

**CITY OF AURORA BID 25-013
CITYWIDE MOWING LANDSCAPE MAINTENANCE**

SUBMITTAL CHECKLIST

Submit two bid proposals which must be placed in an envelope, sealed, and clearly marked on the outside: "Bid Proposal for 25-013 CITYWIDE MOWING and LANDSCAPE MAINTENANCE". In order to be considered responsive, the bidder must submit **all** of the following items in their sealed envelope:

- ✓ Bid Proposal Form - Appendix G
- ✓ Property Lists - Exhibit A
- ✓ \$1,000 Bid Deposit
- ✓ Contract – Appendix F
- ✓ Bidder's Certification – Page 1
- ✓ Bidder's Tax Certification – Page 2
- ✓ Reference List – Appendix D
- ✓ Subcontractor List – Appendix C
- ✓ Contact List - Appendix E
- N/A Local Preference Application (if applicable)

**CITY OF AURORA
BID 25-013
CITYWIDE MOWING LANDSCAPE MAINTENANCE
BID PROPOSAL FORM**

Bid Due Date & Time: 11:00 am CST, Wednesday, February 12, 2025

To: City of Aurora
City Clerk's Office
44 E Downer Place
Aurora, Illinois 60507

The following offer is hereby made to the City of Aurora, Aurora, Illinois, hereafter called the Owner.

Submitted By: Comerstone Partners Horticultural Services Company

- I. The undersigned Vendor proposes and agrees, after having examined the specifications, quantities and other Bid documents, to irrevocably offer to furnish the materials, equipment and services in compliance with all terms, conditions, specifications and amendments (if applicable) contained in the bid solicitation documents. The items in this Invitation to Bid, including, but not limited to, all required certificates, are fully incorporated herein as a material and necessary part of the Bid.
 - A. The Vendor shall also include with their bid any necessary literature, samples, etc., as required within the Invitation to Bid, Instruction to Bidders and specifications.
 - B. For purposes of this offer, the terms Offeror, Bidder, and Vendor are used interchangeably.
- II. In submitting this Offer, the Vendor acknowledges:
 - A. All bid documents have been examined: Instructions to Bidder, Specifications and the following addenda:

No. N/A, No. _____, No. _____, (Vendor to acknowledge addenda here.)

Email 2/11/25: Bid Extended 97.7.

COMPANY Comerstone Partners Horticultural Services Company

ADDRESS P.O. Box 745

CITY, STATE, ZIP St. Charles, IL 60174

PREPARER'S NAME James F. Turcan
Please Type

BID PERSON James F. Turcan
Please Type

AUTHORIZED SIGNATURE *James F. Turcan* President, CLT-CCPI-CSP-ASM
Title

EMAIL JimT@CPHort.com

PHONE # (630) 482-9950 x 701 FAX # (630) 482-9952 DATE February 18, 2025

**CITY OF AURORA BID 25-013
CITYWIDE MOWING LANDSCAPE MAINTENANCE
BID PROPOSAL FORM**

I/WE propose to provide Citywide Mowing and Landscape Maintenance per the bid specifications at the net delivered price.

List	Mowing Cycles	2025 YEAR		2026 YEAR		2027 YEAR		2028 YEAR	
		Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
List A	28	\$2,082.45	\$58,308.47	\$2,144.92	\$60,057.72	\$2,209.27	\$61,859.46	\$2,275.54	\$63,715.24
List B	28	\$1,270.54	\$35,575.24	\$1,308.66	\$36,642.50	\$1,347.92	\$37,741.77	\$1,388.36	\$38,874.03
List C	28	\$110.56	\$3,095.62	\$113.87	\$3,188.49	\$117.29	\$3,284.14	\$120.81	\$3,382.67
List E-2	28	\$672.69	\$18,835.39	\$692.87	\$19,400.45	\$713.66	\$19,982.47	\$735.07	\$20,581.94
List F	28	\$241.34	\$6,757.45	\$248.58	\$6,960.17	\$256.03	\$7,168.98	\$263.72	\$7,384.05
List G	28	\$340.35	\$9,529.74	\$350.56	\$9,815.63	\$361.08	\$10,110.10	\$371.91	\$10,413.40
List H	28	\$647.88	\$18,140.75	\$667.32	\$18,684.97	\$687.34	\$19,245.52	\$707.96	\$19,822.89
List I	28	\$105.05	\$2,941.26	\$108.20	\$3,029.50	\$111.44	\$3,120.38	\$114.79	\$3,213.99
List J	28	\$73.96	\$2,070.80	\$76.18	\$2,132.92	\$78.46	\$2,196.91	\$80.81	\$2,262.82
List K	28	\$788.94	\$22,090.44	\$812.61	\$22,753.15	\$836.99	\$23,435.75	\$862.10	\$24,138.82

- Extra Services to be charged at \$ 0.40 /per square yard.
 - Installation of Premium Brown Mulch* (labor & mulch) to be charged at \$ 68.00 /per cubic yd (2025 Rate)
- *Please note that mulch is to be supplied by contractor
- The City anticipates an estimated amount of 28 mowing cycles per year. The actual amount may vary. Invoices shall reflect the actual amount of mows at the unit cost per mow provided in the table above.
- No additional charges over total net bid price will be accepted without written approval of the Purchasing Director.

Do not add state, federal or local taxes. Municipalities are exempt. Exemption Certification Permit No. Illinois E9996-0842-07.
The City of Aurora reserves the right to reject any or all Bids, or parts thereof, and to waive any technicality, informality or irregularity in the Bids received, and to disregard all nonconforming or conditional Bids or counter-proposals and to hold the best Bids for ninety (90) days from the opening date set forth above. The City further reserves the right to award the Bid to the lowest responsible Bidder whose offer best responds in quality, fitness and capacity to the requirements of the proposed Work or usage and therefore is in the best interest of the City.

SUBMITTED BY

COMPANY Cornerstone Partners Horticultural Services

Company _____

LIST A - (STREET MAINTENANCE - EAST SIDE)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
1	PRKWYS AURORA AV & BROADWAY TO HANKES	11,990	\$3,573.02	\$3,680.21	\$3,790.62	\$3,904.34
5	PKWYS AT SULLIVAN & RT 25 INTERSECTION	15,520	\$4,624.96	\$4,763.71	\$4,906.62	\$5,053.82
10	1 - MEDIAN ON FARNSWORTH, (SOUTH OF RT56)	402	\$119.80	\$123.39	\$127.09	\$130.90
11	2 - MEDIANS ON KIRK, (NORTH OF RT56)	2,647	\$788.81	\$812.47	\$836.84	\$861.95
12	2 - MEDIANS ON RT56, (EAST & WEST OF FARNSWORTH)	1,360	\$405.28	\$417.44	\$429.96	\$442.86
15	PKWYS ON FARNSWORTH AV, JUST NORTH OF INDIAN TR, OVER CREEK	142	\$42.32	\$43.59	\$44.89	\$46.24
16	2 PONDS ON INDIAN TR, (NORTH SIDE) EAST OF FARNSWORTH	4,334	\$1,291.53	\$1,330.28	\$1,370.19	\$1,411.29
17	PKWYS ON E. INDIAN TR, FARNSWORTH TO EAST OF FELTEN	2,285	\$680.93	\$701.36	\$722.40	\$744.07
18	5 - MEDIANS ON E. INDIAN TR, CHURCH TO FARNSWORTH	1,015	\$302.47	\$311.54	\$320.89	\$330.52
19	PKWY ON INDIAN TR - CHURCH TO AUTUMN (BOTH SIDES)	983	\$292.93	\$301.72	\$310.77	\$320.10
20	PKWY ON AUSTIN, AT NORTH DEAD END (ALONG INDIAN TR)	392	\$116.82	\$120.32	\$123.93	\$127.65
7	PKWY ON SW CORNER OF CHURCH & INDIAN TRL	400	\$119.20	\$122.78	\$126.46	\$130.25
21	9 - MEDIANS ON E. INDIAN TR, FROM FARNSWORTH TO EOLA	11,342	\$3,379.92	\$3,481.31	\$3,585.75	\$3,693.33
22	1 - MEDIAN ON STONEBRIDGE BL, SOUTH OF INDIAN TR	176	\$52.45	\$54.02	\$55.64	\$57.31
23	3 - MEDIANS ON NORTH AURORA RD, EOLA TO EAST OF PENNSBURRY	655	\$195.19	\$201.05	\$207.08	\$213.29
24	1 - MEDIAN ON SHEFFER RD, EAST OF EOLA RD	143	\$42.61	\$43.89	\$45.21	\$46.57
25	1 - MEDIAN ON LIBERTY ST, EAST OF STATION BL	778	\$231.84	\$238.80	\$245.96	\$253.34
26	12 - MEDIANS ON E. NEW YORK, FROM RT 59 TO WEST OF COUNTY LINE	17,173	\$5,117.55	\$5,271.08	\$5,429.21	\$5,592.09
27	PKWY ON E. NEW YORK, (NORTH SIDE) OF THE BRIDGE OVER RR TRACKS, FROM CURB TO GUARDRAILS, THE LENGTH OF GUARDRAIL	475	\$141.55	\$145.80	\$150.17	\$154.68
28	2 - MEDIANS ON FRONTENAC ST, SOUTH OF E. NEW YORK	202	\$60.20	\$62.00	\$63.86	\$65.78
29	PKWY ON E NEW YORK, WEST OF VAUGHN CR (NORTH SIDE)	107	\$31.89	\$32.84	\$33.83	\$34.84
30	PKWY ON E NEW YORK, WEST OF COUNTY LINE (NORTH SIDE)	468	\$139.46	\$143.65	\$147.96	\$152.40
31	PKWY ON E NEW YORK, WEST OF WELSH (NORTH SIDE)	208	\$61.98	\$63.84	\$65.76	\$67.73
32	3 - MEDIANS ON McCOY DR, EAST & WEST OF EOLA	1,766	\$526.27	\$542.06	\$558.32	\$575.07
33	8 MEDIANS ON EOLA RD, FROM NEW YOK TO RT 34	4,762	\$1,419.08	\$1,461.65	\$1,505.50	\$1,550.66
34	PKWY ON EOLA RD, (EAST SIDE) FROM BIKE OVERPASS TO LONG GROVE	3,317	\$988.47	\$1,018.12	\$1,048.66	\$1,080.12
76	1-MEDIAN ON ADOVER DR (ACROSS FROM 1342 ANDOVER DR)	252	\$75.10	\$77.35	\$79.67	\$82.06
77	PKWYS ON MCCOY DR WEST OF RR TRACKS	880	\$262.24	\$270.11	\$278.21	\$286.56
35	10 - MEDIANS ON MCCOY DR, FROM EJ&E RR TRACKS TO RT 59	11,575	\$3,449.35	\$3,552.83	\$3,659.42	\$3,769.20
36	4 - MEDIANS ON GREGORY ST, FROM NORTH OF MCCOY & RT 34	696	\$207.41	\$213.63	\$220.04	\$226.64
CONTINUED: LIST A - (STREET MAINTENANCE - EAST SIDE)						
MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
37	1 - MEDIAN ON MAYFAIR LN	674	\$200.85	\$206.88	\$213.08	\$219.48
38	7 - MEDIANS ON COMMONS DR, FROM TRUCK ENTRANCE OF POST OFFICE TO RT 34	8,782	\$2,617.04	\$2,695.55	\$2,776.41	\$2,859.71
39	1 - MEDIAN ON RAINTREE RD, B/W COMMONS & GREGORY	812	\$241.98	\$249.24	\$256.71	\$264.41
40	1 - MEDIAN ON MERRIAM DR, SOUTH OF MCCOY	768	\$228.86	\$235.73	\$242.80	\$250.09
41	1 - MEDIAN ON VENUTI DR, SOUTH OF MCCOY	777	\$231.55	\$238.49	\$245.65	\$253.02

LIST B - (STREET MAINTENANCE - WEST SIDE)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
1	2 - MEDIANS ON ILLINOIS AV, FROM WILDER TO EAST OF ORCHARD	441	\$131.42	\$135.36	\$139.42	\$143.60
2	13 - MEDIANS ON N. LAKE ST, B/W SULLIVAN TO ILLINOIS	5,294	\$1,577.61	\$1,624.94	\$1,673.69	\$1,723.90
3	PKWYS AT SULLIVAN RD & RIVER ST INTERSECTION	2,180	\$649.64	\$669.13	\$689.20	\$709.88
4	ISLAND AT SULLIVAN & HIGHLAND	169	\$50.36	\$51.87	\$53.43	\$55.03
5	PKWY ON INDIAN TR, (SOUTH SIDE) HIGHLAND TO PENN	2,051	\$611.20	\$629.53	\$648.42	\$667.87
6	PKWY ON W. INDIAN TR, (NORTH SIDE) B/W ELMWOOD & MORTEN	609	\$181.48	\$186.93	\$192.53	\$198.31
7	PKWY ON W. INDIAN TR, (SOUTH SIDE) B/W ELMWOOD RR & TRACKS	1,070	\$318.86	\$328.43	\$338.28	\$348.43
8	PKWY ON W. INDIAN TR, (SOUTH SIDE) JUST WEST OF GOLDEN OAKS	303	\$90.29	\$93.00	\$95.79	\$98.67
9	1 - MEDIAN ON GOLDEN OAKS PKWY, SOUTH OF INDIAN TR	381	\$113.54	\$116.94	\$120.45	\$124.07
10	1 - MEDIAN ON GOLDEN OAKS PKWY, EAST OF RANDALL RD	53	\$15.79	\$16.27	\$16.76	\$17.26
11	PKWY ON RANDALL RD, (WEST SIDE) ALONG FRONTAGE RD	2,238	\$666.92	\$686.93	\$707.54	\$728.77
12	1 - MEDIAN ON TIMBERLAKE DR, SOUTH OF INDIAN TR	88	\$26.22	\$27.01	\$27.82	\$28.66
13	PKWY ON EDGELAWN DR, (WEST SIDE) B/W INDIAN TR & SULLIVAN	3,967	\$1,182.17	\$1,217.63	\$1,254.16	\$1,291.78
14	PKWY ON SULLIVAN RD, (SOUTH SIDE) B/W EDGELAWN & FOXCROFT	355	\$105.79	\$108.96	\$112.23	\$115.60
15	1 - MEDIAN ON FOXCROFT DR, SOUTH OF SULLIVAN	185	\$55.13	\$56.78	\$58.49	\$60.24
16	PKWY ON W. INDIAN TR, (NORTH SIDE) FOXCROFT TO EDGELAWN	1,124	\$334.95	\$345.00	\$355.35	\$366.01
17	PKWY ON W. INDIAN TR, (SOUTH SIDE) B/W ALMOND & EDGELAWN	3,446	\$1,026.91	\$1,057.72	\$1,089.45	\$1,122.13
18	2 - ISLANDS ON MULBURY CT & PKWY AT DEAD END	50	\$14.90	\$15.35	\$15.81	\$16.28
19	4 - ISLANDS ON LARKSPUR CT & PKWY AT DEAD END	167	\$49.77	\$51.26	\$52.80	\$54.38
20	2 - ISLANDS ON GREENLEAF CT & PKWY AT DEAD END	46	\$13.71	\$14.12	\$14.54	\$14.98
21	2 - ISLANDS ON BLUEBELL CT & PKWY AT DEAD END	67	\$19.97	\$20.56	\$21.18	\$21.82
22	1 - ISLAND ON BITTERSWEET CT & PKWYS AT DEAD END	268	\$79.86	\$82.26	\$84.73	\$87.27
23	2 - ISLANDS ON SUNFLOWER CT & PKWY AT DEAD END	49	\$14.60	\$15.04	\$15.49	\$15.96
24	2 - ISLANDS ON GOLDENROD CT & PKWY AT DEAD END	40	\$11.92	\$12.28	\$12.65	\$13.03
25	1 - ISLAND ON BUTTERCUP CT & PKWY AT DEAD END	35	\$10.43	\$10.74	\$11.07	\$11.40
26	2 - ISLANDS ON MARIGOLD CT & PKWY AT DEAD END	63	\$18.77	\$19.34	\$19.92	\$20.51
27	PKWY ON ILLINOIS AV - GREENFIELD TO ALMOND (NORTH SIDE)	1,364	\$406.47	\$418.67	\$431.23	\$444.16

CONTINUED: LIST B - (STREET MAINTENANCE - WEST SIDE)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
28	PKWY ON ILLINOIS AV, (NORTH SIDE) B/W ORCHARD & GREENFIELD	743	\$221.41	\$228.06	\$234.90	\$241.95
29	1 - MEDIAN ON CONSTITUTION DR, NORTH OF GALENA	367	\$109.37	\$112.65	\$116.03	\$119.51
30	2 - MEDIANS ON CONSTITUTION DR, SOUTH OF GALENA	270	\$80.46	\$82.87	\$85.36	\$87.92
31	PKWY ON W. GALENA BL, (SOUTH SIDE) ORCHARD TO 2330 GALENA	78	\$23.24	\$23.94	\$24.66	\$25.40
32	SOUTH SIDE OF GALENA, BY POND AREA	1,179	\$351.34	\$361.88	\$372.74	\$383.92
33	7 - MEDIANS ON W. GALENA BL, B/W EDGELAWN & CANTERBURY	2,774	\$826.65	\$851.45	\$877.00	\$903.30

LIST C - (SSA-14)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
500	SSA #14 MEDIANS & PKWYS - SULLIVAN, SEQUOIA, & BOWMAN	10,388	\$3,095.62	\$3,188.49	\$3,284.15	\$3,382.67
	INCLUDES					
	5 - MEDIANS ON SULLIVAN RD	2,405	\$716.69	\$738.19	\$760.34	\$783.15
	PKWYS ON SULLIVAN RD (SOUTH SIDE)	1,142	\$340.32	\$350.53	\$361.04	\$371.87
	PKWYS ON SEQUOIA DR (NORTH SIDE)	4,931	\$1,469.44	\$1,513.52	\$1,558.93	\$1,605.69
	2 - MEDIANS ON BOWMAN DR	1,910	\$569.18	\$586.26	\$603.84	\$621.96
	GRAND TOTAL - LIST C	10,388	\$3,095.62	\$3,188.49	\$3,284.15	\$3,382.67

LIST E-2 - (FACILITIES & GROUNDS)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
	EAST SIDE					
200	POLICE HEADQUARTERS - 1200 E. INDIAN TRAIL	11,647	\$3,470.81	\$3,574.93	\$3,682.18	\$3,792.64
201	CUSTOMER SERVICE CENTER - 3770 MCCOY DRIVE	14,715	\$4,385.07	\$4,516.62	\$4,652.12	\$4,791.68
202	407 HILL AVENUE	3,244	\$966.71	\$995.71	\$1,025.58	\$1,056.35
203	CITY OF AURORA COMMUNITY OUTREACH - 1226 GRAND BLVD	1,300	\$387.40	\$399.02	\$410.99	\$423.32
204	ROOT CEMETERY - 107 N ROOT ST	11,500	\$3,427.00	\$3,529.81	\$3,635.70	\$3,744.78
			\$0.00	\$0.00	\$0.00	\$0.00
	WEST SIDE		\$0.00	\$0.00	\$0.00	\$0.00
205	ANIMAL CONTROL - 600 S RIVER STREET	2,529	\$753.64	\$776.25	\$799.54	\$823.52
206	WATER AND SEWER - 649 S RIVER STREET	5,771	\$1,719.76	\$1,771.35	\$1,824.49	\$1,879.23
207	THRIVE- 712 S RIVER ST	12,500	\$3,725.00	\$3,836.75	\$3,951.85	\$4,070.41
	GRAND TOTAL - LIST E-2	63,206	\$18,835.39	\$19,400.45	\$19,982.46	\$20,581.94

LIST F - (WATER TREATMENT)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
	EAST SIDE					
300	2680 CHURCH RD - WATER TOWER	7,107	\$ 2,117.89	\$ 2,181.42	\$ 2,246.87	\$ 2,314.27
301	1010 S LOUCKS - WATER TOWER	5,900	\$ 1,758.20	\$ 1,810.95	\$ 1,865.27	\$ 1,921.23
	WEST SIDE					
302	225 S BARNES RD - WATER TOWER	9,669	\$ 2,881.36	\$ 2,967.80	\$ 3,056.84	\$ 3,148.54
	GRAND TOTAL - LIST F	22,676	\$ 6,757.45	\$ 6,960.17	\$ 7,168.98	\$ 7,384.05

LIST G - (TRAIN STATIONS)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
400	RT 59 TRAIN STATION - 1090 N RT 59	14,547	\$ 4,335.01	\$ 4,465.06	\$ 4,599.01	\$ 4,736.98
401	RT 25 ATC - 233 N BROADWAY	17,432	\$ 5,194.74	\$ 5,350.58	\$ 5,511.10	\$ 5,676.43
	GRAND TOTAL - LIST G	31,979	\$ 9,529.74	\$ 9,815.63	\$ 10,110.10	\$ 10,413.41

LIST H - (PROPERTY STANDARDS - CENTRAL)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
1	701 CLAIM ST	779	\$ 232.14	\$ 239.11	\$ 246.28	\$ 253.67
2	1116 BONNER AV	461	\$ 137.38	\$ 141.50	\$ 145.74	\$ 150.12
3	1218 FENTON ST	729	\$ 217.24	\$ 223.76	\$ 230.47	\$ 237.39
4	169 S. LASALLE ST	383	\$ 114.13	\$ 117.56	\$ 121.08	\$ 124.72
5	171 S. LASALLE ST	365	\$ 108.77	\$ 112.03	\$ 115.39	\$ 118.86
6	454 CENTER AV	412	\$ 122.78	\$ 126.46	\$ 130.25	\$ 134.16
7	565 HIGH ST	1,312	\$ 390.98	\$ 402.71	\$ 414.79	\$ 427.23
8	443 PLUM ST	767	\$ 228.57	\$ 235.42	\$ 242.49	\$ 249.76
9	629 IOWA AV	1,237	\$ 368.63	\$ 379.68	\$ 391.08	\$ 402.81
10	625 IOWA AV	1,289	\$ 384.12	\$ 395.65	\$ 407.52	\$ 419.74
11	502 ROSEWOOD AV	717	\$ 213.67	\$ 220.08	\$ 226.68	\$ 233.48
12	627 S. LAKE ST	1,282	\$ 382.04	\$ 393.50	\$ 405.30	\$ 417.46
13	1100 BLOCK OF S. HINMAN ST (PIN 15-34-254-046)	4,218	\$ 1,256.96	\$ 1,294.67	\$ 1,333.51	\$ 1,373.52
14	1100 BLOCK OF S. HINMAN ST (PIN 15-34-253-020)	1,536	\$ 457.73	\$ 471.46	\$ 485.60	\$ 500.17
15	1100 BLOCK OF S. HINMAN ST (PIN 15-34-253-043)	886	\$ 264.03	\$ 271.95	\$ 280.11	\$ 288.51
16	1100 BLOCK OF S. HINMAN ST (PIN 15-34-253-042)	1,268	\$ 377.86	\$ 389.20	\$ 400.88	\$ 412.90
17	1100 BLOCK OF WATSON ST (PIN 15-34-252-064)	3,832	\$ 1,141.94	\$ 1,176.19	\$ 1,211.48	\$ 1,247.82
18	1114 WATSON ST	6,710	\$ 1,999.58	\$ 2,059.57	\$ 2,121.35	\$ 2,185.00
19	952 E. GALENA BL	1,740	\$ 518.52	\$ 534.08	\$ 550.10	\$ 566.60
20	1127 TALMA ST- (PIN 15-34-178-020)	968	\$ 288.46	\$ 297.12	\$ 306.03	\$ 315.21
21	LOT NORTH OF 1127 TALMA ST- (PIN 15-34-178-024)	968	\$ 288.46	\$ 297.12	\$ 306.03	\$ 315.21
22	127 N. SUMNER AV	1,104	\$ 328.99	\$ 338.86	\$ 349.03	\$ 359.50
23	101 S. LINCOLN AV	1,023	\$ 304.85	\$ 314.00	\$ 323.42	\$ 333.12
24	781 E. BENTON ST	737	\$ 219.63	\$ 226.21	\$ 233.00	\$ 239.99
25	48 N. KENDALL ST	662	\$ 197.28	\$ 203.19	\$ 209.29	\$ 215.57
26	16 N. LAKE ST	449	\$ 133.80	\$ 137.82	\$ 141.95	\$ 146.21
27	930-932 W. NEW YORK ST	2,008	\$ 598.38	\$ 616.34	\$ 634.83	\$ 653.87
28	NORTH EAST CORNER OF PRAIRIE ST AND LAKE ST (PIN 15-21-453-028)	1,667	\$ 496.77	\$ 511.67	\$ 527.02	\$ 542.83
29	NORTH EAST CORNER OF CROSS ST AND LAKE ST (PIN 15-21-430-015)	1,853	\$ 552.19	\$ 568.76	\$ 585.82	\$ 603.40
30	NORTH EAST CORNER OF W. GALENA BL AND N. RANDALL RD	964	\$ 287.27	\$ 295.89	\$ 304.77	\$ 313.91
31	CEMETERY AT FLAGG ST AND N. ROOT ST (PIN 15-22-431-019)	10,346	\$ 3,083.11	\$ 3,175.60	\$ 3,270.87	\$ 3,369.00
32	SOUTH EAST CORNER OF JACKSON ST AND MELROSE AV (PIN 15-24-255-001)	3,938	\$ 1,173.52	\$ 1,208.73	\$ 1,244.99	\$ 1,282.34
33	SOUTH WEST CORNER OF HINCKLEY ST AND MELROSE AV (PIN 15-34-255-001)	1,991	\$ 593.32	\$ 611.12	\$ 629.45	\$ 648.33
34	426 CENTER AV (BETWEEN 424 AND 432)	1,306	\$ 389.19	\$ 400.86	\$ 412.89	\$ 425.28
35	1129 TALMA ST (15-34-178-021)	968	\$ 288.46	\$ 297.12	\$ 306.03	\$ 315.21
GRAND TOTAL - LIST H		60,875	\$ 18,140.75	\$ 18,684.97	\$ 19,245.52	\$ 19,822.89

LIST I - (PROPERTY STANDARDS - EAST)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
1	2611 GINGER WOODS PKWY	6,306	\$ 1,879.19	\$ 1,935.56	\$ 1,993.63	\$ 2,053.44
2	1531 E. NEW YORK ST	1,540	\$ 458.92	\$ 472.69	\$ 486.87	\$ 501.47
3	1 LOT SOUTH OF 189 OAKVIEW AV - 15-24-379-043	2,024	\$ 603.15	\$ 621.25	\$ 639.88	\$ 659.08
	GRAND TOTAL - LIST I	9,870	\$ 2,941.26	\$ 3,029.50	\$ 3,120.38	\$ 3,213.99

LIST J - (PROPERTY STANDARDS - WEST)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
1	Area around Retention Pond at the North East Corner of Orchard Rd. and W. Galena Bl	6,949	\$ 2,070.80	\$ 2,132.93	\$ 2,196.91	\$ 2,262.82
GRAND TOTAL - LIST J		6,949	\$ 2,070.80	\$ 2,132.93	\$ 2,196.91	\$ 2,262.82

LIST K - (PROPERTY STANDARDS)

MAP NO	LOCATION	SQ. YRDS	2025 Cost	2026 Cost	2027 Cost	2028 Cost
1	ILLINOIS-BEFORE ORCHARD AV- OPEN AREA (BELTWAY) (PIN 15-18-101-034 AND 15-18-306-005)	25,312	\$ 7,542.98	\$ 7,769.27	\$ 8,002.34	\$ 8,242.41
2	102 WOODLAWN	384	\$ 114.43	\$ 117.86	\$ 121.40	\$ 125.04
3	104 WOODLAWN	268	\$ 79.86	\$ 82.26	\$ 84.73	\$ 87.27
4	108 WOODLAWN	268	\$ 79.86	\$ 82.26	\$ 84.73	\$ 87.27
5	112 WOODLAWN	360	\$ 107.28	\$ 110.50	\$ 113.81	\$ 117.23
6	BEHIND 600 N BROADWAY (PIN 15-15-451-034)	4,983	\$ 1,484.93	\$ 1,529.48	\$ 1,575.37	\$ 1,622.63
7	ASHLAND AND DOUGLAS (PINS 15-33-226-055, 15-33-226-056, 15-33-226-057, 15-33-226-058, 15-33-226-059, 15-33-226-060 AND 15-33-226-061)	6,565	\$ 1,956.37	\$ 2,015.06	\$ 2,075.51	\$ 2,137.78
8	MONTGOMERY AND EOLA (PIN 07-31-201-002)	9,991	\$ 2,977.32	\$ 3,066.64	\$ 3,158.64	\$ 3,253.40
9	COACH AND SURREY LN BEHIND 2419 COACH AND SURREY LN (NO PIN)	4,767	\$ 1,420.57	\$ 1,463.18	\$ 1,507.08	\$ 1,552.29
10	922 GARFIELD AV	1,013	\$ 301.87	\$ 310.93	\$ 320.26	\$ 329.87
11	110 S LASALLE ST	182	\$ 54.24	\$ 55.86	\$ 57.54	\$ 59.27
12	1 LOT SOUTH OF 110 S LASALLE ST (PIN 15-22-386-003)	1,361	\$ 405.58	\$ 417.75	\$ 430.28	\$ 443.19
13	2 LOTS SOUTH OF 110 S LASALLE ST (PIN 15-22-386-004)	599	\$ 178.50	\$ 183.86	\$ 189.37	\$ 195.05
14	574 E GALENA BL	1,082	\$ 322.44	\$ 332.11	\$ 342.07	\$ 352.33
15	221 N 4TH ST	812	\$ 241.98	\$ 249.24	\$ 256.71	\$ 264.41
16	438 NORTH AV	847	\$ 252.41	\$ 259.98	\$ 267.78	\$ 275.81
17	773 AURORA AV	1,339	\$ 399.02	\$ 410.99	\$ 423.32	\$ 436.02
18	511 7TH AV	704	\$ 209.79	\$ 216.09	\$ 222.57	\$ 229.25
19	1126 S 4TH ST	2,421	\$ 721.46	\$ 743.10	\$ 765.39	\$ 788.36
20	1951 BILTER RD ONLY 10' FROM ROW	159	\$ 47.38	\$ 48.80	\$ 50.27	\$ 51.78
21	1971 BILTER RD ONLY 10' FROM ROW	149	\$ 44.40	\$ 45.73	\$ 47.11	\$ 48.52
22	1995 BILTER RD ONLY 10' FROM ROW	191	\$ 56.92	\$ 58.63	\$ 60.38	\$ 62.20
23	2025 BILTER RD ONLY 10' FROM ROW	241	\$ 71.82	\$ 73.97	\$ 76.19	\$ 78.48
24	2055 BILTER RD ONLY 10' FROM ROW	194	\$ 57.81	\$ 59.55	\$ 61.33	\$ 63.17
25	2065 BILTER RD ONLY 10' FROM ROW	183	\$ 54.53	\$ 56.17	\$ 57.86	\$ 59.59
26	2091 BILTER RD ONLY 10' FROM ROW	194	\$ 57.81	\$ 59.55	\$ 61.33	\$ 63.17
27	2115 BILTER RD ONLY 10' FROM ROW	199	\$ 59.30	\$ 61.08	\$ 62.91	\$ 64.80
28	2145 BILTER RD ONLY 10' FROM ROW	232	\$ 69.14	\$ 71.21	\$ 73.35	\$ 75.55
29	VACANT LOT EAST OF 2145 BILTER RD ONLY 10' FROM ROW	228	\$ 67.94	\$ 69.98	\$ 72.08	\$ 74.24
30	134 WARREN	488	\$ 145.42	\$ 149.79	\$ 154.28	\$ 158.91
31	104 S LINCOLN AV	2,847	\$ 848.41	\$ 873.86	\$ 900.07	\$ 927.08
32	VACANT LOT SOUTH OF 565 ASHLAND (NO PIN)	4,773	\$ 1,422.35	\$ 1,465.02	\$ 1,508.98	\$ 1,554.24
33	562 MIDDLE AV	793	\$ 236.31	\$ 243.40	\$ 250.71	\$ 258.23
GRAND TOTAL – LIST K		74,129	\$ 22,090.44	\$ 22,753.16	\$ 23,435.75	\$ 24,138.82

CITY OF AURORA AGREEMENT

THIS AGREEMENT, entered on this _____ day of _____, 2025 (“Effective Date”), for Citywide Mowing and Landscape Maintenance is entered into between the **CITY OF AURORA** (“City”), a municipal corporation, located at 44 E. Downer Place, Aurora, Illinois and Cornerstone Partners Horticultural Services Co. located at P.O. Box 745, St. Charles, IL 60174.

WHEREAS, the City issued Invitation to Bid 25-013: Citywide Mowing and Landscape Maintenance; and

WHEREAS, the Bidder submitted a Bid Proposal in response to the BID and represents that it is ready, willing and able to perform the Services specified in the BID and herein as well as any additional services agreed to and described in the Agreement; and

WHEREAS, on _____, 2025, the City’s awarded a contract to Bidder.

IN CONSIDERATION of the mutual promises and covenants herein contained, the parties hereto do mutually agree to the following:

1. **Agreement Documents.** The Agreement shall be deemed to include this document, Bidder’s response to the BID, to the extent it is consistent with the terms of the BID, any other documents as agreed upon by the parties throughout the term of this Agreement, along with any exhibits, all of which are incorporated herein and made a part of this Agreement. In the event of a conflict between this Agreement and any exhibit, the provisions of this Agreement shall control.

Invitation to Bid 25-013

In connection with the BID and this Agreement, Bidder acknowledges that it has furnished and will continue to furnish various certifications, affidavits and other information and reports, which are incorporated herein. Bidder represents that such material and information furnished in connection with the BID and this Agreement is truthful and correct. Bidder shall promptly update such material and information to be complete and accurate, as needed, to reflect changes or events occurring after the Effective Date of this Agreement.

2. **Scope of Services.** Bidder shall perform the Services listed in the Scope of Services, attached hereto as Exhibit 1.

3. **Term.** This Agreement will be for one (1) year, with three (3) optional one-year extensions beginning April 2025, and unless sooner terminated in accordance with the terms contained herein, ends upon completion of the Services and the end of each mowing season. The optional extensions are subject to mutual administrative consent between the City of Aurora and the Contractor.

4. **Compensation.**

a. **Maximum Price.** In accordance with the Bidder’s BID, the maximum price for providing the Services shall be in accordance to the pricing on the bid proposal form. The maximum price may not be changed unless the City is provided with supporting documentation to warrant the change in maximum price or as otherwise provided in this Agreement.

b. **Schedule of Payment.** The City shall pay the Bidder for the Services in accordance with the amounts set forth in Exhibit 2. The Bidder shall be required to submit an itemized invoice as well as any supporting documentation as required by the City. Payment shall be made for services rendered. The City, after inspection and acceptance, and in consideration of the faithful performance by the Bidder, agrees to pay for the completion of the work embraced in this Contract. Payment shall be made in accordance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1, *et. seq.*) upon receipt of the invoice.

5. **Performance of Services.**

Standard of Performance. Bidder shall perform all Services set forth in this Agreement, and any other agreed documents incorporated herein, with the degree, skill, care and diligence customarily required of a professional performing services of comparable scope, purpose and magnitude and in conformance with the applicable professional standards. Bidder shall, at all times, use its best efforts to assure timely and satisfactory rendering and completion of the Services. Bidder shall ensure that Bidder and all of its employees or subcontractors performing Services under this Agreement shall be: (i) qualified and competent in the applicable discipline or industry; (ii) appropriate licensed as required by law; (iii) strictly comply with all City of Aurora, State of Illinois, and applicable federal laws or regulations; (iv) strictly conform to the terms of this Agreement. Bidder shall, at all times until the completion of the Services, remain solely responsible for the professional and technical accuracy of all Services and deliverables furnished, whether such services are rendered by the Bidder or others on its behalf, including, without limitation, its subcontractors. No review, approval, acceptance, nor payment for any and all of the Services by the City shall relieve the Bidder from the responsibilities set forth herein.

Notwithstanding the foregoing, Bidder shall not be responsible for the performance of construction contracts, work or products, or any deficiencies or effects resulting therefrom, of any contractor, subcontractor, manufacturer, supplier, fabricator, or consultant retained by the City or any other third-party, including any person working on their behalf. Nothing herein shall be construed as giving the Bidder the responsibility for or the authority to control, direct, or supervise construction, construction means, methods, techniques, sequences, procedures, and safety measures and programs except those which directly relate solely to Bidder's performance of Services as set forth in this Agreement.

6. **Termination.**

Termination for Convenience. The City has the right to terminate this Agreement, in whole or in part, for any reason or if sufficient funds have not been appropriated to cover the estimated requirement of the Services not yet performed, by providing Bidder with thirty (30) days' notice specifying the termination date. On the date specified, this Agreement will end. If this Agreement is terminated by the City, as provided herein, the City shall pay the Bidder only for services performed up the date of termination. After the termination date, Bidder has no further contractual claim against the City based upon this Agreement and any payment so made to the Bidder upon termination shall be in full satisfaction for Services rendered. Bidder shall deliver to the City all finished and unfinished documents, studies and reports and shall become the property of the City.

7. Miscellaneous Provisions.

a. **Illinois Freedom of Information Act.** The Bidder acknowledges the requirements of the Illinois Freedom of Information Act (FOIA) and agrees to comply with all requests made by the City of Aurora for public records (as that term is defined by Section 2(c) of FOIA in the undersigned's possession and to provide the requested public records to the City of Aurora within two (2) business days of the request being made by the City of Aurora. The undersigned agrees to indemnify and hold harmless the City of Aurora from all claims, costs, penalty, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the City of Aurora under this agreement.

b. **Entire Agreement.** This Agreement, along with the documents set forth in Section 1 and incorporated by reference elsewhere in this Agreement, with consent of the parties, represents the entire agreement between the parties with respect to the performance of the Services. No other contracts, representations, warranties or statements, written or verbal, are binding on the parties. This Agreement may only be amended as provided herein.

c. **Consents and Approvals.** The parties represent and warrant to each other that each has obtained all the requisite consents and approvals, whether required by internal operating procedures or otherwise, for entering into this Agreement and the undertakings contemplated herein.

d. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

FOR CITY OF AURORA

By: _____

ATTEST:

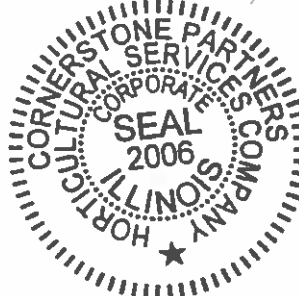
City Clerk

(SEAL)

FOR Cornerstone Partners Horticultural Services Company

By James F. Zucan

(CORPORATE SEAL)



(If a Corporation)

CORPORATE NAME Cornerstone Partners Horticultural Services Company



By James F. Tucan
President - Contractor

James F. Tucan
Secretary

(If a Co-Partnership)

Partners doing Business under the firm

Contractor

(If an Individual)

_____ (SEAL)

_____ (SEAL)

Contractor

BIDDER'S CERTIFICATION

I/We hereby certify that:

- A. A complete set of Bid papers, as intended, has been received, and that I/We will abide by the contents and/or information received and/or contained herein.
- B. I/We have not entered into any collusion or other unethical practices with any person, firm, or employee of the City which would in any way be construed as unethical practice.
- C. I/We have adopted a written sexual harassment policy which is in accordance with the requirements of Federal, State and local laws, regulations and policies and further certify that I/We are also in compliance with all equal employment practice requirements contained in Public Act 87-1257 (effective July 1, 1993) and 775 ILCS 5/2-105 (A).
- D. I/We operate a drug free environment and drugs are not allowed in the workplace or satellite locations as well as City of Aurora sites in accordance with the Drug Free Workplace Act of January, 1992.
- E. The Bidder is not barred from bidding on the Project, or entering into this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code, or any similar offense of "bid rigging" or "bid rotating" of any state or the United States.
- F. I/We will abide by all other Federal, State and local codes, rules, regulations, ordinances and statutes.

COMPANY NAME Cornerstone Partners Horticultural Services Company

ADDRESS P.O. Box 745

CITY/STATE/ZIP CODE St. Charles, IL 60174

NAME OF CORPORATE/COMPANY OFFICIAL James F. Turcan
PLEASE TYPE OR PRINT CLEARLY

TITLE President, CLT-CCPI-CSP-ASM

AUTHORIZED OFFICIAL SIGNATURE 

DATE February 18, 2025

TELEPHONE (630) 482-9950 x 701

STATE OF ILLINOIS)
) ss.
County of Kane)

BIDDER'S TAX CERTIFICATION

(BIDDER'S EXECUTING OFFICER), being first duly sworn on oath, deposes and states that all statements made herein are made on behalf of the Bidder, that this despondent is authorized to make them and that the statements contained herein are true and correct.

Bidder deposes, states and certifies that Bidder is not barred from contracting with any unit of local government in the State of Illinois as result of a delinquency in payment of any tax administered by the Illinois Department of Revenue unless Bidder is contesting, in accordance with the procedures established by the appropriate statute, its liability for the tax or the amount of the tax, all as provided for in accordance with 65 ILCS 5/11-42.1-1.

DATED this 18th day of February, 2025.

By James F. Turcan
(Bidder's Executing Officer)

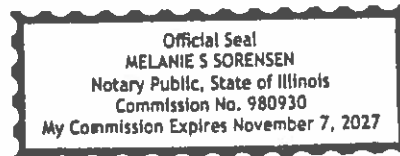
James F. Turcan
(Name of Bidder's Executing Officer)

President, CLT-CCPI-CSP-ASM
(Title)

ATTEST/WITNESS:

By Melanie Sorenson
Title Administrator

Subscribed and sworn to before me this
18th day of February, 2025.



Notary Public

(SEAL)

**CITY OF AURORA
BID 25-013
CITYWIDE MOWING LANDSCAPE MAINTENANCE**

**REFERENCES
(Please Type)**

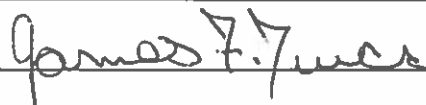
Organization City of St. Charles
Address 2 East Main Street
City, State, Zip St. Charles, IL 60174
Phone Number (630) 377-4482
Contact Person Victor Pierce
Date of Project April 2015 - Present

Organization City of Elgin
Address 150 Dexter Court
City, State, Zip Elgin, IL 60120
Phone Number (847-931-6038
Contact Person Greg Hulke
Date of Project 2020 - Present

Organization City of Aurora
Address 44 East Downer Place
City, State, Zip Aurora, IL 60505
Phone Number (630) 256-3773
Contact Person Ruthy Harris
Date of Project 2018 - Present

Organization County of Kane: Mill Creek SSA
Address 39W250 Herrington Blvd., Suite R1
City, State, Zip Geneva, IL 60134
Phone Number (224) 828-2081
Contact Person Bill Meyer
Date of Project April 2013 - Present

Bidder's Name: Comerstone Partners Horticultural Services Company

Signature & Date:  February 18, 2025

**CITY OF AURORA
BID 25-013
CITYWIDE MOWING LANDSCAPE MAINTENANCE**

**SUB-CONTRACTOR LIST
(Please Type)**

Company N/A
Address _____
City, State, Zip _____
Phone Number _____
Contact Person _____

Company N/A
Address _____
City, State, Zip _____
Phone Number _____
Contact Person _____

Company N/A
Address _____
City, State, Zip _____
Phone Number _____
Contact Person _____

Company N/A
Address _____
City, State, Zip _____
Phone Number _____
Contact Person _____

Bidder's Name: Cornerstone Partners Horticultural Services Company

Signature & Date: James F. Turc February 18, 2025

CITY OF AURORA
BID 25-013
CITYWIDE MOWING LANDSCAPE MAINTENANCE
CONTACT INFORMATION

Vendor shall provide the following contact information assigned to service the City of Aurora account.

Customer Service/General Information: Ph: (630) 482-9950

To place an order:

Name: Jim Turcan
Ph: (630) 482-9950 x 701 Fax: (630) 482-9952
E-mail: JimT@CPHort.com

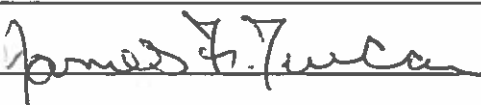
Billing & Invoicing question:

Name: Melanie Sorensen
Ph: (630) 482-9950 x 4 Fax: (630) 482-9952
E-mail: Accounting@CPHort.com

Questions:

Name: Jim Turcan
Ph: (630) 482-9950 x 701 Fax: (630) 482-9952
E-mail: JimT@CPHort.com

Bidder's Name: Cornerstone Partners Horticultural Services Company

Signature & Date:  February 18, 2025