

**TRINITY**



**BUILDING SERVICES**



[www.trinityservices.com](http://www.trinityservices.com)

430 North Canal Street, #2  
S. San Francisco, CA 94080  
Phone (650) 873-2121  
Fax (650) 873-2122

**Trinity Building Services** is delighted to have this opportunity to offer you what we believe to be a cost-competitive, optimum cleaning program and one that will be well supervised, consistent, and extremely responsive to you and your employees needs and concerns.

Effective supervision is the key ingredient to achieving an effective cleaning program. A route supervisor will be dedicated to working with, supervising and training our workforce in the methods and techniques necessary to provide consistent, optimum cleaning service.

Our primary goal will be to create an environment wherein your janitorial service becomes an asset, not a problem. We have garnered a team thoroughly trained and seasoned in all phases of our profession whose combined expertise is second to none.

We are based in South San Francisco which ensures management visibility and depth of supervision and personnel from which to provide additional people or equipment whenever necessary.

We believe that Trinity can provide the responsiveness, the depth of supervision, and the technical knowledge required to maintain an optimum cleaning program. We would like the opportunity to prove this to you.

In summary, we wish to work with you in any capacity of responsibility that can be helpful. We are interested in doing the best job that can be done for you. We intend to act as your willing servant and troubleshooter in any property or area you entrust to us.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Boschetto". The signature is stylized and written over a large, faint sunburst graphic that spans the bottom half of the page.

**Mike Boschetto**  
President

TRINITY

## COMPANY OVERVIEW

Trinity Building Services is a non-union commercial janitorial company. We currently employ approximately 300 janitors and service on average 10 million square feet per night. We offer a cost-competitive, optimum cleaning program – one that will be well supervised, consistent, and extremely responsive to you and your employees' needs and concerns.

We service the following areas:

- San Francisco
- Peninsula
- Santa Clara
- San Jose
- East Bay
- Sacramento

Our primary goal is to provide janitorial service that is an asset. Trinity has built a management team thoroughly trained and seasoned in all phases of our profession whose combined expertise is second to none. By remaining family owned, we are able to give you personal service coupled with outstanding professional experience. Supervision is our key to achieving an effective cleaning and energy conservation program. Our pricing includes the cost of a route supervisor who will work with, supervise, and train our work force in the methods and techniques necessary to successfully execute your goals.

Our commitment to you as professionals goes beyond submitting a proposal based upon existing conditions. We have an obligation to continually seek new methods that will best benefit our clients in additional economies and superior quality. Trinity Building Services can provide the responsiveness, the communication, the depth of supervision, and the technical experience required to establish and maintain superior services. We would like the opportunity to service your janitorial needs.

## SERVICES



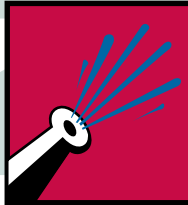
**Floors** Our crews are professionally trained in all aspects of floor stripping, sealing, cleaning, finishing and maintenance. Trinity uses only the highest quality floor finishing products and the most modern equipment available. We take pride in producing consistently superior appearances in floor care.

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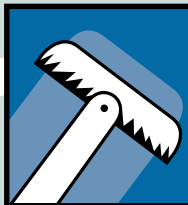
**Windows** We provide window cleaning services for any type of building – high rise or low rise. We employ only professional window cleaners who are experienced in all facets of window cleaning techniques and equipment.

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**Power Washing** At Trinity we offer power washing capabilities for any size job including sidewalks, brick, cloth awnings, building exteriors, etc. We can provide service using power washing equipment ranging from small hand-held units to truck-mounted units.

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**Carpets/Upholstery** All janitors are thoroughly schooled in proper vacuuming/shampooing techniques. Our crews utilize portable extractors and the latest in commercial vacuum products. We also maintain up-to-date familiarity with proper care of both old and new materials and textiles.

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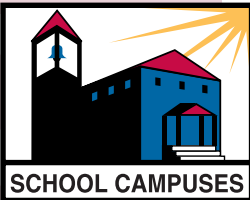
**Parking Lot & Garage Sweeping** Our recent purchase of a brand-new Masco Sweeper truck has enabled us to add to our list of services. Our Masco sweeper is designed to sweep up all the refuse typically found in a parking lot or garage, such as cans, bottles, food containers and broken glass. These types of items can sully the outward appearance of your business, even when the interior is spotless.

## BUILDING TYPES



**Office buildings** have special janitorial requirements. Trinity Building Services has been cleaning offices in Bay Area high rise buildings for many years. Energy conservation is complicated in office environments where people sometimes work extended hours and leave lights on when they depart. Important papers are frequently left on work surfaces at night and janitors need to be able to clean around the clutter, throw away the trash and not disturb the “organization”. Equipment is usually stored in inconvenient basement areas and must be transported via elevator with care.

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**College buildings** have large numbers of visitors each day who create enormous amounts of waste. In addition to industrial level cleaning, it is frequently necessary to differentiate between those items a returning student hopes to find the next day, such as forgotten backpacks, duffels, etc., and those items meant to be discarded.

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**Apartment complexes** have especially high standards for the cleanliness of their common areas. Whether it’s the clubhouse, the building lobby, or any other common area in the complex, our janitors know that these spaces are extensions of the residents’ homes and require an extra touch of care when cleaning them.

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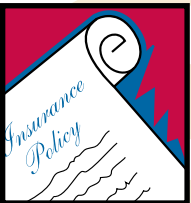
Automotive stores, department stores, and coffee shops all have different janitorial needs but when they are adjacent in **shopping malls**, the same janitorial crew needs to perform the cleaning. This kind of versatility is one of Trinity’s greatest strengths.

## ENERGY CONSERVATION



Energy conservation is foremost in the minds of our staff. We follow a system that we feel will minimize the use of lighting energy in your buildings. Lights in any rooms not in immediate use are turned off. Our crews note on the nightly reports any lights left on, and periodic visual checks of the building, both inside and out, are conducted to ensure compliance. Utility and waxing staff are scheduled to coincide with cleaning in order to preserve lighting energy. These simple but effective procedures reduce electric consumption.

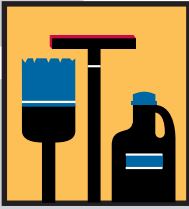
## INSURANCE



Trinity Building Services is committed to the welfare and security of our work force. Not only do we maintain all the usual benefit programs including Social Security, Workers' Compensation Insurance, Unemployment Tax and Health Care, but we are also fully insured against liabilities arising out of property damage or personal injury.

Our firm is bonded and insured in adequate amounts for liabilities that may be incurred through our negligence or failure to perform under contract terms.

## CAPITAL EQUIPMENT



As professionals in our field, we have an obligation to continually seek and stay abreast of new products and methods of cleaning that will best benefit our clients. Currently, our equipment includes:

- Pro Vac commercial vacuums
- Pro Team backpack vacuums
- Wet/dry vacuums
- Power Washing equipment
- Floor buffers
- Carpet spot stain remover
- Carpet shampoos
- Extractors
- Masco truck sweeper

### **A Note on indoor air quality:**

Typical vacuuming does not reduce fine particle-levels indoors. Fine particles of less than 1 micron pass through vacuum cleaner bags. These particles tend to build up over time and have the greatest potential to cause harm as they penetrate deep into the human lung.

In an effort to improve indoor air quality we will place in your building Pro-Team backpack vacuums. Not only are these vacuums 42% more efficient in the removal of soil, they are 99% more efficient at filtering particles down to 0.3 microns in size. These state of the art vacuums have been in use since 1987 and in addition to cleaning superiority also enable our cleaners to move at a faster rate and do a better job with less effort. The net result is greater productivity, more thorough cleaning and safer buildings in terms of indoor air-quality.

**NEW**

We now offer sweeping service with our recent purchase of a Masco Sweeper



This top-of-the-line sweeper will quickly and efficiently clean and sweep your parking lot or garage to leave the exterior of your business as spotless as the interior. Please call for more information.



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