



## Executive Summary Board of Education Meeting

**DATE:** May 4, 2021

**TOPIC:** GSF USA, Inc. Cleaning Services 2021-22

**PREPARED BY:** Courtney Whited

**Recommended for:**

- Action
- Discussion
- Information

**Purpose/Background:**

The Board approves all contracts and expenditures over \$10,000. GSF USA has provided outstanding custodial services ever since the initial term of the contract in 2019-20. Their team has continued to perform at a high standard throughout the last year when the Pandemic developed. The annual amount for cleaning services from August 1, 2021 through July 31, 2022 is based on a 2.5% increase over the prior year. Legal Counsel reviewed the amendment, performed a revision, and GSF USA signed off on this final version.

Changes did not materially affect the substance of the Agreement. They can be summarized as follows:

- Removed the references to a "Master Services Agreement" or "Amendment #1". The first two years were presented essentially as standalone individual Agreements, both of which incorporated the original bid for purposes of specifications.
- Included the dates of the first two documents and left the language in place to treat all of these as essentially one continuous "Agreement," however.
- Changed the date of this document to the May Board meeting.
- Added a new Section C which incorporates the prior bid package and its terms on scope, insurance, liability, indemnification, etc. This language appeared in both of the prior documents as well.

GSF also provided a 2021-22 contract plus an additional two-year extension for informational purposes only.

**Fiscal Impact:**

\$435,640.39 *36,303.37 monthly*

**Recommendation:**

The Finance Committee concurs to recommend to the Board of Education to accept the amendment as presented for GSF USA, Inc. custodial services in the amount of \$435,640.39 to begin August 1, 2021 and end July 31, 2022.



**AMENDMENT TO AGREEMENT**

This Amendment dated May 4, 2021 and effective August 1, 2021 is entered into by and between **GSF USA, Inc.** ("Contractor"), and **Board of Education of LINCOLNWOOD SCHOOL DISTRICT 74**, on behalf of itself and for the benefit of its Affiliates (collectively "Company") and amends that certain Agreement, dated May 30, 2019, and previously amended May 5, 2020, by and between Company and Contractor (collectively, the "Agreement"). All terms capitalized herein, but not defined herein, shall have the meanings ascribed to them in the Agreement.

The following recitals sets forth the basis of this Amendment and are made a part hereof:

**RECITALS:**

- A. Pricing: The parties agree to a 2.5% increase and that the annual contract price will be four hundred thirty-five thousand six hundred forty dollars and 39/100 (\$435,640.39) for the August 1, 2021 - July 31, 2022 of the Renewal Term, payable in twelve (12) monthly installments during the Renewal Term
- B. Hourly rates for work requested by the District which is beyond the scope of service 2021-2022:
  - a. Maintenance: \$42.71/Hour
  - b. Custodial: \$32.30/Hour
  - c. Grounds: \$32.30/Hour
- C. The bid package for "**LINCOLNWOOD SCHOOL DISTRICT 74 CUSTODIAL SERVICES BID 2019**" shall continue to be made a part of this Agreement and incorporated herein, and shall continue to define the scope of this Work, as well as all insurance, liability, and indemnification requirements and other general specifications.
- D. No Other Amendments. Except as expressly amended herein, the Agreement which has not expired or been terminated prior to the date hereof, shall continue in full force and effect, in accordance with its terms, without any waiver, amendment or other modification of any provision thereof.

IN WITNESS WHEREOF, the parties have executed this AMENDMENT as of the date and year first above written.

GSF USA, INC.

  
Kurt A. Kuempel, General Manager

Board of Education of LINCOLNWOOD SCHOOL DISTRICT 74

By: 



Information Only

## AMENDMENT #1 TO MASTER SERVICES AGREEMENT

This Amendment #1 dated March 29, 2021 and effective August 1, 2021 is entered into by and between **GSF USA, Inc.** ("Contractor"), and **Board of Education of LINCOLNWOOD SCHOOL DISTRICT 74**, on behalf of itself and for the benefit of its Affiliates (collectively "Company") and amends that certain Master Services Agreement, dated May 5, 2019, by and between Company and Contractor ("Agreement"). All terms capitalized herein, but not defined herein, shall have the meanings ascribed to them in the Agreement.

The following recitals sets forth the basis of this Amendment and are made a part hereof:

### RECITALS:

A. Pricing: The parties agree to a

**Year 1:** 2.5% increase for the August 1, 2021 - July 31, 2022 of the Renewal Term and that the annual contract price will be four hundred thirty-five thousand six hundred forty dollars and 39/100 (\$435,640.39), payable in twelve (12) monthly installments during the Renewal Term.

**Year 2:** 5.5% increase for the August 1, 2022 - July 31, 2023 of the Renewal Term and that the annual contract price will be four hundred fifty-nine thousand six hundred dollars and 61/100 (\$459,600.61), payable in twelve (12) monthly installments during the Renewal Term.

**Year 3:** 5.5% increase for the August 1, 2023 - July 31, 2024 of the Renewal Term and that the annual contract price will be four hundred eighty-four thousand eight hundred seventy-eight dollars and 65/100 (\$484,878.65), payable in twelve (12) monthly installments during the Renewal Term.



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Illinois Minimum Wage Law					
1.1.2020	6.1.2020	1.1.2021	1.1.2022	1.1.2023	1.1.2024
\$9.25	\$10.00	\$11.00	\$12.00	\$13.00	\$14.00
Cook County Minimum Wage Law					
7.1.2020	7.1.2021	7.1.2022	1.1.2023	1.1.2024	
\$13.00	\$14.00	TBD	TBD	TBD	
Chicago Minimum Wage Law					
7.1.2020	7.1.2021	7.1.2022	1.1.2023	1.1.2024	
\$14.00	\$15.00	TBD	TBD	TBD	

B.  
No Other

	School District Year - Current Situation				
Positions	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Porters (4)	\$13.00	\$13.30	\$13.63	\$14.38	\$15.17
Night Custodian (9)	\$12.00	\$12.28	\$12.58	\$13.27	\$14.01
Manager (1)	\$22.00	\$22.51	\$23.07	\$24.34	\$25.68
Percentage Increase	N/A	2.30%	2.50%	5.50%	5.50%
Annual Contract \$ & Projected	\$415,459.45	\$425,015.02	\$435,640.39	\$459,600.61	\$484,878.65

Hourly rates for work requested by the District which is beyond the scope of service

Positions	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Maintenance	\$ 41.67	\$ 41.67	\$ 42.71	45.06	47.54
Stodial	\$ 30.00	\$ 30.70	\$ 32.30	34.08	35.95
Funds	\$ 30.00	\$ 30.70	\$ 32.30	34.08	35.95

Amendments. Except as expressly amended herein, the Agreement which has not expired or been terminated prior to the date hereof, shall continue in full force and effect, in accordance with its terms, without any waiver, amendment or other modification of any provision thereof.

IN WITNESS WHEREOF, the parties have executed this AMENDMENT #1 as of the date and year first above written.

GSF USA, INC.

Board of Education of LINCOLNWOOD  
SCHOOL DISTRICT 74

By: \_\_\_\_\_  
Kurt A. Kuempel, General Manager

By: Information Only