



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM



Date: September 23, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
Chris Wilson, Assistant City Manager  
Kyle Vieth, Controller  
Kurt Bovensiep, Public Works Director  
Dennis Trantham, Deputy Public Works Director  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Window Cleaning Services

### History

- The Facilities Division is responsible for overseeing Window Cleaning Services for City facilities.
- Window Cleaning Services are routinely performed during the spring and fall seasons. Services are currently provided at City Hall, Police Department, Library, District Court, Community Center, Transit Center, Training Center, and the Department of Public Works.
- Window Cleaning Services at other City facilities are utilized on an as-needed basis.
- Premier Window Cleaning of Dearborn, MI has successfully been providing these services at most facilities since 2014.
- Annual Window Cleaning Services for Fire Stations 1-6 have been included.

### Purchasing

- On September 18, 2025, a bid opening was conducted as required by the City Charter/Code for three (3) year requirements of Window Washing Services with an option to renew for two (2) additional years.
- The bid was posted on the MITN Purchasing Group website; [www.bidnetdirect.com/city-of-troy-mi](http://www.bidnetdirect.com/city-of-troy-mi).
- Two hundred and eight (208) vendors were notified via the MITN website.
- Four (4) bid responses were received which one did not meet specifications regarding the bid surety requirements. One additional bid was considered non-responsive as they failed to submit the bid surety as required. Below is a detailed summary of the vendor responses.

<b>Companies notified via MITN</b>	208
Troy Companies notified via MITN	9
Troy Companies - Active email Notification	8
Troy Companies - Active Free	1
<b>Companies that viewed the bid</b>	33
Troy Companies that viewed the bid	1

***MITN** provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.*

**Active MITN** members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.

**Active MITN non-paying members** are responsible to monitor and check the MITN website for opportunities to do business with the City.

**Inactive MITN member** status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.



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### **Purchasing (continued)**

- *Premier Window Cleaning Inc. of Dearborn, MI* is the low bidder meeting specifications and is being recommended for award.

### **Financial**

Funds are available in various department operating budgets.

### **Recommendation**

City Management recommends awarding a three (3) year contract with two one-year renewal options for Window Cleaning Services to *Premier Window Cleaning Inc. of Dearborn, MI* for an estimated annual cost of \$29,950 for Proposal A for two annual cleanings and \$5,480 for Proposal B Fire Stations for one annual cleaning at unit prices contained in the bid tabulation opened September 18, 2025; not to exceed budgetary limitations; contract to expire June 30, 2030.

CITY OF TROY  
BID TABULATION  
WINDOW CLEANING SERVICES

VENDOR NAME: Allied Building Services			Premier Window Cleaning, Inc.	Martinez Retail Management, Inc. dba All Window Cleaning Services	Frisch Window Cleaning, LLC			
CITY: Detroit, MI			Dearborn, MI	Hinsdale, IL	Lapeer, MI			
CHECK AMOUNT: \$1,000.00			\$1,000.00	\$1,000.00	Certified/Cashier's Check or Money Order not provided			
CHECK #: 1869399			110523.00	3018939882				
PROPOSAL: To provide all necessary equipment, materials and personnel for WINDOW CLEANING SERVICES AT MULTIPLE CITY BUILDINGS for a three (3) year period with two (2) 1-year renewal options								
Description	Price per Cleaning	Total (2 Cleanings)	Price per Cleaning	Total (2 Cleanings)	Price per Cleaning	Total (2 Cleanings)	Price per Cleaning	Total (2 Cleanings)
PROPOSAL A - CITY BUILDINGS								
1. Troy City Hall, 500 W Big Beaver								
Year 1 - Total Price Per Cleaning	\$5,040.00	\$10,080.00	\$2,100.00	\$4,200.00	\$2,795.00	\$5,590.00	\$3,930.00	\$7,860.00
Year 2 - Total Price Per Cleaning	\$5,343.00	\$10,686.00	\$2,100.00	\$4,200.00	\$2,875.00	\$5,750.00	\$3,930.00	\$7,860.00
Year 3 - Total Price Per Cleaning	\$5,557.00	\$11,114.00	\$2,100.00	\$4,200.00	\$2,960.00	\$5,920.00	\$3,930.00	\$7,860.00
3 Year Total:	\$31,880.00		\$12,600.00		\$17,260.00		\$23,580.00	
2. Troy Police Station, 500 W Big Beaver								
Year 1 - Total Price Per Cleaning	\$4,600.00	\$9,200.00	\$3,050.00	\$6,100.00	\$3,295.00	\$6,590.00	\$3,160.00	\$6,320.00
Year 2 - Total Price Per Cleaning	\$4,992.00	\$9,984.00	\$3,050.00	\$6,100.00	\$3,390.00	\$6,780.00	\$3,160.00	\$6,320.00
Year 3 - Total Price Per Cleaning	\$5,119.00	\$10,238.00	\$3,050.00	\$6,100.00	\$3,490.00	\$6,980.00	\$3,160.00	\$6,320.00
3 Year Total:	\$29,422.00		\$18,300.00		\$20,350.00		\$18,960.00	
3. Troy Library, 510 W Big Beaver								
Year 1 - Total Price Per Cleaning	\$990.00	\$1,980.00	\$1,200.00	\$2,400.00	\$1,595.00	\$3,190.00	\$1,500.00	\$3,000.00
Year 2 - Total Price Per Cleaning	\$1,059.00	\$2,118.00	\$1,200.00	\$2,400.00	\$1,640.00	\$3,280.00	\$1,500.00	\$3,000.00
Year 3 - Total Price Per Cleaning	\$1,102.00	\$2,204.00	\$1,200.00	\$2,400.00	\$1,690.00	\$3,380.00	\$1,500.00	\$3,000.00
3 Year Total:	\$6,302.00		\$7,200.00		\$9,850.00		\$9,000.00	
4. Troy District Court, 520 W Big Beaver								
Year 1 - Total Price Per Cleaning	\$1,890.00	\$3,780.00	\$1,400.00	\$2,800.00	\$1,995.00	\$3,990.00	\$3,260.00	\$6,520.00
Year 2 - Total Price Per Cleaning	\$2,022.00	\$4,044.00	\$1,400.00	\$2,800.00	\$2,050.00	\$4,100.00	\$3,260.00	\$6,520.00
Year 3 - Total Price Per Cleaning	\$2,103.00	\$4,206.00	\$1,400.00	\$2,800.00	\$2,110.00	\$4,220.00	\$3,260.00	\$6,520.00
3 Year Total:	\$12,030.00		\$8,400.00		\$12,310.00		\$19,560.00	
5. Troy Community Center, 3179 Livernois								
Year 1 - Total Price Per Cleaning	\$10,850.00	\$21,700.00	\$4,350.00	\$8,700.00	\$4,795.00	\$9,590.00	\$7,172.00	\$14,344.00
Year 2 - Total Price Per Cleaning	\$11,610.00	\$23,220.00	\$4,350.00	\$8,700.00	\$4,935.00	\$9,870.00	\$7,172.00	\$14,344.00
Year 3 - Total Price Per Cleaning	\$12,074.00	\$24,148.00	\$4,350.00	\$8,700.00	\$5,080.00	\$10,160.00	\$7,172.00	\$14,344.00
3 Year Total:	\$69,068.00		\$26,100.00		\$29,620.00		\$43,032.00	
6. Troy Transit Center, 1201 Doyle								
Year 1 - Total Price Per Cleaning	\$2,520.00	\$5,040.00	\$1,625.00	\$3,250.00	\$795.00	\$1,590.00	\$1,348.00	\$2,696.00
Year 2 - Total Price Per Cleaning	\$2,696.00	\$5,392.00	\$1,625.00	\$3,250.00	\$815.00	\$1,630.00	\$1,348.00	\$2,696.00
Year 3 - Total Price Per Cleaning	\$2,804.00	\$5,608.00	\$1,625.00	\$3,250.00	\$840.00	\$1,680.00	\$1,348.00	\$2,696.00
3 Year Total:	\$16,040.00		\$9,750.00		\$4,900.00		\$8,088.00	
7. Troy Fire and Police Training Center, 4850 John R								
Year 1 - Total Price Per Cleaning	\$990.00	\$1,980.00	\$600.00	\$1,200.00	\$795.00	\$1,590.00	\$870.00	\$1,740.00
Year 2 - Total Price Per Cleaning	\$1,059.00	\$2,118.00	\$600.00	\$1,200.00	\$815.00	\$1,630.00	\$870.00	\$1,740.00
Year 3 - Total Price Per Cleaning	\$1,102.00	\$2,204.00	\$600.00	\$1,200.00	\$840.00	\$1,680.00	\$870.00	\$1,740.00
3 Year Total:	\$6,302.00		\$3,600.00		\$4,900.00		\$5,220.00	
8. Department of Public Works, 4693 Rochester Road								
Year 1 - Total Price Per Cleaning	\$630.00	\$1,260.00	\$300.00	\$600.00	\$500.00	\$1,000.00	\$876.00	\$1,752.00
Year 2 - Total Price Per Cleaning	\$674.00	\$1,348.00	\$300.00	\$600.00	\$515.00	\$1,030.00	\$876.00	\$1,752.00
Year 3 - Total Price Per Cleaning	\$701.00	\$1,402.00	\$350.00	\$600.00	\$530.00	\$1,060.00	\$876.00	\$1,752.00
3 Year Total:	\$4,010.00		\$1,800.00		\$3,090.00		\$5,256.00	
9. DPW Parks Garage, 4695 Rochester Road								
Year 1 - Total Price Per Cleaning	\$315.00	\$630.00	\$350.00	\$700.00	\$50.00	\$100.00	\$500.00	\$1,000.00
Year 2 - Total Price Per Cleaning	\$337.00	\$674.00	\$350.00	\$700.00	\$50.00	\$100.00	\$500.00	\$1,000.00
Year 3 - Total Price Per Cleaning	\$351.00	\$702.00	\$350.00	\$700.00	\$50.00	\$100.00	\$500.00	\$1,000.00
3 Year Total:	\$2,006.00		\$2,100.00		\$300.00		\$3,000.00	
Proposal A: Year 1 Total	\$55,650.00		\$29,950.00		\$33,230.00		\$45,232.00	
Proposal A: Year 2 Total:	\$59,584.00		\$29,950.00		\$34,170.00		\$45,232.00	
Proposal A: Year 3 Total:	\$61,826.00		\$29,950.00		\$35,180.00		\$45,232.00	
Proposal A Renewal Price Increase per year	3.0%		2.0%		3.0%		0.0%	

CITY OF TROY  
 BID TABULATION  
 WINDOW CLEANING SERVICES

ITB-COT 25-25  
 Page 2 of 2

VENDOR NAME: Allied Building Services		Premier Window Cleaning, Inc.	Martinez Retail Management, Inc. dba All Window Cleaning Services	Frisch Window Cleaning, LLC
CITY: Detroit, MI		Dearborn, MI	Hinsdale, IL	Lapeer, MI
Description	Price per Cleaning	Price per Cleaning	Price per Cleaning	Price per Cleaning
<b>PROPOSAL B - FIRE STATIONS</b>				
<b>1. Troy Fire Station 1, 1019 East Big Beaver</b>				
Year 1 - Total Price Per Cleaning	\$720.00	\$460.00	\$450.00	\$510.00
Year 2 - Total Price Per Cleaning	\$770.00	\$460.00	\$460.00	\$510.00
Year 3 - Total Price Per Cleaning	\$801.00	\$460.00	\$470.00	\$510.00
3 Year Total:	\$2,291.00	\$1,380.00	\$1,380.00	\$1,530.00
<b>2. Troy Fire Station 2, 5600 Livernois</b>				
Year 1 - Total Price Per Cleaning	\$630.00	\$430.00	\$400.00	\$600.00
Year 2 - Total Price Per Cleaning	\$674.00	\$430.00	\$410.00	\$600.00
Year 3 - Total Price Per Cleaning	\$701.00	\$430.00	\$420.00	\$600.00
3 Year Total:	\$2,005.00	\$1,290.00	\$1,230.00	\$1,800.00
<b>3. Troy Fire Station 3, 2400 West Big Beaver</b>				
Year 1 - Total Price Per Cleaning	\$1,550.00	\$1,800.00	\$1,995.00	\$2,090.00
Year 2 - Total Price Per Cleaning	\$1,659.00	\$1,800.00	\$2,050.00	\$2,090.00
Year 3 - Total Price Per Cleaning	\$1,725.00	\$1,800.00	\$2,110.00	\$2,090.00
3 Year Total:	\$4,934.00	\$5,400.00	\$6,155.00	\$6,270.00
<b>4. Troy Fire Station 4, 2117 East Maple</b>				
Year 1 - Total Price Per Cleaning	\$1,652.00	\$1,900.00	\$1,795.00	\$1,406.00
Year 2 - Total Price Per Cleaning	\$1,768.00	\$1,900.00	\$1,850.00	\$1,406.00
Year 3 - Total Price Per Cleaning	\$1,838.00	\$1,900.00	\$1,900.00	\$1,406.00
3 Year Total:	\$5,258.00	\$5,700.00	\$5,545.00	\$4,218.00
<b>5. Troy Fire Station 5, 6399 John R</b>				
Year 1 - Total Price Per Cleaning	\$810.00	\$460.00	\$350.00	\$540.00
Year 2 - Total Price Per Cleaning	\$867.00	\$460.00	\$360.00	\$540.00
Year 3 - Total Price Per Cleaning	\$901.00	\$460.00	\$370.00	\$540.00
3 Year Total:	\$2,578.00	\$1,380.00	\$1,080.00	\$1,620.00
<b>6. Troy Fire Station 6, 5901 Coolidge</b>				
Year 1 - Total Price Per Cleaning	\$720.00	\$430.00	\$350.00	\$462.00
Year 2 - Total Price Per Cleaning	\$770.00	\$430.00	\$360.00	\$462.00
Year 3 - Total Price Per Cleaning	\$801.00	\$430.00	\$370.00	\$462.00
3 Year Total:	\$2,291.00	\$1,290.00	\$1,080.00	\$1,386.00
<b>Proposal B: Year 1 Total:</b>	<b>\$6,082.00</b>	<b>\$5,480.00</b>	<b>\$5,340.00</b>	<b>\$5,608.00</b>
<b>Proposal B: Year 2 Total:</b>	<b>\$6,508.00</b>	<b>\$5,480.00</b>	<b>\$5,490.00</b>	<b>\$5,608.00</b>
<b>Proposal B: Year 3 Total:</b>	<b>\$6,767.00</b>	<b>\$5,480.00</b>	<b>\$5,640.00</b>	<b>\$5,608.00</b>
Proposal B Renewal Price Increase per year	3.0%	2.0%	3.0%	0.0%
<b>Proposal A &amp; B: Grand Total Year 1:</b>	<b>\$61,732.00</b>	<b>\$35,430.00</b>	<b>\$38,570.00</b>	<b>\$50,840.00</b>
<b>Proposal A &amp; B: Grand Total Year 2:</b>	<b>\$66,092.00</b>	<b>\$35,430.00</b>	<b>\$39,660.00</b>	<b>\$50,840.00</b>
<b>Proposal A &amp; B: Grand Total Year 3:</b>	<b>\$68,593.00</b>	<b>\$35,430.00</b>	<b>\$40,820.00</b>	<b>\$50,840.00</b>
<b>Grand Total Proposals A &amp; B Years 1-3:</b>	<b>\$196,417.00</b>	<b>\$106,290.00</b>	<b>\$119,050.00</b>	<b>\$152,520.00</b>
Contact Information Provided:	Y/N	Y	Y	Y
Site Inspection:	Y/N	Y	Y	Y
References:	Y/N	Y	Y	Y
Can begin work Sept/Oct 2025:	Y/N	Y	Y	Y
Insurance:	Y/N	Y	Y	Y
Payment Terms:	Net 30	30 days from invoice date	Net 30 Days	Net 30
Warranty:	60 Days	N/A	48 hours	1 Year
Exceptions:	None	None	None	None
Acknowledgement:	Y	Y	Y	Y
Vendor Questionnaire:	Y	Y	Y	Y
Forms:	Y	Y	Y	2 forms not notarized

**Low Bid Meeting Specifications**

Attest:

(\*Bid Opening conducted via a Zoom Meeting)

Laura Campbell

Andrew Chambliss

Stephanie Kerr

Emily Frontera

Purchasing Manager