

JANITORIAL SERVICES RFP Q&A

A. Current Contract and Incumbent Provider

A1. Who is the incumbent provider?

Answer: The incumbent provider is ABM.

A2. Who is the current contractor providing the services?

Answer: See A1.

A3. What is the current monthly charge of the current contractor?

Answer: The current monthly charge is \$27,773.43.

A4. What is the term of the current contract?

Answer: The term of the current contract is from January 1, 2020 through December 31, 2026.

A6. Are there any additional locations or changes in the scope of work compared to the previous contract?

Answer: No, there are no additional locations compared to the previous contract. There are minor changes in the scope of work compared to the previous contract.

B. Labor and Wage Requirements

B1. Could you confirm this is a union building?

Answer: We are confirming that it is a union building.

B2. Is prevailing wage applicable to this project? If yes, could you please provide the applicable prevailing wage rate?

Answer: The wage rate is based on the collective bargaining agreement.

C. Facility and Service Area Information

C1. Could you please provide the square footage of the areas to be serviced for carpet cleaning, for high-traffic areas and full-building carpet cleaning separately? and the 845 S Fig Floor plans?

Answer:

Floor	Concrete	Tile	Wood	Full carpet	TOTAL/FLOOR		High traffic carpet
Basement	19281	0	0	0	19281		0
Loading dock	552	0	0	0	552		0
Front patio	260	0	0	0	260		0
Perimeter (front and side)	2942	0	0	0	2942		0
1	0	2532	92	0	2624		0
2	0	4345	344	12881	17570		10267
3	0	5802	1134	15571	22507		11533
4	0	1172	2280	19236	22688		10586
5	0	3041	176	17946	21163		7852
TOTAL/SURFACE	23035	16892	4026	65634	109587		40238
Measurement are approximate							

C2. Could you please provide the number of windows and the dimensions of each window?

Answer: There are 376 windows measuring at 4' x 9' each.

C3. Could you please provide the square footage of the areas requiring mopping of finished and unfinished concrete surfaces?

Answer: See C1.

C4. Could you please provide the square footage of the three (3) locations requiring pressure washing?

Answer: See C1.

C5. Please provide the location address where the janitorial services will be performed.

Answer: 845 S. Figueroa Street, Los Angeles, CA 90017

C6. What % of the total cleanable square footage is carpet?

Answer: See C1.

C7. What % of the total carpet is high traffic cleaning?

Answer: See C1.

C8. The RFP states that approximately 110,000 square feet are distributed between the Los Angeles and San Francisco locations. Could you please provide the approximate square footage for each location?

Answer: The RFP is for the Los Angeles office only. Current occupied area requiring janitorial services is 110,000 rentable square feet.

D. Scope and Specialty Services

D1. In the pricing sheet, under specialty services, 7, is the pricing sheet requesting a 1x clean?

Answer: We would like the price per cleaning, we are unsure as to how many cleanings we will need. It will be upon request.

D2. Can you please provide more information on what the pressure washing services should be?

Answer: It's washing to mostly get rid of debris and urine around the building perimeter. Building is located in downtown LA, transients occupy the area regularly.

E. Financial Information and Confidentiality

E1. As a private company, we do not share financial information unless a non-disclosure agreement is signed. Will the CA State Bar agree to enter into such an agreement?

Answer: The State Bar will not enter into a separate nondisclosure agreement for proposal submissions. As a public entity, the State Bar is subject to the California Public Records Act (CPRA), and materials submitted in response to an RFP are generally considered public records. While bidders may mark portions of their submission as

confidential and identify the specific CPRA exemptions they believe apply, confidentiality cannot be guaranteed. The State Bar will review any such designations, but the ultimate determination as to whether information is exempt from disclosure rests with the State Bar in accordance with the CPRA.

E2. Will audited financials be kept confidential from public records requests?

Answer: Please refer to the RFP under Section III.A.

F. Solicitation and Bid Requirements

F1. Is a bid bond required or mandatory for this project?

Answer: Surety/bid bond is not required.

F2. Can CA State Bar please consider a site walk for vendors?

Answer: The site walk is scheduled for Thursday, September 3, 2026, 9 a.m.

F3. Will there be an opportunity to attend a janitorial walk-through at the Los Angeles and/or San Francisco locations before submitting the proposal?

Answer: See F2. The RFP is only for Los Angeles office. The site walk is scheduled for Thursday, September 3, 2026, 9 a.m.

F4. We are a self-certified small and minority-owned company and wanted to confirm whether the \$2 million Professional Liability and \$5 million Umbrella coverage requirements could be waived or reduced. We do not currently carry Professional Liability coverage, as this is not typically required for janitorial services by our customers, and we carry \$2 million in Umbrella coverage rather than the \$5 million requested. Could you please confirm whether we would still be eligible to submit a proposal with our current insurance coverage?

Answer: The Bar will waive professional liability, and reduce the umbrella limit to \$2M.