



TRANSBAY JOINT POWERS AUTHORITY

INVITATION FOR BIDS 26-06

Janitorial Services

July 22, 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:** Regarding Window Cleaning: Please define street level. Is the one level (estimated 12 feet tall) of windows or the two levels (estimated 24 feet tall) of windows.
Answer: Please see addendum RE: window cleaning
2. **Question:** Regarding Window Cleaning: Please describe the bump outs in scope.
Answer: Please see addendum RE: window cleaning
3. **Question:** Regarding Window Cleaning: Do we include the stainless steel under the glass being cleaned?
Answer: No, that should be cleaned regularly under regular service.
4. **Question:** Regarding Window Cleaning: Please define the columns that need cleaning, there are vertical, horizontal, and diagonal exterior columns.
Answer: Please see addendum RE: window cleaning
5. **Question:** Regarding Window Cleaning: Please define skylights glass, is this just the very top glass on ceiling or does include glass below ceiling that make the sides. There is led lights on the interior of this glass, is that needing service?
Answer: It includes the exterior skylight glass, but not the interior. It does not include the LED lights. Please see addendum RE: window cleaning
6. **Question:** Regarding Window Cleaning: Please define the park glass, does this include the elevator awnings, vacant restaurant space, glass long water feature, both sides (plants may need to be trimmed if so)
Answer: Please see addendum RE: window cleaning

7. **Question:** Of the total 12 positions listed on the pricing sheet, are all of them full-time employees? Any part-timers, if so, how many hours per week?
Answer: Roughly 2,000 hours per month. The employee count on the bid sheet is considered “Full-time”, but in practice can be a combination of part-time and full-time employees, so long as hours amount to 2,000 p/m.
8. **Question:** There are union wage and pension increase this August 2026. In 2027 Union Health Care benefits increase in March and Wages and pension again in August 2027. Can you please let us know if you want us to price each month with the escalation of each on the month incurred or do you want us to factor the increases flat over the first 12 months of the contract?
Answer: Yes, please price by month showing when escalations are expected to occur.
9. **Question:** Please confirm all equipment and cleaning products are being provided by the TJPA.
Answer: Yes, TJPA pays for equipment and cleaning supplies directly, with input from the Janitorial Project Manager.
10. **Question:** Do you want uniforms priced in the hourly rates or billed as incurred to TJPA?
Answer: Please price in the necessary “uniforms”. They are not paid directly by TJPA.
11. **Question:** What is the current contract value for this service annually?
Answer: For Fiscal Year 2025-26, the budgeted amount was \$1,670,000.
12. **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.
13. **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.
14. **Question:** Please confirm whether the Salesforce Transit Center, Salesforce Park, and adjoining infrastructure are considered one contract site or multiple service locations.
Answer: Correct, this includes the Salesforce Transit Center, Park, and adjoining property. Please see Section 3.1 and Attachment 6, site plan for more detail.
15. **Question:** Regarding the San Francisco Gross Receipts tax - is this meant to be included in vendor pricing or outside of pricing?
Answer: Outside of pricing.
16. **Question:** The SEIU Union staffing list has 16 FTEs listed, however the set Transbay pricing model has 13 FTEs listed. Can TJPA please provide clarification on how many

FTEs are required? Can TJPA please provide an accurate staffing report for the 13 current direct employees from the incumbent ABM?

Answer: 13 FTEs are required. However, some positions may be part time, and others may be full time.

- 17. Question:** Can TJPA please confirm who on the staffing list fall into each direct labor category? This will help us allocate resources accurately. The Staffing report only provides names, seniority, and pay rate, but not position or shift.

Answer: TJPA does not control or provide the Staffing report.