



CLARITYCLEAN
BUILDING CLEANING

School Cleaning Proposal

Greenwood International School
Muhaisnah 1, Dubai
23 October 2026

Our proposed service

ClarityClean proposes a managed indoor and outdoor cleaning service with daily supervision, planned periodic cleaning and a clear record of service delivery. Our approach addresses the school's reported priorities: consistent cleaning quality and value for money.

The service will combine defined cleaning routines, inspections, timely replenishment and responsive handling of issues. A phased digital programme with AI-assisted reporting is proposed to improve management visibility and identify recurring problems.

Service basis	Current proposal
On-site attendance	16 employees: 12 female and 4 male, including two supervisors. One female and one male supervisor are assumed, subject to confirmation.
Coverage window	Monday–Thursday: 16; Friday: 14. Proposed weekday window 6 am–6 pm, subject to an agreed lawful shift plan. Saturday and Sunday: two men, 8 am–5 pm including a one-hour break.
Proposed annual fee	AED 1,380,000 for 12 months, equivalent to AED 115,000 per month, before VAT. Open to discussion and negotiation at our meeting.
Contract term	12 months from the agreed commencement date.
Site scale	Reported 100 classrooms, 30 washrooms and approximately 10,000 m ² of internal areas. Quantities remain subject to verification.
Utilities	School-provided water, electricity, secure storage and equipment charging facilities. Changing space and staff access arrangements to be agreed.

Accountability

Jan Linhart, Operations Manager, will oversee mobilisation, supervisor performance and the school relationship. The school will nominate a facilities contact for inspections, priorities, access and approval of changes.

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Daily indoor cleaning

The following service schedule is proposed for agreement. Routine tasks will follow the school timetable; wet or noisy work will take place outside occupied teaching periods or within safely segregated areas approved by the school.

Area	Proposed tasks	Proposed frequency
Classrooms and learning rooms	Remove waste; clean accessible desks and touchpoints; sweep or vacuum and damp-clean suitable floors; spot-clean doors. Sensitive teaching equipment requires an agreed method.	Daily on service days; spills as reported.
Washrooms	Clean fixtures and touchpoints; check floors; empty bins; replenish agreed supplies. Use dedicated colour-coded tools.	Opening check, scheduled rounds and closing clean; intervals set from usage.
Canteen dining areas	Clear waste, clean tables and touchpoints, attend spills and clean floors with safe access controls.	During all three meal waves and between services.
Corridors stairs and receptions	Remove litter; clean floors and handrails; spot-clean accessible glass and doors.	Daily, with checks during school operation.
Prayer rooms and library	Clean floors, accessible surfaces and touchpoints; respect access and activity times.	Daily on service days.
Indoor sports facilities	Remove litter and clean compatible floor surfaces and accessible equipment surfaces.	Daily; periodic detail cleaning by agreed schedule.
Clinic	Routine environmental cleaning under the clinic's approved procedure and nurse coordination.	Daily and as agreed; specialist tasks separately defined.

Boundaries to agree

Kitchen production areas, laboratory hazards, electronic equipment, medical instruments and clinical waste are not included in routine general cleaning. Their responsibilities must be defined before commencement. Routine clinic cleaning does not include clinical treatment or medical-equipment decontamination.

External and periodic cleaning

Daily outdoor care and periodic specialist work will be scheduled separately. External deep cleaning will take place when the school is empty, subject to agreed access and a confirmed weekend or holiday programme.

Service	Proposed schedule	Scope condition
Paths benches playgrounds and parking	Daily litter removal, bin checks and accessible surface cleaning on service days.	External area quantities and traffic arrangements to be agreed.
Outdoor sports surfaces	Daily routine care; periodic deeper cleaning to an agreed calendar.	Methods selected by surface and manufacturer guidance.
External window cleaning	Every two months, six visits in a full year.	Proposed specialist allowance; measured glass scope and safe access required.
Main building facade	One specialist rope-access clean annually.	Specialist survey, quotation, approvals, insurance and method statement required.
Pressure washing	Routine team work plus a provisional allowance for four additional specialist visits per year.	Areas and access to be agreed; protect sensitive surfaces. No duplicate charging for routine team tasks.
Roofs gutters canopies and high fixtures	Frequency and scope to be agreed separately.	Currently unmeasured; not an unlimited inclusion in routine services.
Initial deep clean	One-time option before normal service.	Separate agreed scope, programme and price.

Planning specialist access

The reported main building height is approximately 18 metres. Ground-based reach, setbacks and equipment positioning must be verified before selecting a window-cleaning method. Rope access will be delivered only through an appropriately qualified specialist; it is not a task allocated to the routine school cleaning team.

Changes and exceptional work

Post-construction cleaning, major stain restoration, repairs, pest control, HVAC servicing and emergency remediation require a separately approved scope. Existing defects will be recorded at handover so cleaning responsibilities are clear.

Staffing supervision and continuity

The revised base team is 16 employees, including two supervisors. ClarityClean's proposed rotation provides the following attendance, subject to school agreement and a workable individual shift plan.

Role	Female	Male	Total
Cleaners	11	3	14
Supervisors	1	1	2
Base employees	12	4	16

Weekly attendance and rotation

Day	Attendance	Arrangement
Monday to Thursday	16	12 women and all four men.
Friday	14	12 women and two men; the weekend pair rests.
Saturday and Sunday	2 each day	Same male pair works 8 am–5 pm, with a one-hour break. Pairs swap the following week.

The proposed weekday coverage window is 6 am–6 pm. Individual shifts, breaks and rest arrangements will be agreed in a compliant deployment plan before contract signature. ClarityClean will plan absence cover to support the agreed attendance.

The supervisor gender split is a planning assumption. A responsible weekend lead, escalation cover, Ramadan and public-holiday arrangements will be agreed with the school.

Daily management

Supervisors will allocate zones, record attendance, inspect completed work, check stock and coordinate corrective actions. Washroom and canteen coverage will be prioritised around school usage. Duties will follow competence, safeguarding rules and the school's access requirements.

Mobilisation requirements

Before access is granted, personnel will complete the school's required screening and induction. Training will cover approved methods, chemical handling, colour coding, equipment, incident reporting and conduct around students. Uniforms, identification and personal protective equipment will be provided.

Equipment and supplies

The equipment plan includes two scrubber dryers, one single-disc machine, three wet-and-dry vacuums, one pressure washer and colour-coded tools, subject to site confirmation. ClarityClean will supply cleaning chemicals, soap, bin liners, disposable hand towels and toilet tissue for the agreed scope. Products, safety data sheets and storage arrangements will be approved before use.

Quality management and reporting

Quality will be checked through supervisor inspections and joint school reviews. A recorded task completion is evidence of reporting, not proof of cleanliness; inspections remain essential.

Measure	Proposed management standard	Evidence
Scheduled work	Track all agreed tasks; investigate every missed task.	Daily task and exception log.
Inspection results	Agree the checklist and acceptance threshold during mobilisation.	Supervisor checks and school sampling.
Urgent hazards	On-site supervisor notified immediately during service hours; make the area safe as the first action.	Incident and escalation record.
Routine requests	Log, assign and acknowledge during the same service shift; agree a resolution deadline by task.	Request timestamps and closure check.
Hygiene stock	Check dispensers during planned rounds and maintain agreed minimum stock.	Stock and replenishment records.
Recurring issues	Review repeated failures and assign corrective actions.	Weekly summary and monthly review.

Review rhythm

Daily: supervisor checks, attendance, stock and unresolved issues. Weekly: ClarityClean reviews repeat problems, staffing coverage and planned periodic work. Monthly: a joint review covers service results, complaints, consumables and improvement actions.

Safe work and school protection

Approved procedures will govern dilution, contact times, surface compatibility and disposal. Chemicals will be secured and equipment inspected. Wet-work barriers and access controls will protect students and staff. Clinic and washroom tools will be kept separate from classroom tools. Repairs and hazards will be reported to the school rather than treated as ordinary cleaning defects.

AI assisted service management

ClarityClean proposes a phased pilot combining digital task records, supervisor inspections and staff service requests. AI will assist with trend analysis, translations of approved guidance and preparation of management summaries. ClarityClean will review recommendations and reports before action or release.

Stage	Proposed timing	Deliverable
Agree and configure	Before launch	Confirm permitted data, users, school reporting needs and two or three pilot zones.
Record and establish a baseline	First 30 operating days	Task and issue records, inspection results and baseline response times.
Analyse and improve	Days 31 to 60	Human-reviewed reporting and recommendations for recurring problems.
Review and decide	Days 61 to 90	Joint assessment of benefit, effort and suitability for wider use.

What the school will see

A concise view of completed and outstanding work, recurring issues, stock concerns and improvement actions. The pilot will be evaluated against inspection outcomes, repeat complaints, response times and reporting effort. Targets will be agreed after baseline data is available.

Data and accountability

The initial design will use area codes and cleaning records. Student identities, clinic records, CCTV and facial recognition are outside the proposed pilot. Access, retention, hosting and supplier arrangements require school approval before live data is used. Users will receive role-appropriate access.

AI will not independently change chemicals, safety procedures, employment decisions or specialist access methods. A manual reporting fallback will remain available. The programme is proposed for implementation; it is not presented as an existing deployed school system.

Commercial basis and next steps

Our proposed annual service fee is AED 1,380,000 before VAT, equivalent to AED 115,000 per month for 12 months. It covers the staffing pattern, equipment, chemicals, hygiene supplies and periodic services described in this proposal. The price is open to further discussion and negotiation at a meeting, with the final agreement reflecting the confirmed scope, service calendar and contract terms.

Commercial item	Proposed treatment
Recurring service fee	AED 1,380,000 annually / AED 115,000 monthly, before VAT, for the proposed 12-month service. Final scope and terms to be agreed in the contract.
Periodic specialist services	Six window visits, one annual facade clean and four additional specialist pressure-washing visits are included on the proposed scope basis. Areas and access methods to be confirmed jointly before contract signature.
Initial deep clean	Separate optional one-time price against an agreed scope.
Mobilisation and digital setup	Separately identified one-time charge, subject to scope agreement.
Payment	Proposed monthly invoicing, payable within 30 days. Mobilisation and optional deep-clean payment schedule to be agreed before start.
Term and commencement	12 months from an agreed start date; start depends on staffing, school access and mobilisation readiness.
Variation procedure	Agree changes in areas, hours, quantities, frequencies and exceptional tasks in writing before implementation.
Taxes and contracting entity	Taxes stated separately as applicable. The agreement will use the verified licensed legal entity and relevant registration details.

Decisions required to finalise

Confirm the proposed weekday and weekend attendance, supervisor roles and weekend lead; agree lawful shifts, breaks, absence cover and public holidays; measure glass and facade areas; agree consumable quantities, waste boundaries and specialist frequencies; and confirm payment and procurement requirements.

Mobilisation sequence

Following agreement: complete the joint condition survey, finalise the area and task register, approve products and safe methods, confirm personnel and induction, commission equipment, and conduct an opening inspection. Any initial deep clean will be completed against its separately agreed programme.

Next discussion

We welcome an in-person meeting to understand the school's priorities, review this proposal and explore an agreement that provides value while protecting cleaning quality. Any negotiated changes to price, scope or service arrangements will be recorded in the final contract.