



Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062
847-291-2960
nbparks.org

Parks and Properties Committee Meeting

March 15, 2021

6pm or immediately following the Golf Operations Committee Meeting
Joe Doud Administration Building, 545 Academy Drive

The Northbrook Park District Board of Commissioners will offer a hybrid option to attend the Committee Meetings on Monday, March 15 starting at 5:30pm. If you wish to attend electronically, provisions have been made to join via Zoom. Please contact Wendy Peterson at wpeterson@nbparks.org or 847-897-6106 by 4pm, Monday, March 15 to request login information. For those who wish to attend in-person, Commissioners and staff will be meeting in the Joe Doud Administration Building, 545 Academy Drive. CDC guidelines will be followed, and a face covering is required. Community members wishing to respectfully share thoughts about any matter concerning the Northbrook Park District may do so during Recognition of Visitors. The Board typically does not immediately respond to public comments or engage in open dialogue, but we are of course actively listening to your comments. If follow up communication is necessary, a Northbrook Park District staff member will contact you within two business days. Thank you for your understanding of these guidelines.

AGENDA

- I. Call to Order—Chair Randel; Members Chalem and Curin
- II. Recognition of Visitors
- III. Approval of Meeting Minutes
3/15.8 Parks and Properties Committee Meeting of February 15, 2021
- IV. Informational Items / Verbal Updates
 - A. Activity Center Change Orders and Update
 - B. Sports Center Renovation Update
 - C. Cell Tower Update
- V. Unfinished Business
- VI. New Business
3/15.9 Consider Custodial Services – Various Locations, Bid #2192
- VII. Old Business
- VIII. Next Meeting – April 19, 2021, at 6pm or immediately following the Golf Operations Committee Meeting, Joe Doud Administration Building, 545 Academy Drive
- IX. Adjournment

Copies to: Park Board, Attorney, Directors, All Staff and Park District Facilities, Daily Herald, Village of Northbrook,
Posted on Park District Website: nbparks.org

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact Eileen Loftus, the Park District's ADA Compliance Officer, at the Park District's Administration Building by mail at 545 Academy Drive, Northbrook, Illinois 60062, by phone at (847) 291-2960, Monday through Friday 8:30am until 5:00pm, or by email to eloftus@nbparks.org at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter generally require at least 5 business days' advance notice. For the deaf or hearing impaired, please use the Illinois Relay Center voice only operator at (800) 526-0857.



Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062
847-291-2960
nbparks.org

MEMORANDUM

To: Parks and Properties Committee
From: Ed Dalton, Director of Parks and Properties
Agenda Item: VI. 3/15.9 Consider Custodial Services – Various Locations, Bid #2192
Date: March 12, 2021

Staff Recommendation:

Staff recommends the approval of the Custodial Services – Various Locations bid in the amount of \$42,372.00 for one year from Alpha Building Maintenance Service of Bridgeview, Illinois.

Background & Analysis:

The base bid custodial services are for the Joe Doud Administration Building, the Heritage Oaks Golf Club Clubhouse and the Golf Maintenance Building. In addition, window cleaning in the months of April through November at the Clubhouse (all interior and exterior glass) and Techny Prairie Activity Center (second floor exterior) will be included in the contracted services. Alternate Number 1 will provide two additional daily restroom cleanings at the clubhouse and service building March 1 to November 30.

Bidder	Base Bid- Year 1	Windows- Year 1	Alternate 1- Year 1	Total
ECO Clean Maintenance, Inc. 515 W. Wrightwood Avenue Elmhurst, IL 60126	\$33,690.00	\$6069.08	\$1,200.00	\$40,959.08
Alpha Building Maintenance Service 7549 W. 99 th Place Bridgeview, IL 60455	\$32,367.00	\$3,840.00	\$6,165.00	\$42,372.00
Bravo Services, Inc. 6015 N. Milwaukee Avenue Chicago, IL 60646	\$29,664.00	\$8,040.00	\$8,736.00	\$46,440.00
Multisystem Management Company 6019 N. Milwaukee Avenue Chicago, IL 60646	\$34,484.00	\$7,600.00	\$13,650.00	\$55,734.00
Total Facility Maintenance, Inc. 615 Wheat Lane, Suite C Wood Dale, IL 60191	\$54,357.60	\$2,011.00* incomplete	\$1,650.00	\$58,018.60
United Maintenance Company, Inc. 1550 S. Indiana Avenue Chicago, IL 60605	\$68,266.86	\$12,640.00	\$45,449.81	\$126,356.67

Although ECO Clean Maintenance, Inc. (“ECO”) submitted the lowest bid, staff does not recommend awarding the contract to ECO. ECO has been the Park District’s custodial vendor for the past eight (8) years and has consistently not performed the services in accordance with the contract specifications, as documented by staff.

NORTHBROOK PARK DISTRICT

The Park District received positive references for the next lowest bidder, Alpha Building Maintenance Service from the Village of Northbrook, Batavia Public School District 101 and the Village of Hanover Park. As a result, staff recommends awarding this bid to Alpha Building Maintenance Service, as the lowest responsible bidder.

Staff recommends a one-year contract, with the option to renew up to two (2), one-year extensions to the contract. This is a common practice with the Park District when hiring a new service contractor.

Explanation:

1. Budgeted Cost: Varies per facility
2. Budget Source: 2021 Operating Budgets - Various
3. Public / Customer Impact: None
4. Legal: Consulted

Motion:

The Parks and Properties Committee Chair moves to recommend to the full Board to: 1) reject the low bidder; and 2) award the Custodial Services – Various Locations bid to Alpha Building Maintenance Service of Bridgeview, Illinois, in the amount of for \$42,372.00.

Pc: Molly Hamer, Executive Director