

26-074 Written Questions

Facility Layout

1. How many restrooms are included in the cleaning scope? **4 restroom (2 public, 2 employee).**
2. How many employee offices are there? **2 manager offices.**
3. Approximately how many cubicles/workstations? **15-20 workstations.**
4. How many conference rooms or training rooms are included? **1 multipurpose room, 1 Control Room.**

Flooring

5. Approximately how many square feet? **See table and floor plan.**
6. Approximately how many square feet of grouted tile require the quarterly stripping and sealing? **609 sq ft.**

Floor Type	Approximate Square Feet
Polished concrete	3,954
Carpet	1,643
Grouted tile	609
VCT/LVT	0
Exterior concrete patio	905
Total listed area	7,111

Windows

7. Approximately how many interior windows are included? **15-20 windows.**
8. Approximately how many exterior windows are included in the semiannual cleaning? **10-15 windows**

Restrooms/toilets.

9. Approximately how many toilets, urinals, and sinks are included? **8 toilets, 2 urinals, 10 sinks**

Current Operations

10. Has the scope of work changed from the current contract? **Yes.**

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11. If available, can the DMV provide the approximate labor hours per week or per day currently being used to service this location? **10 labor hours per week or 2 labor hours per day.**

Additional Information

12. Is a floor plan or room layout showing the different flooring types available for bidders? **Yes. See attached.**
13. If available, could the DMV provide a redacted copy of the current Janitorial Maintenance Log (Exhibit G) or a sample maintenance schedule used for this location? **See Solicitation.**
14. Total Square Footage: Could you please provide the exact total square footage of the Gardena CDTC Field Office, including a breakdown of carpeted areas versus hard surface flooring? **See below.**

Lobby	1,687	Polished Concrete
Work Area	1,138	Carpet
Employee Patio	905	Exterior concrete
Employee Break Room	598	Polished Concrete
Hallway 1	529	Polished Concrete/Rug
Storage Room	351	Polished Concrete
Multipurpose Room	245	Carpet
Public Men's Restroom	167	Grouted tile
Public Women's Restroom	166	Grouted tile
Control Room	153	Carpet
Vestibule 1	148	Polished Concrete/Rug
Vestibule 2	148	Polished Concrete/Rug
Employee Men's Restroom	Approximately 138	Grouted tile
Employee Women's Restroom	Approximately 138	Grouted tile
Communications Room	136	Polished Concrete
Turn-In Room	107	Carpet
Janitor Room	105	Polished Concrete
Hallway 2	82	Polished Concrete/Rug
Electrical/Phone Room	70	Polished Concrete
Lactation Room	59	Polished Concrete
Vestibule 3	41	Polished Concrete

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15. Window Washing Requirements: Are there specific window washing requirements for the exterior or interior glass panels included in this contract? **Yes.** If so, what is the expected frequency for these tasks? **See Exhibit A.**
16. CalHR Wage and Benefit Rates: Is there an Exhibit F ("Wage and Benefit Summary") or an updated CalHR published rate table available for this specific solicitation to confirm the exact minimum base wage and blended benefit rate required for janitorial staff in Los Angeles County? **Yes. See Exhibit F.**
17. If all janitorial services are performed exclusively by the owners of a member-managed LLC and there are no employees, what documentation is acceptable to demonstrate compliance with the Government Code Section 19134 compensation requirement? For example, would owner draw/distribution records, bank records, or another form of documentation be acceptable? **Hourly Rate indicated must equal or exceed the Hourly Rate specified unless you are a non-profit, community based rehabilitation program pursuant to Welfare and Institutions Code 19404, or you meet Government Code 19134 requirements by providing a comprehensive employee benefit plan. Proof must be provided with your bid.**
18. If the contractor has no employees and all work is performed exclusively by the owners, is the Workers' Compensation Exemption Certification sufficient, or is any additional documentation required? **Possibly.**
19. The solicitation states that all janitorial services must be completed no later than one (1) hour before the start of DMV business hours. Is there also a required earliest start time for after-hours cleaning, or may the contractor determine the cleaning schedule provided all required services are completed by the required completion time? **See Exhibit A.**
20. Total Square Footage: Could you please provide the exact total square footage of the Gardena CDTC Field Office, including a breakdown of carpeted areas versus hard surface flooring? **See responses to questions above.**
21. What is the expected number of staff and hours per night for the after-hours service? **See the response to question #11.**

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- 22.** How many janitorial personnel does the current contractor utilize on site? **See the response to question #11.**
- 23.** Does the Displaced Janitor Opportunity Act (Labor Code Sections 1060–1065) apply to this contract? **Yes.**
- 24.** What is the approximate breakdown of carpeted versus hard/resilient flooring across the 6,193 square feet? **See the response to question #14.**
- 25.** How many restrooms are in the facility? **See the answer to question #1.**
- 26.** Is a site walkthrough available to prospective bidders before the bid submission deadline? **No.**
- 27.** The scope states that floor finish shall be applied biweekly with three (3) coats to hard and resilient floors and two (2) coats to LVT floors. Please confirm that the biweekly frequency and number of coats are correct and intended as written. **See Exhibit A, Scope of Work.**
- 28.** Approximately how many square feet of hard surface flooring are subject to the biweekly floor finish requirement? **See the response to question #14.**
- 29.** Please confirm whether all polished concrete flooring areas are excluded from the floor finish application requirements. **See Exhibit A, Scope of Work.**

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