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La Grange, IL 60525  
708.246.4700 Fax: 708.246.4625



Pleasantdale Middle School  
7450 S. Wolf Road  
Burr Ridge, IL 60527  
708.246.3210 Fax: 708.352.0092

Pleasantdale School District 107 | 7450 S. Wolf Road | Burr Ridge, IL 60527 | 708.784.2013 | Fax: 708.246.0161 | [www.d107.org](http://www.d107.org)

To: Dr. Dave Palzet, Superintendent  
From: Griffin L. Sonntag, Assistant Superintendent for Finance and Operations  
Date: June 11, 2026  
RE: New Evening Custodial Services Contract

ABM, previously serving us as GCA Services Group, has provided the district with cleaning services since 1998. We put out a Request for Proposal (RFP) for Evening Custodial Services and received seven (7) proposals ranging in a 3-year total from \$825,095.20 to \$1,378,832.20. The proposals were evaluated based on the proposal that best meets the needs of the district, considering conformity with the proposal specification, terms of delivery, quality, and serviceability. This included thorough reviewing the proposals that were submitted, contacting submitters (when necessary) for additional information, and contacting references.

Based on the evaluation process, one company stood out from the rest.

I am recommending GSF USA, inc. as the District's evening custodial services provider. GSF has a strong track record of successfully serving multiple school districts for more than five years and has demonstrated a commitment to quality, consistency, and customer service. The company utilizes environmentally responsible Green Seal-certified cleaning products and Pathosans technology, aligning with the District's commitment to healthy and sustainable learning environments.

GSF also offers significant operational support and stability. With approximately 150 employees working in the surrounding area, the company can quickly provide additional staffing resources when needed. The District would benefit from a dedicated long-term site manager as well as support from regional leaders who oversee other nearby districts. GSF places a strong emphasis on employee retention, resulting in lower turnover rates, and has a comprehensive onboarding process to ensure all new employees are properly trained and prepared. In addition, GSF is a financially sound organization with the resources and infrastructure necessary to provide reliable, high-quality service to the District over the long term.

Recommendation: Approve a 3-year contract with GSF USA, inc. for the evening custodial services for Pleasantdale School District for a 3-year amount of \$858,743.34.

## II. PROPOSAL FORM

BOARD OF EDUCATION OF PLEASANTDALE SCHOOL DISTRICT NO. 107,  
COOK COUNTY, ILLINOIS

### PROPOSAL DESCRIPTION: DISTRICT-WIDE EVENING CUSTODIAL/CLEANING SERVICES

The submitter proposes to provide all custodial services, including labor, equipment, and materials necessary for Pleasantdale School District 107, as specified in the Proposal Documents, for the contractual term from July 1, 2026, through June 30, 2029, with the option for additional one-year contract extensions.

Proposal Submission Date: 6/08/2026

Proposal Submission Deadline/Date and Time of Proposal Due: Monday, June 8, 2026, 10:00 AM

Proposal Security: \$ 27,920.94

#### Proposal Price

July 1, 2026-June 30, 2027: \$ 279,209.37

July 1, 2027-June 30, 2028: \$ 286,189.61

July 1, 2028-June 30, 2029: \$ 293,344.36

Three-Year Total: \$ 858,743.34

#### Hourly Pay Rate Charged by Contractor:

Regular Rate: \$ 26.19 crew member \$ 29.47 supervisor

Overtime Rate: \$ 39.29 crew member \$ 44.21 supervisor

Substitution: If this proposal contains a substitution, it must be fully explained and documented below as required by the Proposal Documents. The Board of Education reserves the right to reject any or all substitutions.

## V. CUSTODIAL SERVICES CONTRACT

THIS AGREEMENT is entered into this 17th day of June, 2026, by and between the Board of Education of Pleasantdale School District No. 107, Cook County, Illinois ("District"), and GSF USA, INC. ("Contractor") (collectively referred hereto as "the parties").

### WITNESSETH:

WHEREAS, pursuant to 10-20.21 of the School Code, the District has issued a request for public proposal for the provision of custodial services ("Services"); and

WHEREAS, the Contractor has submitted a formal proposal for the provision of said Services; and

WHEREAS, pursuant to 10-20.21 of the School Code, the District has awarded this Contract to the Contractor, having determined said proposal to best meet the needs of the school district; and

WHEREAS, the Contractor shall render the Services in strict accordance with the specifications set forth in the Proposal Documents as defined by the Proposal Conditions.

NOW, THEREFORE, in consideration of the mutual terms and conditions herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. **PROPOSAL SPECIFICATIONS:** The Contractor shall provide the Services to the District in full conformity with the Proposal Specifications contained within this document.

2. **DURATION OF CONTRACT:** The Contract shall be effective beginning July 1, 2026, and shall remain in force and effect through June 30, 2029, and on a year-to-year basis thereafter as may be mutually established by the parties. Unless the District provides written consent for a higher increase, the rates for subsequent school years following the initial term shall not exceed the lesser of (a) a 5% increase from the rates of the previous school year, or (b) the year-to-year percentage change for the Chicago-Naperville-Elgin area as measured by the Consumer Price Index for All Urban Consumers (CPI-U) for the second preceding calendar year relative to the contract year being negotiated.

3. **TERMINATION:** The Board of Education reserves the right to terminate this Contract with or without cause at any time during the term by providing the Contractor with written notification of such intent no less than thirty (60) days prior thereto. In the event of termination, the Contractor shall be entitled to compensation only for Services actually rendered through the effective date of termination. The Board shall not be liable for any consequential or incidental damages, including lost profits, resulting from such termination.

4. **CONTRACT DOCUMENTS:** The documents comprising the entirety of this Contract include

the Proposal Form, Proposal Conditions, Proposal Specifications, all issued Addenda, the Qualification Statement, and this Contract.

5. **DOCUMENT SUPREMACY:** In the event of a conflict between the provisions of the various Contract Documents, the terms of the Proposal Specifications and any Addenda shall prevail over all other documents.

6. **COMPENSATION:** The Contractor shall be compensated in accordance with the Proposal Specifications in the amounts specified in the Proposal Form.

7. **COMPLETE UNDERSTANDING:** This Contract constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior promises, agreements, conditions, or understandings, whether oral or written, express or implied.

8. **AMENDMENTS:** No alteration, amendment, or modification to this Agreement shall be binding unless reduced to writing and duly executed by authorized representatives of both parties.

9. **INDEMNIFICATION:** The Contractor shall indemnify, defend, and hold harmless the School District, the Board of Education, its individual board members, employees, and agents from and against any and all liabilities, suits, claims, and demands, including damages for personal injuries or death (including those of third parties, District employees, or Contractor personnel), costs, and reasonable attorneys' fees, arising out of or incidental to the Services rendered or any error or omission by the Contractor. The Contractor hereby waives any right of subrogation, including any rights it may possess under any workers' compensation act or judicial interpretations thereof, including but not limited to those rights established under *Kotecki v. Cyclops Welding Corporation*.

10. **RIGHT TO EXCLUDE:** The School District maintains the absolute right, at its sole discretion, to exclude any employee of the Contractor from School District property for any reason at any time.

11. **ILLINOIS USE TAX COMPLIANCE:** In accordance with the Illinois School Code (105 ILCS 5/10-20.21), a condition of this Contract is that the Contractor and its affiliates shall collect and remit Illinois Use Tax on all sales of tangible personal property into the State of Illinois pursuant to the Illinois Use Tax Act. This requirement applies regardless of whether the Contractor or affiliate qualifies as a "retailer maintaining a place of business within this State" as defined by Section 2 of said Act.

12. **INDEPENDENT CONTRACTOR STATUS:** Personnel or subcontractors engaged by the Contractor shall not be considered employees of the School District; rather, such individuals shall remain the employees or independent contractors of the Contractor.

13. **ASSIGNMENT:** The Services rendered under this Agreement are considered to be in the nature of personal services. Consequently, the Contractor shall not assign this Agreement without the prior

written consent of the School District. The parties agree that the assignment of sums due and owing to the Contractor shall not be deemed an assignment of the Agreement itself.

14. PROHIBITION OF ALCOHOL AND TOBACCO: Pursuant to State and federal law and Board of Education policy, the use of alcohol and all tobacco products is strictly prohibited on school property.

15. SEVERABILITY/SAVINGS CLAUSE: Should any provision herein be determined by a court of competent jurisdiction to be illegal, void, or in contravention of applicable law, the remaining provisions of this Agreement shall remain in full force and effect. If the Agreement is found to be illegal in its entirety, all obligations of the parties hereunder shall cease, and neither party shall have further recourse against the other.

16. GOVERNING LAW AND VENUE: This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. Any claims or legal actions brought pursuant to this Agreement shall be commenced in the Circuit Court of Cook County, Illinois, or the United States District Court for the Northern District of Illinois, Eastern Division.

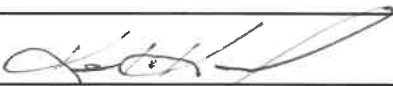
17. AUTHORITY TO EXECUTE: The Contractor warrants and represents that it is a duly organized and validly existing corporation, possessing the full right, power, and authority to execute, deliver, and perform the terms and obligations set forth within this Agreement.

The Contractor represents that this Agreement constitutes a legal, valid, and binding obligation, enforceable in accordance with the terms and provisions set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this 17th day of June, 2026.

CONTRACTOR

GSF USA, INC.

By: 

Its: ~~President~~ Kurt Kuempel, Vice President

BOARD OF EDUCATION OF PLEASANTDALE SCHOOL DISTRICT NO. 107,  
COOK COUNTY, ILLINOIS

By: \_\_\_\_\_  
Tarryne Marchione  
President

Evening Custodial Service RFP Opening, June 8, 2026, 10 a.m.

Pleasantdale School District 107, 7450 S. Wolf Road, Burr Ridge, IL 60527

| Date/Time<br>Proposal Received | Company                             | ***Proposal Dollar<br>Amount                                                                 | Proposal<br>Bond |
|--------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------|------------------|
| 6/5/26 1:00 pm                 | ECO Clean Maintenance,<br>Inc.      | Yr 1=\$282,912.00<br>Yr 2=\$282,912.00**<br>Yr 3=\$297,057.00<br><b>Total = \$862,881.00</b> | Yes              |
| 6/5/26 3:30 pm                 | Smith Maintenance<br>Company        | Yr 1=\$292,950.21<br>Yr 2=\$301,738.72<br>Yr 3=\$310,790.88<br><b>Total = \$905,479.81</b>   | Yes              |
| 6/8/26 8:50 am                 | Multisystem Management<br>Company   | Yr 1=\$447,200.00<br>Yr 2=\$459,498.00<br>Yr 3=\$472,134.20<br><b>Total = \$1,378,832.20</b> | Yes              |
| 6/8/26 9:23 am                 | City Wide Building Services<br>Ins. | Yr 1=\$266,943.35<br>Yr 2=\$274,951.65<br>Yr 3=\$283,200.20<br><b>Total = \$825,095.20</b>   | Yes              |
| 6/8/26 9:40 am                 | Pioneer Maintenance<br>Service Inc. | Yr 1=\$341,640.00<br>Yr 2=\$348,470.00<br>Yr 3=\$355,440.00<br><b>Total = \$1,045,550.00</b> | Yes              |
| 6/8/26 9:40 am                 | HES Facilities Management           | Yr 1=\$334,259.01<br>Yr 2=\$344,286.78<br>Yr 3=\$354,315.38<br><b>Total = \$1,032,861.17</b> | Yes              |
| 6/8/26 9:44 am                 | GSF USA, Inc.                       | Yr 1=\$279,209.37<br>Yr 2=\$286,189.61<br>Yr 3=\$293,344.36<br><b>Total = \$858,743.34</b>   | Yes              |
|                                |                                     |                                                                                              |                  |
|                                |                                     |                                                                                              |                  |
|                                |                                     |                                                                                              |                  |

\*\*\*Proposal dollar amount is one factor of many in determining final proposal to be accepted by the District.