PUBLIC WORKS AND ENGINEERING DEPARTMENT
1111 Joseph J. Schwab Road
Des Plaines, IL 60016
P: 847.391.5464
desplainesil.gov

MEMORANDUM

Date: October 9, 2025

To: Dorothy Wisniewski, City Manager

From: Justin Green, Superintendent of Facilities and Grounds JG

Cc: Timothy Watkins, Director of Public Works and Engineering
Tom Bueser, Assistant Director of Public Works and Engineering

Subject: Award Bid—Custodial Services 2026-2028

Issue: The current Custodial Services contract expires on December 31, 2025. This contract was advertised for bid with a bid opening date of September 18, 2025.

Analysis: A total of four (4) responses were received from the contractors who attended a pre-bid meeting. The bid specifications require the bidders to provide the following:

- Annual cost for custodial services at each of the following City facilities: City Hall, Police Department, Public Works Facility, Metra Transit Center, Library Parking Garage, Metropolitan Square Parking Garage, and Civic Center Parking Garage.
- A Quality Control Plan submitted with bid response.
- A minimum of four municipal professional references submitted with the bid response.

The bid tabulation is listed below:

Company	Extended Three-Year Total
Pioneer Maintenance Service Inc.	$404,340.00
P.C.S.I. Perfect Cleaning Systems, Inc.	$488,592.00
Eco Clean Maintenance, Inc.	$493,092.00
United Maintenance Company, Inc.	$1,310,997.72

Pioneer Maintenance Service Inc. Submitted the lowest bid for these services, however, was unable to submit required information at the time of the bid opening including the quality control plan and any municipal references. P.C.S.I. Perfect Cleaning Systems, Inc. 6444 N. Milwaukee Ave. Chicago IL, 60631. has provided all documentation required in the contract specifications and therefore is considered the lowest responsible bidder.

Recommendation: We recommend the award of the Custodial Services 2026-2028 contract to P.C.S.I. Perfect Cleaning Systems, Inc. 6444 N. Milwaukee Ave. Chicago, Il 60631. In the three-year amount of $488,592.00. This contract will be funded by Facilities and Grounds Maintenance, Custodial Services (100-50-535-0000.6145).

Attachments:
Resolution R-199-25
Exhibit A – P.C.S.I. Perfect Cleaning Systems, Inc. Contract

CITY OF DES PLAINES

RESOLUTION R - 199 - 25

A RESOLUTION APPROVING AN AGREEMENT WITH P.C.S.I. PERFECT CLEANING SYSTEMS, INC. FOR CUSTODIAL SERVICES.

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the City desires to contract for the performance of custodial services at certain City-owned properties (***"Services"***) for a three-year term (***"Term"***); and

WHEREAS, the City has appropriated sufficient funds in the Facilities and Grounds Maintenance account for the performance of Services; and

WHEREAS, pursuant to Chapter 10 of Title 1 of the City of Des Plaines City Code (***"City Code"***) and the City's purchasing policy, City staff issued an invitation to bid for the procurement of the Services; and

WHEREAS, the City received four bids, which were opened on September 18, 2025; and

WHEREAS, P.C.S.I. Perfect Cleaning Systems, Inc. (***"Contractor"***) submitted the lowest responsible bid for the performance of the Services in a total not-to-exceed amount of $488,592 for the Term; and

WHEREAS, the City desires to enter into an agreement with Contractor for the performance of the Services in the not-to-exceed amount of $488,592 for the Term, subject to the appropriation of sufficient funds for the Work (***"Agreement"***); and

WHEREAS, the City Council has determined that it is in the best interest of the City to enter into the Agreement with Contractor;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION 2: APPROVAL OF AGREEMENT. The City Council hereby approves the Agreement in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the General Counsel.

SECTION 3: AUTHORIZATION TO EXECUTE AGREEMENT. The City Council hereby authorizes and directs the City Manager and the City Clerk to execute and seal, on behalf of the City, the final Agreement.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED this _____ day of _____, 2025.

APPROVED this _____ day of _____, 2025.

VOTE: AYES _____ NAYS _____ ABSENT _____

_____
MAYOR

ATTEST:

_____
CITY CLERK

Approved as to form:

_____
Peter M. Friedman, General Counsel

DP - Resolution Approving Agreement with PCSI for Custodial Services

CITY OF DES PLAINES

CONTRACT FOR

Custodial Services 2026-2028

Full Name of Bidder P.C.S.I. PERFECT CLEANING SYSTEM, INC. ("Bidder")

Principal Office Address 6444 N MILWAUKEE AVE. CHICAGO IL. 60631

Local Office Address

Contact Person MONIKA KULCZAK Telephone Number 312-880-8104

TO: City of Des Plaines ("Owner")
1420 Miner Street
Des Plaines, Illinois 60016
Attention: JUSTIN GREEN SUPERINTENDENT FACILITIES & GROUNDS

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. NONE ***[if none, write "NONE"]****, which are securely stapled to the end of this Contract.*

1. Work Proposal

A. Contract and Work. If this Contract is accepted, Bidder proposes and agrees that Bidder shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract and Owner's written notification of acceptance in the form included in this bound set of documents, all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract/Proposal, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for custodial services within the City of Des Plaines (the "Work Site") at the following locations: City Hall (1420 Miner St.), Police Station (1418 Miner St.), Public Works Department (1111 Joseph Schwab Rd.), Metra Station (1501 Miner St.), Library Parking Deck (1444 Prairie Ave.), Civic Parking Deck (606 Lee St.), and Metropolitan Square Parking Deck (648 Metropolitan Way);

2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith. The vendor at its own expense shall obtain a City of Des Plaines Contractor's License;

3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates and policies of insurance specified in this Contract;

4. Taxes. Pay all applicable federal, state, and local taxes;

5. Miscellaneous. Do all other things required of Bidder by this Contract; and

6. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with highest standards of professional and construction practices, in full compliance with, and as required by or pursuant, to this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. Performance Standards. If this Contract is accepted, Bidder proposes and agrees that all Work shall be fully provided, performed, and completed in accordance with the specifications attached hereto and by this reference made a part of this Contract. No provision of any referenced standard, specification, manual or code shall change the duties and responsibilities of Owner or Bidder from those set forth in this Contract. Whenever any equipment, materials, or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function, and quality desired. Other manufacturers' or vendors' products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

C. Responsibility for Damage or Loss. If this Contract is accepted, Bidder proposes and agrees that Bidder shall be responsible and liable for, and shall promptly and without charge to Owner repair or replace, damage done to, and any loss or injury suffered by, Owner, the Work, the Work Site, or other property or persons as a result of the Work.

D. Inspection/Testing/Rejection. Owner shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Owner's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and Owner, without limiting its other rights or remedies, may require correction or replacement at Bidder's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Bidder's expense and risk.

2. **Contract Price Proposal**

If this Contract is accepted, Bidder proposes, and agrees, that Bidder shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. Schedule of Prices. For providing, performing, and completing all custodial services maintenance per Attachment A – Schedule of Prices:

2026 Total Annual Cost	$154,980.00
2027 Total Annual Cost	$162,732.00
2028 Total Annual Cost	$170,880.00
Extended Three Year Total	$488,592.00

B. Basis for Determining Prices. It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;

2. Owner is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released; and

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices; and

4. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities and sanitary conveniences, and any portion of the time of Bidder, its superintendents, or its office and engineering staff.

C. Time of Payment. It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

Bidder will invoice Owner for all Work completed, and Owner will pay Bidder all undisputed amounts no later than 45 days after receipt by Owner of each invoice.

All payments may be subject to deduction or setoff by reason of any failure of Bidder to perform under this Contract/Proposal. Each payment shall include Bidder's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and Bidder's certification that all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

3. **Contract Time**

If this Contract is accepted, Bidder proposes and agrees that Bidder shall commence the Work within 10 days after Owner's acceptance of the Contract provided Bidder shall have furnished to Owner all bonds and all insurance certificates and policies of insurance specified in this Contract by January 1, 2026 (the "Commencement Date"). If this Contract is accepted, Bidder proposes and agrees that Bidder shall perform the Work diligently and continuously and shall complete the Work for the following three-year term:

Year 1 - January 1, 2026 through December 31, 2026
Year 2 - January 1, 2027 through December 31, 2027
Year 3 - January 1, 2028 through December 31, 2028

Owner may terminate this Contract/Proposal at its convenience by providing Bidder 30 days advance written notice thereof. At all times during the Term and any Renewal Term, Bidder proposes and agrees that Bidder shall perform the Work diligently and continuously and shall complete the Work in accordance with this Contract/Proposal, as directed by Owner, and more fully described in Attachment A.

If, **at any time during the term of the Contract, the Owner determines that** the Work is not **being** completed by Bidder in full compliance with specifications and as required by or pursuant to this Contract, then Owner may, **after providing Bidder with notice of such deficiency in performance and providing Bidder with 4 hours to cure such deficiency,** invoke its remedies under this Contract or may, in Owner's sole and absolute discretion, permit Bidder to complete the Work but charge to Bidder, and deduct from any payments to Bidder under this Contract, whether or not previously approved, administrative expenses and costs for each day completion of the Work is delayed beyond the Completion Date, computed on the basis of the following per diem administrative charge, as well as any additional damages caused by such delay:

Per Diem Administrative Charge:

$ 250.00 per day/occurrence

A second occurrence of a specific deficiency in performance shall automatically trigger Bidder's obligation to pay the Per Diem Administrative Charge. Any Per Diem Administrative Charges assessed against Bidder will be deducted from any funds owed by Owner to Bidder.

4. Financial Assurance

A. Bonds. If this Contract is accepted, Bidder proposes and agrees that Bidder shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, Owner, from a surety company acceptable to Owner, each in the penal sum of the Contract Price, within 10 days after Owner's acceptance of this Contract.

B. Insurance. If this Contract is accepted, Bidder proposes and agrees that Bidder shall provide certificates and policies of insurance evidencing the minimum insurance coverage and limits set forth below within 10 days after Owner's acceptance of this Contract. Such insurance shall be in form, and from companies, acceptable to Owner and shall name Owner, including its Council members and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives, as an Additional Insured. The insurance coverage and limits set forth below shall be deemed to be minimum coverage and limits and shall not be construed in any way as a limitation on Bidder's duty to carry adequate insurance or on Bidder's liability for losses or damages under this Contract. The minimum insurance coverage and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

   Limits shall not be less than:

   Worker's Compensation: Statutory

   Employer's Liability: $500,000 each accident-injury; $500,000 each employee-disease; $500,000 disease-policy.

   Such insurance shall evidence that coverage applies to the State of Illinois and provide a waiver of subrogation in favor of Owner.

2. Commercial Motor Vehicle Liability

   Limits for vehicles owned, non-owned or rented shall not be less than:

   $1,000,000 Bodily Injury and Property Damage Combined Single Limit

3. Commercial General Liability

   Limits shall not be less than:

   $1,000,000 Bodily Injury and Property Damage Combined Single Limit.

   Coverage is to be written on an "occurrence" basis. Coverage to include:

   - Premises Operations
   - Products/Completed Operations
   - Independent Contractors
   - Personal Injury (with Employment Exclusion deleted)
   - Broad Form Property Damage Endorsement
   - "X," "C," and "U"
   - Contractual Liability

   Contractual Liability coverage shall specifically include the indemnification set forth below.

4. Umbrella Liability

   Limits shall not be less than:

   $2,000,000 Bodily Injury and Property Damage Combined Single Limit.

   This Coverage shall apply in excess of the limits stated in 1, 2, and 3 above.

C. Indemnification. If this Contract is accepted, Bidder proposes and agrees that Bidder shall indemnify, save harmless, and defend Owner against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract.

D. Penalties. If this Contract is accepted, Bidder proposes and agrees that Bidder shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof.

5. Firm Contract

All prices and other terms stated in this Contract are firm and shall not be subject to withdrawal, escalation, or change provided Owner accepts this Contract within 45 days after the date the bidder's contract proposal is opened.

6. Bidder's Representations and Warranties

To induce Owner to accept this Contract, Bidder hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, (1) shall be of merchantable quality; (2) shall be free from any latent or patent defects and flaws in workmanship, materials, and design; (3) shall strictly conform to the requirements of this Contract, including without limitation the performance standards set forth in Section 1B of this Contract; and (4) shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto Owner. Bidder, promptly and without charge, shall correct any failure to fulfill the above warranty at any time within two years after final payment or such longer period as may be prescribed in the performance standards set forth in Section 1B of this Contract or by law. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Bidder's obligation to correct Work shall be extended for a period of two years from the date of such repair or replacement. The time period established in this Section 6A relates only to the specific obligation of Bidder to correct Work and shall not be construed

to establish a period of limitation with respect to other obligations that Bidder has under this Contract.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Bidder agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. and any other prevailing wage laws; any statutes requiring preference to laborers of specified classes; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01 et seq.; and any statutes regarding safety or the performance of the Work.

C. Prevailing Wage Act. If this Contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (the "Act"). If the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid, the revised rate will apply to this Contract. Bidder and any subcontractors rendering services under this Contract must comply with all requirements of the Act, including but not limited to, all wage, notice, and record-keeping duties and certified payrolls.

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D. Not Barred. Bidder is not barred by law from contracting with Owner or with any other unit of state or local government as a result of (i) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.; or (ii) a violation of the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) (the "Patriot Act") or other statutes, orders, rules, and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001. Bidder is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and Bidder is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation.

E. Qualified. Bidder has the requisite experience minimum of 10 years ability, capital, facilities, plant, organization, and staff to enable Bidder to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time set forth above. Bidder warrants and represents that it has met and will meet all required standards set forth in Owner's Responsible Bidder Ordinance M-7-20, including, without limitation, that Bidder and all of Bidder's subcontractors have an active apprenticeship and training program approved and registered with the United States Department Labor Bureau of Apprenticeship and Training for each of the trades that will perform Work under this Contract.

7. Acknowledgements

In submitting this Contract, Bidder acknowledges and agrees that:

A. Reliance. Owner is relying on all warranties, representations, and statements made by Bidder in this Contract.

B. Reservation of Rights. Owner reserves the right to reject any and all proposals, reserves the right to reject the low price proposal, and reserves such other rights as are set forth in the Instructions to Bidders.

C. Acceptance. If this Contract is accepted, Bidder shall be bound by each and every term, condition, or provision contained in this Contract and in Owner's written notification of acceptance in the form included in this bound set of documents.

D. Remedies. Each of the rights and remedies reserved to Owner in this Contract shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract.

E. Time. Time is of the essence for this Contract and, except where stated otherwise, references in this Contract to days shall be construed to refer to calendar days.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, whether before or after Owner's acceptance of this Contract; nor any information or data supplied by Owner, whether before or after Owner's acceptance of this Contract; nor any order by Owner for the payment of money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by Owner; nor any extension of time granted by Owner; nor any delay by Owner in exercising any right under this Contract; nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Bidder; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

G. Severability. The provisions of this Contract/ Proposal shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

H. Amendments. No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Bidder, except that Owner has the right, by written order executed by Owner, to make changes in the Work ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Work, then an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Work caused by any Change Order shall entitle Bidder to make

any claim for damages, anticipated profits, or other compensation.

I. Assignment. Neither this Contract, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Bidder except upon the prior written consent of Owner.

J. Governing Law. This Contract, and the rights of the parties under this Contract shall be interpreted according to the internal laws, but not the conflict of law rules, of the State of Illinois. Every provision of law required by law to be inserted into this Contract/Proposal shall be deemed to be inserted herein.

By submitting this Contract proposal in response to this Invitation to Bid, Bidder hereby represents, warrants, and certifies that:

☒ Bidder has carefully examined and read the ITB and all related documents in their entirety.

☒ The person signing the Contract proposal on behalf of Bidder is fully authorized to execute the Contract and bind Bidder to all of the terms and provisions of the Contract.

☒ Bidders has provided a list of client references; minimum 4 municipal references.

☒ Bidder has fully completed the entire Contract form, including the Bid Page in Attachment A.

☒ Bidder has submitted a certified check or bid bond, as required by the Instructions to Bidders and a Quality Control Plan per Attachment A.

☒ Bidder has checked the City's website for any addenda issued in connection with this ITB, hereby acknowledges receipt of Addenda Nos. 1 **[BIDDERS MUST INSERT ALL ADDENDA NUMBERS]**, has attached these addenda to Bidder's contract proposal, and acknowledges and agrees that, if Bidder's contract proposal is accepted, these addenda will be incorporated into the Contract and will be binding upon Bidder.

(PRE-BID ATTENDANCE LIST)

☒ Bidder has submitted its Contract proposal in a sealed envelope that bears the full legal name of Bidder and the name of the Contract.

Dated: 17TH OF SEPTEMBER, 20 25.

Bidder's Status: (X) ILLINOIS Corporation ( ) _____ Partnership ( ) Individual Proprietor
(State) (State)

Bidder's Name: P.C.S.I. PERFECT CLEANING SYSTEM, INC.

Doing Business As (if different): _____

Signature of Bidder or Authorized Agent: _____ Date: 09/17/2025

(corporate seal)
(if corporation)

Printed Name: MONIKA KULCZAK

Title/Position: PRESIDENT

Bidder's Business Address: 6444 N MILWAUKEE AVE.
CHICAGO IL. 60631

Bidder's Business Telephone: 312-880-8104 Facsimile: 773-606-0181

If a corporation or partnership, list all officers or partners:

NAME	TITLE	ADDRESS
MONIKA KULCZAK	PRESIDENT	6444 N. MILWAUKEE AVE CHICAGO, IL. 60631

ACCEPTANCE

The Contract attached hereto and by this reference incorporated herein and made a part hereof is hereby accepted by the order of the City of Des Plaines ("Owner") as of _____, 20___.

This Acceptance, together with the Contract attached hereto, constitutes the entire and only agreement between the parties relating to the accomplishment of the Work and the compensation therefor and supersedes and merges any other prior or contemporaneous discussions, agreements, or understandings, whether written or oral, and shall prevail over any contradictory or inconsistent terms or conditions contained in any purchase order, acceptance, acknowledgement, invoice, or other standard form used by the parties in the performance of the Contract. Any such contradictory or inconsistent terms or conditions shall be deemed objected to by Owner without further notice of objection and shall be of no effect nor in any circumstances binding upon Owner unless accepted by Owner in a written document plainly labeled "Amendment to Contract." Acceptance or rejection by Owner of any such contradictory or inconsistent terms or conditions shall not constitute acceptance of any other contradictory or inconsistent terms or conditions.

CITY OF DES PLAINES

Signature: _____

Printed name: Dorothy Wisniewski

Title: City Manager

#12787998_v1

2026-2028 Custodial Services Base Bid Schedule of Prices

Location	2026 Monthly Cost	2027 Monthly Cost	2028 Monthly Cost
City Hall	$3,550.00	$3,727.50	3,914.00
Police	$4,165.00	$4,373.50	$4,592.00
Police Station Addition as applicable	$		
Public Works	$1,055.00	$1,107.75	$1,163.00
Metropolitan Square Parking Structure	$980.00	$1,029.00	$1,081.00
Library Parking Structure	$1,115.00	$1,170.75	$1,230.00
Civic Parking Deck	$950.00	$997,50	$1,048.00
Metra Train Station	$1,100.00	$1,155.00	$1,212.00
Total =	$12,915.00	$13,561.00	$14,240.00

2026 Total Annual Cost (Total Monthly x 12)=	$154,980.00
2027 Total Annual Cost (Total Monthly x 12)=	$162,732.00
2028 Total Annual Cost (Total Monthly x 12)=	$170,880.00
Three Year Extended Total	488,592.00

Alternate Prices

Location	2026 Cost	2027 Cost	2028 Cost
City Hall: exterior window washing per occurrence for the entire building	$3,750.00	$3,950.00	$4,150.00
Police Department: exterior window washing per occurrence for the entire building	$3,500.00	$3,675.00	$3,860.00
Metropolitan Square Parking Structure: Mechanical sweeping of the entire parking garage per occurrence	$4,580.00	$4,810.00	$5,050.00
Library Parking Structure: Mechanical sweeping of the entire parking garage per occurrence	$3,700.00	$3,885.00	$4,080.00
Civic Parking Deck Structure: Mechanical sweeping of the entire parking garage per occurrence	$2,786.00	$2,925.00	$3,070.00
Porter Service (per hour rate)	$35.00	$40.00	$45.00