



TRANSBAY JOINT POWERS AUTHORITY

INVITATION FOR BIDS 26-04

Janitorial Services

May 27, 2026

QUESTIONS & ANSWERS

The following questions were received related to the above-referenced IFB. Some questions have been paraphrased to improve readability and/or to consolidate questions submitted by multiple respondents on the same topic:

- 1. Question:** Is E-Verify required?
Answer: No, E-Verify is not required for this contract. Please see Section 3.2.10 of the IFB for more detail about proof of citizenship.
- 2. Question:** Can you please provide the specific administrative requirements associated with this contract? (i.e., drug and alcohol testing, any city or transit partner reporting, etc.)
Answer: Please see section 3.2 to 3.2.21 of the IFB.
- 3. Question:** Is this program going out to bid prior to all option years being exercised?
Answer: Yes. While the current contract contains option years, the services were previously procured by a consultant on TJPA's behalf rather than under a direct TJPA contract. The TJPA has decided to establish a direct agreement which requires a new solicitation.
- 4. Question:** Is this a union agreement?
Answer: Please see section 15 of the IFB.
- 5. Question:** Does this program require weekly payroll?
Answer: No
- 6. Question:** Is subcontracting to a DBE/SBE required?
Answer: Please see section 13 of the IFB.
- 7. Question:** What is the current contract value for this service annually?

Answer: The Fiscal Year 25-26 Budgeted amount for Janitorial services is \$2,137,000 (Salesforce Transit Center and Park).

8. **Question:** How many restrooms are included, and what is their total square footage?
Answer: Lower Level (B1): 4, Ground floor: 5, Second Floor: 4, Third Floor: 2, Park: 4. Restrooms are roughly 500 square feet each (9,500 total), varying slightly.
9. **Question:** What is the total square footage of all buildings covered under this contract?
Answer: The service area (Salesforce transit center and park) is roughly 1 million square feet. Please also see Attachment 6, Site Plan for more detail.
10. **Question:** How many locations/sites are included in this contract?
Answer: The Salesforce Transit Center and Park. Please see Section 3.1 of the IFB and Attachment 6, Site Plan for more detail.
11. **Question:** Is there a bid walk schedule? If so, is there a time scheduled?
Answer: Since the property is open to the public, a site walk has not been scheduled.
12. **Question:** Can you please share the total current scheduled weekly hours for the cleaning staff as a whole. If broken down by day of the week, that would help. Excluding site manage.
Answer: Roughly 2,000 hours per month.
13. **Question:** Can you please send the total weekly hours for sorters? Is this for 5 or 7 days of service?
Answer: 5 days of service, 40 hours per week.
14. **Question:** Please confirm who provides heavy equipment (scrubbers and power washers), cleaning supplies(vacuums, barrels, brooms, rags, etc.) and cleaning chemicals?
Answer: Heavy equipment is in place and is not needed at this time. Cleaning tools and supplies are paid for directly by TJPA, with input from the Janitorial Contractor (project manager).
15. **Question:** Does TJPA provide radios or phones for janitorial staff to communicate?
Answer: TJPA provides radios, but not telephones.
16. **Question:** Will TJPA provide a scissor lift for the window and column cleaning? Or will contractor need to provide their own?
Answer: Contractor should plan on providing their own.
17. **Question:** Are there any days that the Transit Centers closes for Holidays?
Answer: No. The Transit Center is opened 365 days a year.

- 18. Question:** Could TJPA please provide the bid tabulation from the most recent competitive solicitation for janitorial services at the Salesforce Transit Center (approximately 2023)? If this information is not available through the procurement process, please advise whether a California Public Records Act (CPRA) request is required to obtain it.

Answer: The procurement for the current janitorial services contract was conducted on behalf of the TJPA by a previous consultant. The TJPA does not have this information to provide.

- 19. Question:** The IFB Contract Language states that janitorial services under this Agreement may be performed by union-represented employees of SEIU United Service Workers West, Local 87, and that any successor contractor shall likewise employ workers represented by Local 87 for all janitorial services performed under this contract.

In order to develop an accurate and compliant transition plan — including coordination with Local 87, CBA compliance, and proper staffing continuity — could TJPA please provide the total number of employees currently assigned to perform janitorial services at the Property under the existing contract, broken down by classification where possible?

This information is essential for Bidders to adequately price and plan for transition obligations, which are materially higher in 2026 given the requirements to coordinate with Local 87, employ represented workers, comply with the collective bargaining agreement, and maintain wage continuity from day one of contract performance.

Answer: Currently, there are 18 staff, two of which are “Utility”.

- 20. Question:** Consistent with the IFB's requirement that the Contractor pay prevailing wages to all covered employees in accordance with San Francisco Labor and Employment

Code Article 102 (102.2), and that any successor contractor comply with all applicable CBA requirements and labor standards of Local 87, could TJPA please provide the current wage rates — including base wages, benefits, and any applicable premium pay classifications — being paid to janitorial staff working at the Property under the existing contract?

As with Question [19], this information is necessary for Bidders to accurately reflect wage continuity obligations, CBA compliance costs, and transition risk in their bid pricing and transition plans. Without this data, Bidders cannot fully account for the labor cost baseline required under the successor contractor obligations set forth in the IFB.

Answer: TJPA does not provide individual contractor payroll data. The wage and benefit floor for janitorial work at the Property is established by San Francisco Labor and Employment Code Article 102.2 and the Collective Bargaining Agreement between

SEIU-USWW Local 87 and the San Francisco Maintenance Contractors Association. Bidders are directed to the following publicly available resources:

1. **SF OLSE Article 102.2 Janitorial Services Prevailing Wage Table** (effective January 1, 2026, until superseded), available at: [https://media.api.sf.gov/documents/102.2 Janitors Table FY25-26.pdf](https://media.api.sf.gov/documents/102.2_Janitors_Table_FY25-26.pdf). This table sets out basic hourly rates, health & welfare contributions, pension, vacation, and applicable premiums (including the \$0.50/hour utility work premium and \$0.30/hour restroom attendant premium), tiered by employee hours of service.
2. **SEIU-USWW Local 87 CBA**, available through SEIU-USWW (seiu-usww.org) and Local 87.

21. Question: Are there any restrictions or requirements on the use of motorized devices such as a small motorized cart or scooter to allow us to get around quickly?

Answer: TJPA does not allow for motorized carts or scooters to be used, but there are several “tilt trucks” available for use.