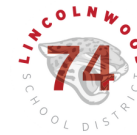


Lincolnwood School District #74
Custodial Services Request for Proposals Due April 2, 2024



Custodial Services Bid Evaluation Matrix, Page 2 of 3

Phase I Evaluation: Lowest Cost Bidder

| | | |
|--|---------------------|--|
| Alpha Building Maintenance Service, Inc. | \$493,825.00 | <i>Disqualified due to lack of responsibility</i> |
| Multisystem Management Company | \$488,920.00 | Next Lowest Year 1 Cost; Proceed to Evaluation Phase II |
| GSF USA, Inc. | \$506,445.97 | |
| HES Facilities Management | \$538,321.85 | |
| EBM | \$598,176.55 | |
| GDI Services, Inc. | \$605,480.00 | |

Phase II Evaluation: Responsible Bidder

Multisystem Management Company *Tentatively proceed to Evaluation Phase III*

- Issue #1: The general requirements specified in the RFP called for "at least three (3) of these references must be schools, public or private."
MMC listed four (4) school districts in their bid's reference section. However, MMC provides janitorial services to clean ONLY the ADMINISTRATION OFFICES within two (2) of those four (4) school districts. Therefore, MMC cited only two (2) school districts in which services are rendered in the schools and offices.
- Issue #2: Niles Township School District put MMC on notice to terminate the 1-year contract
April 28, 2020: SD70 sent MMC a certified letter citing a breach of contract due to unsatisfactory service; SD70 finished the start of the Spring 2020 pandemic without any custodial services; MMC did NOT invoice SD70 beyond April 2020; SD70 Board approved a custodial services contract in May 2020 with a different vendor.
- Issue #3: School district references
Of the four school districts MMC listed, two districts provided negative reviews of MMC, one district cited an average review and one district expressed satisfaction.
- Issue #4: Recent Lawsuit - Labor Litigation
Case filed 9/23/2022: Illinois Northern District Court Case #1:22-cv-05194; MCC and Maciej Cwiertnia listed as defendants in a dispute related to the Fair Labor Standards Act

| Phase III Evaluation: Bid Specifications | Points Earned | 15 pts. out of 35 |
|--|---------------|-------------------|
| 5 IL references in last 3 years provided (7) | 1.0 | 2.5 |
| 3 IL school district references in the last 3 years provided (7) | 0.5 | |
| Reference feedback: POS=2 pts, MOSTLY POS=1 pt, MOSTLY NEGATIVE=0 pts. (7) | 1.0 | |
| Additional reference checks with school districts that have contracted with this company | 0.0 | 3.5 |
| General: years, employees, locations, regional/national support (7) | 0.5 | |
| General: organizational chart showing structure, relationships/ranks of officers (7) | 0.5 | |
| General: experience working with organized labor unions; applicable CBAs (7) | 1.0 | |
| General: last 3 years of CAFS | 0.5 | |
| General: explicit statement relative to seeking any bankruptcy protection (7) | 1.0 | |
| Insurance: insurance company has A.M. Best rating of A-X or better (8) | 1.0 | |
| Insurance: comprehensive general liability \$1m (8) | 1.0 | |
| Insurance: auto coverage \$1m (8) | 1.0 | |
| Insurance: workers' comp \$1m (9) | 1.0 | |
| Insurance: umbrella \$5m (9) | 1.0 | 0.0 |
| Gen. Spec.: hiring/fingerprint-based criminal background checks performed (10) | 0.0 | |
| Gen. Spec.: hiring/IL Statewide Sex Offender Database searches performed (10) | 0.0 | |
| Gen. Spec.: hiring/interview incumbent custodians (11) | 0.0 | |
| Gen. Spec.: hiring/wages consistent with local market (11) | 0.0 | |
| Gen. Spec.: hiring/description of company's healthcare plans w/ EE contributions (11) | 0.0 | |
| Gen. Spec.: work/description of company's effective method to capture time worked (11) | 0.0 | |
| Gen. Spec.: work/description of company's on-going safety training program (11) | 1.0 | |
| Gen. Spec.: work/description of company's on-going technical training program (11) | 0.5 | |
| Gen. Spec.: work/description of company's uniforms worn by hourly EEs (12) | 0.5 | 1.5 |
| Gen. Spec.: work/on-site management provided (12) | 0.5 | |
| Gen. Spec.: comm./ provide devices to communicate w/ staff (12) | 0.0 | |
| Gen. Spec.: comm./ implement a computerized maintenance management system (12) | 0.0 | |
| Gen. Spec.: comm./ description of company's QC and satisfaction surveys (12) | 0.5 | |
| Gen. Spec.: comm./ monthly written reports; quarterly meetings w/ regional mngtr+ (12) | 0.5 | |
| Gen. Spec.: comm./ directly employed; disclose any intent to sub-contract (13) | 0.5 | |
| Cust. Op. Spec.: an anticipated staffing plan was provided (14) | 0.0 | 0.0 |
| Cust. Op. Spec.: staffing plan has 3 day, 8 night & 1 sup. F-T during school year (14) | 0.0 | |
| Cust. Op. Spec.: staffing plan includes 11 F-T & 1 sup. during breaks/summer (14) | 0.0 | |
| Cust. Op. Spec.: sample reports were provided with the bid (15) | 0.0 | |
| Other: Not responsive to bid specifications | 0.0 | |