, WA 99204
509-838-6171

Union Building Maintenance
POC: Howard
3707 S Godfrey Blvd
Spokane, WA 99224
509-838-4403

Union Building Maintenance Corporate
Office
POC: Michael Finn, Sales Representative
Inglewood, CA
1-800-339-2553

Hilson Janitorial
POC: Sandra & Mitch Yarborough
2409 E Casper Dr
Spokane, WA 99223
509-443-6255

Professional Building Maintenance
POC: Mark
221 West 1st
Spokane, WA 99201
509-835-4958

Environmental Control
POC: Stan Dotzler
9435 N Newport Hwy
Spokane, WA 99218
509-464-3308

Argus Janitorial Services Inc
POC: Sandy Heinen
1830 E Corbin Pl
Spokane, WA 99016
509-927-9448/536-8854

Group Health Northwest
POC: Don Miller
5615 W Sunset Hwy
Spokane, WA 99224
509-838-9100

Spokane International Airport
POC: Suzanne Albright
Spokane, WA
509-455-6415/7

ATTACHMENT 1

POINTS OF CONTACT DURING THE MARKET RESEARCH FOR
CUSTODIAL SERVICES

SOURCES OF INFORMATION:

“Energy User News”, magazine for building managers and engineers, www.energyusernews.com

BOMA International
1201 New York Avenue, NW, Suite 300
Washington, DC 20005

The Small Business Administration, www.sba.gov

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509-838-9100

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POC: Suzanne Albright
Spokane, WA
509-455-6415/7

ATTACHMENT 1

Company Name: **NATIONAL MAINTENANCE CONTRACTORS**
 Steve Herrbach - 324-1814
 Market Research

Questions	Responses
1. Who determines tasks and frequency? Contractor or customer?	Customer - We usually will make recommendations when needed.
2. Do you identify different levels of cleaning, i.e. prestige, priority, high visibility, low visibility?	We generally charge differently for, industrial, commercial, Medical or professional space
3. Do you identify amount of square footage included in each level of cleaning?	It's required, YES.
4. Are different costs associated with the different levels of cleaning?	YES.
5. Do you have a price per square foot? Hourly rate? Rate per building? Or rate per square foot of different level of cleaning?	YES to all - We try to determine what is most cost effective for each level of cleaning
6. Do you utilize a minus/plus percent of square footage variation?	YES
7. How is inspection/surveillance done, i.e. walk through or total customer complaint?	Both.
8. If you use customer complaints, who receives them? The contractor or the customer's quality assurance personnel?	Both
9. Do you have any contract terms and conditions for payment, billing and termination procedures?	YES
10. Who provides supplies and equipment? Are they listed in an attachment to your agreement?	Contractor Supplies all Equipment and Cleaning Supplies - Customer provides consumable products
11. Are on-call emergency services provided? How?	YES - An Emergency Phone list is provided to each Customer Contact.
12. What is the remedy for unacceptable service, i.e. reduce payment or reassignment?	Re-cleaning is made. Customer, although we can reduce payment when necessary
13. Do you require any security or national agency checks be accomplished on employees? What and how is it done?	It's required by contract, we do background and drug testing - both programs are already in place
14. Are there any procedures for avoiding environmental notice of violation? How are cleaning chemicals stored and disposed of?	Our people are trained in Safety procedures, Bio-Hazard, and Right to Know laws

Company Name: SPORANE INTERSTATE, INC.

Airport - SUZANNE ALBRIGHT - 455-6417
Market Research

Responses

1. Who determines tasks and frequency's? Contractor or customer?	Specific cleaning requirements, daily, weekly, monthly.
2. Do you identify different levels of cleaning, i.e. prestige, priority, high visibility, low visibility?	HAS different areas, what type of cleaning in each area.
3. Do you identify amount of square footage included in each level of cleaning?	yes,
4. Are different costs associated with the different levels of cleaning?	yes,
5. Do you have a price per square foot? Hourly rate? Rate per building? Or rate per square foot of different level of cleaning?	monthly cost for cleaning everything except windows & carpet, Annual cost for windows & carpet
6. Do you utilize a minus/plus percent of square footage variation?	NO
7. How is inspection/surveillance done, i.e. walk through or total customer complaint?	monthly inspection, - a weekly inspection, also has customer complaint.
8. If you use customer complaints, who receives them? The contractor or the customer's quality assurance personnel?	the customer calls the contractor directly.
9. Do you have any contract terms and conditions for payment, billing and termination procedures?	Billing - a monthly Bill, IF a formal letter is written up 1 year terms - not obligated to renew.
10. Who provides supplies and equipment? Are they listed in an attachment to your agreement?	The Airport provides, paper, trash liners, all the cleaning is provided by contractor
11. Are on-call emergency services provided? How?	The contractor is there 24 hours a day.
12. What is the remedy for unacceptable service, i.e. reduce payment or reaccomplish?	ASK for reaccomplish,
13. Do you require any security or national agency checks be accomplished on employees? What and how is it done?	Airport Badge system: 5 year background check, The contractor is responsible for backgrounds
14. Are there any procedures for avoiding environmental notice of violation? How are cleaning chemicals stored and disposed of?	Provide closet space, the SPORANE fire Department checks checks out the closet spaces periodically.

STAN Detzler - 464-3308

Company Name: ENVIRONMENTAL CONTROL

Market Research

Responses

1. Who determines tasks and frequency's? Contractor or customer?	Customer - offer different packages.
2. Do you identify different levels of cleaning, i.e. prestige, priority, high visibility, low visibility?	Generally and the building type, medical bldg.
3. Do you identify amount of square footage included in each level of cleaning?	yes
4. Are different costs associated with the different levels of cleaning?	yes
5. Do you have a price per square foot? Hourly rate? Rate per building? Or rate per square foot of different level of cleaning?	All 3, rate are different as far as cleaning,
6. Do you utilize a minus/plus percent of square footage variation?	NO
7. How is inspection/surveillance done, i.e. walk through or total customer complaint?	quality control reports - Quarterly, inspection report bi-monthly or monthly.
8. If you use customer complaints, who receives them? The contractor or the customer's quality assurance personnel?	contract terms on merit of work.
9. Do you have any contract terms and conditions for payment, billing and termination procedures?	you - The supplies are not listed in the agreements
10. Who provides supplies and equipment? Are they listed in an attachment to your agreement?	Provide on-call at a hourly rate.
11. Are on-call emergency services provided? How?	
12. What is the remedy for unacceptable service, i.e. reduce payment or reaccomplish?	
13. Do you require any security or national agency checks be accomplished on employees? What and how is it done?	Do background (state & national) check. Go through INFO CHECK - agency that does background checks.
14. Are there any procedures for avoiding environmental notice of violation? How are cleaning chemicals stored and disposed of?	Follow OSHA Guidelines - maintain MSDS sheets,

Company Name: Angus - Snally Heiden

536-8854

Market Research

Responses

1. Who determines tasks and frequency? Contractor or customer?	Either one - what is the customer looking for.
2. Do you identify different levels of cleaning, i.e. prestige, priority, high visibility, low visibility?	Depends on site - yes,
3. Do you identify amount of square footage included in each level of cleaning?	yes
4. Are different costs associated with the different levels of cleaning?	yes,
5. Do you have a price per square foot? Hourly rate? Rate per building? Or rate per square foot of different level of cleaning?	Price per sq foot Commercial bidg - 8 to 12 sq foot, medical bidgs - 9 to 15c per sq foot, yes you do have hourly rates, also rate per bidg.
6. Do you utilize a minus/plus percent of square footage variation?	yes
7. How is inspection/surveillance done, i.e. walk through or total customer complaint?	multiple of different inspections, 10g and customer complaint 10 to 15 minutes per supervisor.
8. If you use customer complaints, who receives them? The contractor or the customer's quality assurance personnel?	through the sales manager.
9. Do you have any contract terms and conditions for payment, billing and termination procedures?	Don't do contract terms, cancel at any time. Payment is monthly
10. Who provides supplies and equipment? Are they listed in an attachment to your agreement?	Contractor, paper products & liners are supplied by customer
11. Are on-call emergency services provided? How?	24 hours a day, answering services picks up after 5:00 PM.
12. What is the remedy for unacceptable service, i.e. reduce payment or reaccomplish?	Reaccomplish within 24 hours.
13. Do you require any security or national agency checks be accomplished on employees? What and how is it done?	Background checks, run through Argus Security.
14. Are there any procedures for avoiding environmental notice of violation? How are cleaning chemicals stored and disposed of?	yes, safety training follow OSHA Guidelines. stored in customers closets with a MSDS guideline.

Group Health N.W. (7 Bldgs)

Company Name: Don Miller -

Market Research

Responses

1. Who determines tasks and frequency's? Contractor or customer?	Customer and Bldg. manager
2. Do you identify different levels of cleaning, i.e. prestige, priority, high visibility, low visibility?	YES - High Visibility (medical level) Admin area (3 times a week)
3. Do you identify amount of square footage included in each level of cleaning?	Overall square footage -
4. Are different costs associated with the different levels of cleaning?	Yes,
5. Do you have a price per square foot? Hourly rate? Rate per building? Or rate per square foot of different level of cleaning?	Price per month -
6. Do you utilize a minus/plus percent of square footage variation?	NO
7. How is inspection/surveillance done, i.e. walk through or total customer complaint?	once a week, contractor inspects once a week, you use customer complaints (A lot)
8. If you use customer complaints, who receives them? The contractor or the customer's quality assurance personnel?	The Bldg. manager,
9. Do you have any contract terms and conditions for payment, billing and termination procedures?	Contract terms - Billing is once a month 30 day cancellation clauses. For NO cause
10. Who provides supplies and equipment? Are they listed in an attachment to your agreement?	Company provides most of supplies - Equipment provided by contractor,
11. Are on-call emergency services provided? How?	yes, one call to contractor
12. What is the remedy for unacceptable service, i.e. reduce payment or reaccomplish?	Need to clean that very day - If they don't - termination
13. Do you require any security or national agency checks be accomplished on employees? What and how is it done?	The contractor does its own employees security check.
14. Are there any procedures for avoiding environmental notice of violation? How are cleaning chemicals stored and disposed of?	The contractor supplies a MSDS for all cleaning supplies & chemicals

Michael Lucite Senior
 Envi Qualite, Logistics Mgr

Company Name: 838-6171

Market Research

Responses

1. Who determines tasks and frequency's? Contractor or customer?	Have a list of what tasks frequency's
2. Do you identify different levels of cleaning, i.e. prestige, priority, high visibility, low visibility?	yes
3. Do you identify amount of square footage included in each level of cleaning?	normally have blue print
4. Are different costs associated with the different levels of cleaning?	no
5. Do you have a price per square foot? Hourly rate? Rate per building? Or rate per square foot of different level of cleaning?	cost per facility. Huntington repair contract by some branches
6. Do you utilize a minus/plus percent of square footage variation?	no
7. How is inspection/surveillance done, i.e. walk through or total customer complaint?	customer complaint
8. If you use customer complaints, who receives them? The contractor or the customer's quality assurance personnel?	see you callie
9. Do you have any contract terms and conditions for payment, billing and termination procedures?	yes - will fax copy
10. Who provides supplies and equipment? Are they listed in an attachment to your agreement?	its supplies supplies
11. Are on-call emergency services provided? How?	separately provide
12. What is the remedy for unacceptable service, i.e. reduce payment or reaccomplish?	Depend on situation can reduce
13. Do you require any security or national agency checks be accomplished on employees? What and how is it done?	no criminal takes care of
14. Are there any procedures for avoiding environmental notice of violation? How are cleaning chemicals stored and disposed of?	no

Wanda Bored
 - Met. Lupton
 443-6255 * Janina Wilson
 Western Spitzel

Each agreement is different. See U.S. West agreement as an example 30,000 + \$/hr

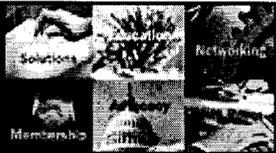
Market Research

16 Dec 99

Company Name:	Responses
1. Who determines tasks and frequency's? Contractor or customer?	Yes West - large facility - no needed - vacuum & brush - carpet 1/2 price or more at least 30%. A gut needs oil. Some daytime person on site
2. Do you identify different levels of cleaning, i.e. prestige, priority, high visibility, low visibility?	One day each (not free) 10.00 per day (contract length) & women PR (high) always treatment (garment)
3. Do you identify amount of square footage included in each level of cleaning?	Yes
4. Are different costs associated with the different levels of cleaning?	No, lump sum "Keep it clean for that price!"
5. Do you have a price per square foot? Hourly rate? Rate per building? Or rate per square foot of different level of cleaning?	Yes
6. Do you utilize a minus/plus percent of square footage variation?	No
7. How is inspection/surveillance done, i.e. walk through or total customer complaint?	Contractor QC 2 times a month
8. If you use customer complaints, who receives them? The contractor or the customer's quality assurance personnel?	go to day person or to main opp
9. Do you have any contract terms and conditions for payment, billing and termination procedures?	Case at market rate 30 termination - either party 30 days 30 day contract
10. Who provides supplies and equipment? Are they listed in an attachment to your agreement?	Yes in US West - get yourself a list or get it for us - 1 year
11. Are on-call emergency services provided? How?	day person & 24 hour pager
12. What is the remedy for unacceptable service, i.e. reduce payment or reaccomplish?	No unacceptable -
13. Do you require any security or national agency checks be accomplished on employees? What and how is it done?	WA State requires background checks
14. Are there any procedures for avoiding environmental notice of violation? How are cleaning chemicals stored and disposed of?	Contractor has the responsibility - OSHA complaint - employees

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Cleaning Makes Cents:
Benchmarks for Managing Your Cleaning Operations

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- Garment cleaners
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Found: 20 businesses

refine search

new search

All Search results: Page (1 of 1)



map all listings on this page

All businesses

Map Janitorial Spokane Airport Erickson Bldg Maint

- J & J Maintenance (509) 244-5643
110 Int Street Building 2451b, Fairchild Afb, WA (0.0 miles)
- AAA Building Svc (509) 299-9059
PO Box 1410, Medical Lake, WA (1.9 miles)
- Julieann Althoff Apt Cleaning (509) 244-0653
14303 W Thorpe Rd, Medical Lake, WA (3.8 miles)
- ✓ Union Building Maintenance (509) 838-4403
3707 S Godfrey Blvd, Spokane, WA (6.1 miles)
- La France Enterprises (509) 235-8401
406 N 3rd St, Cheney, WA (9.2 miles)
- Housekeeping Management Asst (509) 326-5812
5911 N Hartley St, Spokane, WA (10.0 miles)
- K & K Kleaning (509) 327-8107
3523 W Walton Ave, Spokane, WA (10.1 miles)
- P S Janitorial (509) 624-4279
1607 W 11th Avenue, Spokane, WA (10.1 miles)
- Alex Maintenance (509) 324-0259
2008 W Sharp Ave, Spokane, WA (10.3 miles)
- Servicemaster (509) 327-4466
1804 W Broadway Ave, Spokane, WA (10.3 miles)
- ✓ Professional Building Maintenance (509) 835-4958
221 W 1st Avenue, Spokane, WA (10.4 miles)
- Priority 1 Maintenance & Janitorial (509) 489-3577
PO Box 847, Spokane, WA (10.4 miles)
- Spokane Northwest BLDG Maintenance (509) 456-0362
PO Box 292, Spokane, WA (10.4 miles)
- Boone Janitorial Svc (509) 325-2184

add th your



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www.sl

- 617 N Cedar St,
 map Spokane, WA (10.5 miles)

Ace Industrial Cleaning (509) 838-2804

801 W 24th Avenue,
 map Spokane, WA (10.6 miles)

Hart Properties Spokane Incorporated (509) 455-6549

613 W 14th Avenue,
 map Spokane, WA (10.8 miles)

Quality Cleaning Svc (509) 747-0038

3626 S Downing Ct,
 map Spokane, WA (10.8 miles)

McConnell's Janitorial Svc (509) 838-4853

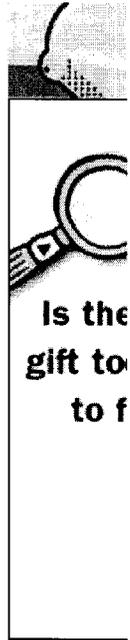
PO Box 10314,
 Spokane, WA (11.1 miles)

Able Janitorial & Carpet Care (509) 326-3647

4021 N Elm St,
 map Spokane, WA (11.1 miles)

Century Services (509) 326-0927

2816 W Holyoke Avenue,
 map Spokane, WA (11.4 miles)



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