



Precision Property Pros Inc.
520 Pasadena Avenue
Crest Hill, IL
(815) 321-1800
info@precisionpropertypros.com

RFP - Vegetation Cutting & Code Abatement Services
Attn: Daniel Ritter, Community & Economic Development Director
City of Crest Hill
20600 City Center Blvd.
Crest, IL 60403
buildingdepartment@cityofcresthill.com

Statement of Qualifications

Precision Property Pros is a full-service landscaping and property maintenance contractor established in 2016, providing comprehensive commercial and residential services throughout the region. We specialize in reliable, high-volume property maintenance and municipal support services, with a strong focus on safety, compliance, and timely execution.

Our core services directly aligned with municipal mowing and code abatement include:

- Routine and large-scale mowing
- Weed control and overgrowth removal
- Lot clearing and vegetation management
- Spring and fall clean-ups
- Debris and illegal dumping removal
- Shrub and tree trimming
- Fertilization and turf health programs
- Drainage and erosion concerns
- Bulk material hauling and disposal
- Demolition and site clearing
- Snow removal and ice management for commercial and residential properties

In addition to maintenance and abatement, our company also performs concrete installation, hardscape construction, landscape installation and renovation, and swimming pool construction. This broad scope allows us to address properties with complex site conditions and long-term improvement needs beyond basic mowing.

Precision Property Pros maintains professional crews, commercial grade equipment, and experienced field supervision to ensure properties are kept in compliance with local ordinances, safety standards, and appearance requirements. We are accustomed to working with municipalities, property managers, and code enforcement departments to respond quickly to violations, emergency conditions, and seasonal demands.

Our commitment is to provide dependable and well-documented services that protect community appearance, public safety, and property values. We take pride in being a single-source contractor capable of handling routine maintenance as well as large-scale abatement and cleanup operations with professionalism and accountability. .

A few of our commercial accounts that we provide full lawn maintenance include Joliet Forensic Science Center, LW Vipers Baseball Academy, Toyota, Stonegate Association, Volflex Inc, and Pactiv. In addition to our 18 commercial accounts, we have 25 local residential customers.

Client References

Todd Arthur
LW Vipers LLC
815/598-5150
lwwipersoffice@gmail.com

Michael Cox
IL State Police – Forensic Science
815/740-2658
michael.a.cox@illinois.gov

Pamela Baker
Homeowner - Residential
630/272-7808
pamnqueenbee@aol.com

John Pady
Homeowner - Residential
708/829-6985
johnpady@att.net

David Tomczyk
Continental Toyota
630/352-9013
dtomczyk@continentalmotors.com

Jim Parulski
Homeowner - Residential
815/685-7325
netparulski@sbcglobal.net

Scope of Work Proposal

Upon receipt of notice from the City, our crews will be dispatched, mobilize and complete the following services within forty-eight (48) hours or less:

- Grass and weed cutting to a maintained height of 3.5 inches or less using commercial-grade mowing equipment.
- Removal and collection of all visible grass clippings from the site with proper recycling or disposal in accordance with local regulations at our facility trash and recycling receptacles
- Blowing and cleaning of all hard surfaces, including sidewalks, driveways, curbs, gutters, and adjacent streets, leaving them free of clippings and debris with using commercial-grade blowers.
- Trimming and edging around all structures, fences, sidewalks, and obstacles to ensure a neat and

compliant appearance using commercial-grade clippers, cutters, and/or equipment needed to properly address the concern.

- Removal of debris, litter, and loose materials from lawn areas prior to and following mowing operations
clippings from the site
- Cutting and removal of weeds within planting beds and landscaped areas.
- Trimming and reduction of overgrown shrubs, bushes, and trees as required to meet code compliance and safety standards.
- Removal and proper disposal of garbage, debris, and junk located on the property.

Please note: All Debris will be disposed of in accordance with local regulations at our facilities trash and recycling receptacles

All work will be performed by trained crews under the supervision of experienced field managers. We utilize commercial-grade equipment, maintain proper insurance, and follow all safety, environmental, and municipal regulations. Detailed service documentation and before-and-after photos can be provided upon request for code enforcement records and billing verification.

Mowing Fee Schedule

Lot Size (SF)	Lot Size (Acres)	Standard (6-12")	Overgrown (13-18")	Neglected (19-24")
3,000 – 4,000	0.07 – 0.09	\$55	\$90	\$140
5,000 – 6,000	0.11 – 0.14	\$65	\$105	\$165
7,000 – 8,000	0.16 – 0.18	\$85	\$130	\$210
9,000 – 10,000	0.21 – 0.23	\$110	\$160	\$260

Hourly/Per-Service Rate

Weed Control/Overgrowth - \$77.10 per hour or \$50-\$125 per Treatment

Lot Clearing - \$77.10 per hour or project quote depending on equipment needed

Spring/Fall Clean-up - \$77.10 per hour

Debris Removal - \$83.75 per hour, disposal fees apply depending on scope

Shrub/Tree Trimming - \$77.10 per hour

Fertilization/Turf - \$77.10 per hour plus materials

Drainage/Erosion - \$77.10 per hour plus materials

Bulk Hauling - \$83.75 per hour plus disposal/dumpster fees.

Demolition - \$125.75 per hour for equipment driver

Snow Removal - \$90.00 per hour (plowing or shoveling) or per push price available upon request

Payment

Precision Property Pros Inc. will invoice the Crest Hill Building Department after each service that has been dispatched to us is complete. Separate invoices will be processed per lot/property basis. Payment is due within 30 days (Net 30) from the invoice date. We accept cash, check, or credit card. *Please note that credit card payments will incur a 3.5% processing fee.*

Certificate of Insurance

See attached.

Compliance Statement

We hereby certify and affirm that no City of Crest Hill elected official, officer, or employee who participates in the procurement, management, or administration of service contracts or subcontracts has, directly or indirectly, any financial or other interest in connection with the proposed service contractor or any related subcontracts.

We further certify that the firm is not subject to any suspension or debarment actions and is in full compliance with applicable State of Illinois and federal regulations, including but not limited to **2 CFR Part 1200** and **2 CFR Part 180**.

This statement is made in good faith and is true and accurate to the best of our knowledge.

Signature: *Katie Feeman*
Title: *Project Coordinator*
Date: *1/27/2026*

Contact Information

Justin Vrba Owner 815/614-8688 jvrba@precisionpropertypros.com	Mike Bracken Field Supervisor 630/247-3735 mbracken@precisionpropertypros.com
Brooke Vrba Accounts Payable 815/735-5779 office@precisionpropertypros.com	Katie Feeman Project Coordinator 815/671-9810 info@precisionpropertypros.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Midwest Partners Insurance Services LLC PO Box 510187 New Berlin WI 53151-0187	CONTACT NAME: Domenico Caragiulo	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Pekin Insurance Company		24228
INSURER B : Hartford Accident and Indemnity Company		22357
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED PRECPRO-02
 Precision Property Pros, Inc., DBA: Vrba Landscape
 520 Pasadena Ave
 Crest Hill IL 60403

COVERAGES

CERTIFICATE NUMBER: 348613609

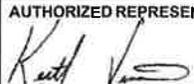
REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			006258859	5/6/2025	5/6/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	83WECAB4DSR	4/2/2025	4/2/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Proof of Insurance

CERTIFICATE HOLDER**CANCELLATION**

City of Crest Hill 20600 City Center Blvd Crest Hill IL 60403	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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