



MEMORANDUM

To: Scott Niehaus, Village Manager

Through: Carl Goldsmith, Director of Public Works *g*

From: Scott Neetz, Facilities Supervisor, Public Works

Date: October 31, 2025

Subject: Contract Cleaning 2026; Village Hall and Public Works

In November 2021, The Village of Lombard requested proposals for FY2022 cleaning services from three local contractors for contract cleaning services at the Village Hall and Public Works administration building. The lowest responsible proposal was received from Advanced Cleaning Systems, Inc. East Dundee, IL. This contractor is the current provider of cleaning services for the Village.

Advanced Cleaning Systems continues to build a high level of trust and service in our buildings, cleaning sensitive areas after hours since 2014. Staff has received quotes in 2025 from two additional contractors and recommends continuing our service agreement with Advanced Cleaning systems, exercising the one-year contract extension option under the current contract conditions. If approved, Advanced Cleaning Systems will continue to provide cleaning services through December 31, 2026.

The FY26 budget includes a total of \$37,200.00/year for this service through accounts 101.270.113.75610(\$13,200.00), 101.120.113.75610 (\$24,000.00).

Staff recommends approving the cleaning service contract with "Advanced Cleaning Systems Inc." for an amount not to exceed \$29,937.96. Please present this item to the Board of Trustees at the December 4th, 2025 board meeting for their approval.

Contractors:		Total Proposal:
<i>Advanced Cleaning Systems</i>		\$29,937.96
<i>Chicago Cleaning Services</i>		\$49,399.92
<i>Helping Hands</i>		\$83,915.52



November 10, 2025

Mr. Scott Neetz
Village of Lombard
255 East Wilson Avenue
Lombard, IL 60148

Dear Scott,

Here is the wording for extending our agreement.

Addendum to original agreement dated January 21, 2025. We mutually agree to the extension of our custodial services agreement, pursuant to the terms of the agreement dated January 21, 2025. The term of the extension is January 1, 2026 through December 31, 2026 and the following prices apply: Public Works \$769.13 and Village Hall \$1,725.70.

We also agree to meet annually to review the cleaning specifications and pricing in the context of the current prevailing economic conditions.

Subsequent to the signing of this agreement, should the local, state, or federal laws change in such a way that legally changes what or how Advanced has to pay its employees with regard to salary or rate of pay, hours worked, or health insurance, there will be a price adjustment reflecting the mandate.

I/We accept this proposal as described above.

Date accepted: _____ *Kenneth N. Brauer*

Company: _____ Kenneth N. Brauer, President

By: _____ Advanced Cleaning Systems, Inc.