LEGISTAR: 250401 DISTRICT: 6

VILLAGE OF LOMBARD REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda Bids and Proposals

TO :	President and V	illage Bo	oard of Tr	rustees		
FROM:	Scott Niehaus, V	illage M	lanager			
DATE :	November 17th,	2025	Agenc	la Date: D	ecember	4th, 2025
TITLE :	Contract Cleaning	g 2026; Vi	illage Hall	and Publi	c Works	
SUBMITTED BY:	Scott Neetz, Fac	ilities Su	pervisor,	Public W	orks	
RESULTS:						
Date Bids Were Pu		Bido	ding Clos	ed N/A		
Total Number of B						
Total Number of B		ecificati	ons	3		
Bid Security Requi				Yes	X	_No
Performance Bond		-		Yes _	X	_No
Were Any Bids Wi	thdrawn			Yes	X	_No
Explanation:		4.				
Waiver of Bids Requested?		X	Yes		No	
If yes, explain:						
See attached memo						
Award Recommen	X	Yes		No		
Responsible Bidde						
If no, explain: See a						
FISCAL IMPACT:		00 110 5	EZ10 000	00 00 00	070 440	EE (10
Amount of Award	, \$20, 708.40- 101.1	20.113.7	5610, \$9,2	29.56- 10	1.270.113.	75610
DACKCDOIND/	DECOMMENDAT	CIONI				
BACKGROUND/I		HON:				
See attached memo).					
Has Recommended	1 Riddon Worked f	on Willoc	ro Drottion	110lm V	Yes _	No
If yes, was quality			ge Frevior		X Yes	
Was item bid in acc			E 12052		Yes X	
					res_ <u>^</u> Yes	_100
Waiver of bids - Pu		oes not a	арріу		res	
REVIEW (as neede	•			Doto		
Village Attorney X						
Finance Director X						
Village Manager X	Λ			Date		2

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Board Agenda distribution.



MEMORANDUM

To:

Scott Niehaus, Village Manager

Through:

Carl Goldsmith, Director of Public Works

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:		
Advanced Cleaning Systems	\$29,937.96		
Chicago Cleaning Services	\$49,399.92		
Helping Hands	\$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.

I/We accept this proposal as described above.

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.

	et.
Date accepted:	Kenneth N, Brauer
Company:	Kenneth N. Brauer, President
Ву:	Advanced Cleaning Systems, Inc.