



City Council Report

Date: February 23, 2026
To: City Council
Through: Michael Kennington, Deputy City Manager/Chief Financial Officer
From: Edward Quedens, Business Services Director
Kristy Garcia, Procurement Administrator
Subject: Three-Year Term Contract with Two-Year Renewal Options for Window Cleaning and Power-Washing Services for the Facilities Management Department **(Citywide)**

Recommendation

Council is requested to approve the award as recommended.

A committee representing Facilities Management and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Imperial Window Cleaning, in an amount not to exceed \$157,320 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

Background / Discussion

This contract will provide window cleaning and power-washing services at 62 City facilities. Services include all labor, equipment, and materials necessary to perform window washing and power-washing services. The Contractor shall clean inside windows, outside windows, panes, frames, and attached/supported hardware as outlined as well as cleaning the entrance doors as specified for a particular building. The frequency is specified in the contract set by building and use.

City staff issued a Request for Proposals (RFP) to all registered and known Window Cleaning and Power-Washing Service providers. Seven proposal responses were received, one of which did not meet the minimum qualifications. The remaining six proposal responses were evaluated and scored in accordance with the City's established policies and procedures and relative to the scoring criteria in the solicitation. The scoring criteria included qualifications and experience, proposed solution/method of approach, and proposed pricing. Based on the evaluation results, the committee recommend awarding the contract to the highest-scoring respondent.

Purchase Information

Action: Award
Procurement Type: Request for Proposals
Contract Number: 2026045
Local Consideration: Not applicable as there were no Mesa responses

Protests Received: None

Initial Contract Term: Three years

Possible Renewals: Up to a maximum of two years, subject to Administrative review and approval

Funding Source: Facilities Management Operating Budget

Proposals Deemed Non-Responsive

Unlimited Cleaning Services, LLC (did not submit the required documents)

Proposal Responses

CHS Contracting, LLC – Gilbert, AZ

Imperial Window Cleaning, Inc. – Gilbert, AZ

JAM Remodeling & Handyman Services, LLC – Peoria, AZ

Kleen Tech Services, LLC – Phoenix, AZ

Prestige Window Cleaning dba Professional Window Cleaning – Tempe, AZ

Sunview Professional Window Cleaning, LLC – Phoenix, AZ

Proposal Scoring Results

Respondent	Total Points Possible / 500
CHS Contracting, LLC	196.25
Imperial Window Cleaning, Inc. (Recommended)	422.30
JAM Remodeling & Handyman Services, LLC	120.99
Kleen Tech Services, LLC	309.38
Prestige Window Cleaning	335.87
Sunview Professional Window Cleaning, LLC	280.01