



Finance Committee Agenda Item

Meeting Date: June 3, 2025

Agenda Item: Recommendation of award of Janitorial Services contract to Perfection Plus Building Services.

Staff Contact (name, email, phone): Kevin Boehm, kboehm@whitewater-wi.gov, 262-473-0122

BACKGROUND

(Enter the who, what when, where, why)

City staff have expressed ongoing concerns regarding the quality of janitorial services provided by our current vendor, Coverall Cleaners. As our previous agreement had expired and no longer bound us contractually, staff issued a Request for Proposals (RFP) to solicit bids for janitorial services across City facilities.

A total of four proposals were received. After a thorough review and evaluation of the proposals, staff recommends awarding the janitorial services contract to **Perfection Plus Building Services**. While not the lowest-cost proposal, Perfection Plus offers the most comprehensive service plan, including a minimum of two custodians for smaller facilities and up to four custodians for larger buildings such as the Municipal Building, the Irvin L. Young Memorial Library, and the Innovation Center.

Below is a summary of the proposals received:

Vendor	Proposed Annual Cost	Staffing Plan
Perfection Plus Building Services	\$129,435.96	2–4 custodians depending on facility size
Environment Control	\$118,488.00	1 custodian per building
Kleen-Tech	\$98,736.00	1.61 full-time equivalent custodians
Stratus Building Solutions	\$284,640.00	Unspecified

Current annual cost with Coverall Cleaners: \$136,722.00

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

Approved on May 27, 2025 by the Finance Committee to approve award of contract to Perfection Plus Building Services to not exceed \$129,435.96 for the initial year and subsequent years to not increase more than 3%

FINANCIAL IMPACT

(If none, state N/A)

Cost savings of \$7,286.04 compared to current contract for initial year.

STAFF RECOMMENDATION

Approve the award of contract for Janitorial Services to Perfection Plus Building Services to not exceed \$129,435.96.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

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|-----------------------------------|
| 1. Stratus Proposal |
| 2. Kleen Tech Proposal |
| 3. Environmental Control Proposal |
| 4. PPI Proposal |
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