



**RESOLUTION OF THE COUNTY BOARD  
WILL COUNTY, ILLINOIS**

**Awarding Bid for Office Cleaning at Various Will County Office Buildings**

WHEREAS, in order to obtain the most competitive rates for cleaning services for the various Will County Office Buildings, proposals were solicited, and

WHEREAS, on September 15, 2022, the County Executive’s Office opened five (5) bids to provide cleaning services for the various Will County Office Buildings, and

WHEREAS, the County Executive’s Staff has recommended, and the Executive Committee has concurred, that a contract be awarded to the lowest responsible bidder of Alpha Building Maintenance, Bridgeview, IL in the amount of \$683,736.00.

NOW, THEREFORE, BE IT RESOLVED, that the Will County Board hereby authorizes the County Executive to execute a contract with Alpha Building Maintenance, Bridgeview, IL in the amount of \$683,736.00, for a contract period December 1, 2022 and continue through November 30, 2023, with two (2) additional one (1) year renewal options, if the County so chooses.

BE IT FURTHER RESOLVED, that the Preamble of this Resolution is hereby adopted as if fully set forth herein. This Resolution shall be in full force and effect upon its passage and approval as provided by law.=

Adopted by the Will County Board this 20th day of October, 2022.

**AYES:** Newquist, Ogalla, Flagel, Moustis, Mitchell, Tyson, Gazanfer, Traynere, Fritz, Mueller, Gould, VanDuyne, Balich, Fricilone, Brooks Jr., Winfrey, Parker, Ventura, Coleman, Marcum, Berkowicz, Cowan, Pretzel, Weigel, Freeman, Kraulidis

Result: Approved - [Unanimous]

  
Lauren Staley Ferry (SEAL)  
Will County Clerk

Approved this 21 day of October, 2022.

  
Jennifer Bertino-Tarrant  
Will County Executive





# WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

23.8.a

JENNIFER BERTINO-TARRANT  
WILL COUNTY EXECUTIVE

KEVIN LYNN  
DIRECTOR

P. 815-740-4712  
F. 815-740-4604  
E. klynn@willcountyillinois.com

County Office Building  
302 N. Chicago Street  
Joliet, IL 60432

## BID HISTORY

**ITEM:** 2023-13 CLEANING SERVICES – WILL COUNTY

**DEPARTMENT:** MAINTENANCE DEPARTMENT

**BID RELEASE:** AUGUST 17, 2022

**PUBLISHED NOTICE:** AUGUST 19, 2022 - HERALD NEWS & DEMAND STAR, INTERNET

**PRE-BID MEETING:** AUGUST 30, 2022, 11:00 A.M.

**NUMBER ATTENDED:** 11

**BID OPENING:** SEPTEMBER 15, 2022, 2:00 P.M.

**LOCATION:** WILL COUNTY OFFICE BUILDING  
302 N. CHICAGO ST.  
JOLIET, IL. 60432

### BIDDING RESULTS:

<b><u>NUMBER RELEASED:</u></b>	<b>40 &amp; INTERNET</b>
<b><u>NUMBER RETURNED:</u></b>	<b>6</b>
<b><u>BIDDER:</u></b>	<b><u>TOTAL ANNUAL COST</u></b>
ALPHA BUILDING MAINTENANCE, BRIDGEVIEW, IL	\$683,736.00
BRAVO SERVICES, CHICAGO, IL	\$824,664.93
ECO-CLEAN MAINTENANCE, ELMHURST, IL	\$836,352.00
TOTAL FACILITIES MAINTENANCE, WOOD DALE, IL	\$857,567.52
KLEEN-TECH, DENVER, CO	DISQUALIFIED - LATE
ATALIAN US MIDWEST, LLC	DISQUALIFIED – NO GREEN CERT

Attachment: 2023-13 Award Docs (22-370 : Awarding Bid for Office Cleaning at Various WC Office Buildings)



**WILL COUNTY, ILLINOIS**

**PURCHASING DEPARTMENT**

**JENNIFER BERTINO-TARRANT**  
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**KEVIN LYNN**  
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302 N. Chicago Street  
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Recommendation from Bill Fern, Facilities Management Director, is to go with lowest, responsible, responsive bidder, **Alpha Building Maintenance**, for the first year **annual amount of \$683,736.00**. This contract will begin **December 1, 2022 and continue through November 30, 2023**, with two (2) additional one (1) year optional renewals, if the county so chooses, with no increase in rates for years two and three.

The successful bidder will be awarded the Contract based on a **90-day trial period**. If the successful bidder does not comply with the specifications as written, that bidder will be dismissed from all duties, and the County will select the next lowest responsible bidder.

# BID TABULATION SHEET

DEPARTMENT: 2023-13 Cleaning Services - Will County  
 DUE: 9-15-22, 2:00 P.M. OPENED: 9-15-22, 2:05 P.M.

BIDDER	REQUIREMENTS	BID AMOUNTS
<b>Total Facilities Maintenance</b>  Wood Dale, IL	BID BOND: 10% PRIME CERT: (Y) N ADDENDA (4): (Y) N REFERENCES: (Y) N	Year 1 Total  857,567. <sup>53</sup>
<b>Alpha Building Maintenance</b>  Bridgeview, IL	BID BOND: 10% PRIME CERT: (Y) N ADDENDA (4): (Y) N REFERENCES: (Y) N	Year 1 Total  683,736. <sup>00</sup>
<b>Atalian US Midwest LLC</b>  Jersey City, NJ	BID BOND: 10% PRIME CERT: (Y) N ADDENDA (4): (Y) N REFERENCES: (Y) N	Year 1 Total  655,236. <sup>00</sup>
<b>Eco-Clean Maintenance</b>  Elmhurst, IL	BID BOND: 10% PRIME CERT: (Y) N ADDENDA (4): (Y) N REFERENCES: Y N	Year 1 Total  836,352. <sup>00</sup>
Bravo Services Chicago, IL <i>[Signature]</i>	BID BOND: 10% PRIME CERT: (Y) N ADDENDA (4): (Y) N REFERENCES: Y N	Year 1 Total  824,664. <sup>93</sup>
Kleen-Tech Denver, CO	BID BOND: PRIME CERT: Y N ADDENDA (4): Y N REFERENCES: Y N	Year 1 Total  Late - Disqualified

ALSO PRESENT: Kevin Lynn, Nancy Ruettiger, *[Signature]*, Cindy Jackson, *[Signature]*, Elizabeth Bilotta, *[Signature]*

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**WILL COUNTY, ILLINOIS**

**FACILITIES DEPARTMENT**

P. 815-740-4715  
C. 331-688-1921  
E. bfern@willcountyillinois.com

**JENNIFER BERTINO-TARRANT**  
WILL COUNTY EXECUTIVE

23.8.a

**WILLIAM T. FERN, SR.**  
DIRECTOR

County Office Building  
302 N. Chicago Street  
Joliet, IL 60432

**To: Kevin Lynn**  
**Date: 09-22-2022**

### **Letter Of Recommendation**

On September 15, 2022, contractor bids were open for custodial services for twenty-one (21) Will County facilities. Nine Contractors attended the pre-bid walk through, and 5 bids were received. After reviewing deposits, prime certificate, insurance, green clean documentation, references, and pricing data, my recommendation is to award the contract to Alpha Building Maintenance Services, Inc. as the low bidder at \$683,736.00 for the first year with two option years starting December 1, 2022.

Based on Bid Tabulation, Atailian US Midwest was low bidder, but was disqualified due to having no Green Certificate.

William T. Fern Sr.