DATED THE _____ DAY OF _____, A.D., 2026.

BETWEEN:

THE RURAL MUNICIPALITY OF ROCKWOOD
(Hereinafter called the "ROCKWOOD")

- AND -

_____
(Hereinafter called the "CONTRACTOR")

CUSTODIAL / JANITORIAL SERVICES AT THE
RM OF ROCKWOOD ADMINISTRATION OFFICE

AGREEMENT #_____

THIS AGREEMENT made in duplicate this _____ day of _____, A.D., 2026.

BETWEEN:

THE RURAL MUNICIPALITY OF ROCKWOOD
(Hereinafter called the "ROCKWOOD")

- AND -

_____

(Hereinafter called the "CONTRACTOR")

WHEREAS the Rural Municipality of Rockwood deems it necessary to contract the Custodial / Janitorial Services for the Rockwood Administration Building, located at 285 Main Street, Stonewall;

AND WHEREAS it is deemed necessary to contract to _____ for the Custodial / Janitorial Services;

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The Contractor will provide all labor for janitorial/custodial Services for all offices and common parts of the building;

2. The Contractor agrees to provide the janitorial / custodial services 5 days per week, excluding holidays where the office is closed;

3. The Contractor agrees to provide a Special Service of two (2) major cleanings, once in spring and once in autumn. At which time, the contractor agrees to ensure all interior windows are cleaned, this service is included in the monthly sum agreed upon within this agreement.

4. The Contractor agrees to provide the following services at an additional cost to the monthly sum agreed upon in this agreement:
    a. Carpet cleaning; and/or,
    b. Cleaning of Exterior windows.

    Any costs associated with the additional services will be agreed upon by both parties prior to any work commencing.

5. The Contractor will provide cleaning services operations described and will be performed 5 days per week. Tasks shall be completed either in the mornings prior to 8 a.m. or in the evenings

after 5 p.m. On occasions where the contractor is not available, the contractor will have a substitute custodian available;

6. Rockwood will purchase all supplies, and the contractor will advise what and when supplies are needed;

7. The Contractor will provide Rockwood with monthly invoices;

8. The job specifications and services days are listed below:

Job Specifications

Task Description	Service Days
Washrooms	Daily
Garbage	Daily
Vacuum Offices and Common Areas	Daily
Vacuum Door Mats	Daily
Vacuum backstairs entrance and stairs	Daily
Sweep Foyer	Daily
Wipe and Dust all front counters	Daily
Window cleaning / Door cleaning / Wall Cleaning	As needed
Vacuum, Dust and empty all garbage in the Council Chambers	Tuesday & Thursday's
Clean Glass - Windows and Foyer	Weekly
Clean Front Stairs to Basement at Main Door	Weekly
Dust all chairs including bottoms	Weekly

9. The term of this Contract shall be from January 1, 2027, to December 31, 2028, unless Notice to Terminate the Contract Agreement is given from one party to the other with a minimum of thirty (30) days written notice. Should the Contract be extended, effective January 1, 2029, and any applicable year thereafter, the Contract Agreement shall be increased on January 1 of each applicable year based on the yearly average consumer price index for Manitoba as of October of the previous year. The term of the Contract Agreement may be extended, by mutual agreement of both parties, for the Contract amount agreed upon. Notice to exercise extensions must be given from one party to the other, in writing, not less than sixty (60) days preceding the 31st day of December of each applicable year.

10. In consideration of the Contractor performing such custodial / janitorial duties, Rockwood agrees to pay to the Contractor the monthly sum of $_____ plus GST for the period from January 1, 2027 to December 31, 2028.

11. The Contractor shall be responsible to provide their own insurance and Workers Compensation coverage for all employees working under this contract. Proof of coverage to be provided to the Municipality.

12. The Contractor agrees to indemnify and save harmless Rockwood from any actions, causes of action, demands, costs, or any other demands whatsoever which Rockwood may be held liable for by reason of the Contractor performing the duties, responsibilities, and obligations under this Contract Agreement.

13. The Contract Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, administrators, successors, and assigns.

IN WITNESS WHEREOF the Rural Municipality of Rockwood has hereunto caused its Corporate Seal to be affixed, attested by the proper officers in that behalf, this _____ day of _____, A.D., 2026.

THE RURAL MUNICIPALITY OF ROCKWOOD

_____

XXXXXX, Reeve

_____

Ian Tesarski, CAO

IN WITNESS WHEREOF _____, the Contractor, has hereunto set his hand this _____ day of _____, A.D., 2026.

_____

_____ - Contractor