



February 13, 2026

ADDENDUM NO. 1
to
REQUEST FOR PROPOSALS
For
JANITORIAL SERVICES
(RFP #26-01 Janitorial Services)

ATTENTION BIDDERS:

The following additions, modifications, and clarifications to the specifications shall be included in, and become a part of, any contract which may be executed for the above project in the City of El Segundo:

1. **The proposal due date and time remains Wednesday, February 25, 2026 at 11:00 a.m.**
2. Please see this project's attached Supplement to Addendum 1 for bid-related questions and the responses to them.

As evidence that the BIDDER has read this Addendum, the BIDDER must acknowledge same in the space provided below and **submit this completed Addendum page with the Bid Proposal**. Failure to provide such acknowledgement shall render the bid as non-responsive and subject to rejection.

Signature: _____ Date: _____

Print Company Name: _____

CITY OF EL SEGUNDO
JANITORIAL SERVICES
(RFP #26-01 Janitorial Services)

ADDENDUM NO. 1 SUPPLEMENT

DATE: February 13, 2026

TO: All Prospective Bidders

Answers to bid questions have been provided below. The information in this Addendum has been made available to all prospective bidders and shall be considered as incorporated into the above-referenced project specifications. All other portions of Contract Documents and previous Addenda not specifically mentioned in this Addendum remain in force.

A. BID QUESTIONS AND ANSWERS

Question 1: Who is the current contractor?

Answer: The City is currently contracted with J&L Building Maintenance Services on a limited-service, temporary basis. Our most recent full-service contractor was Coastal Building Services, Inc..

Question 2: What is the current contract price?

Answer: For bidding purposes, our most recent full-service contract price with Coastal Building Services, Inc. was \$23,979.77 per month.

Question 3: What is the term of the current contract?

Answer: The term of the agreement (Agreement #6573) of our most recent full-service contract with Coastal Building Services was February 1, 2023 to December 31, 2025. Pursuant to Section 7 of Agreement No. 6573, the agreement was terminated before the original contract end date.

Question 4: Can the City provide approximate current staffing levels (number of janitorial staff and supervisors), either by facility or in aggregate, for the incumbent contractor?

Answer: No, the City does not track or retain records regarding the incumbent contractor's janitorial staffing levels, whether by individual facility or in total.

Question 5: Will the City be providing consumable supplies?

Answer: The City will NOT provide consumable supplies. The janitorial company will be responsible for supplying consumables.

Question 6: Are there any major changes compared to the previous contract?

Answer: The Scope of Work (Exhibit A) has changed compared to the previous contract. One location, The Urho Saari Swim Stadium, has been added. This is listed as location #17 on Exhibit A.

Question 7: What is the square footage of cleanable carpeted areas?

Answer: The City does not maintain an approximate measure of the square footage of cleanable carpeted areas for each facility. For this reason, a mandatory walk through is required to ensure all proposers have the opportunity to independently assess site conditions and fully understand the scope of work.

Question 8: How many restrooms are included, and what is their total square footage?

Answer: The City does not maintain an approximate measure of the square footage of restroom areas for each facility. For this reason, a mandatory walk through is required to ensure all proposers have the opportunity to independently assess site conditions and fully understand the scope of work.

Question 9: Is prevailing wage required for this RFP?

Answer: It is the Contractor's responsibility to interpret and implement any prevailing wage requirements and Contractor agrees to pay any penalty or civil damages resulting from a violation of the prevailing wage laws.

Question 10: Pages 35 and 36 of the RFP state that we must pay our workforce prevailing wage. I have never had to pay prevailing wage for a janitorial service contract. Is this correct?

Answer: Pages 35 and 36 of the RFP refer to the City's sample agreement (Exhibit B). Section 4 of the sample agreement has language that cites California Labor Code § 1720 and California Code of Regulations, Title 8, Section 16000. Whether prevailing wage requirements apply to a particular contract depends on the specific scope of work. This section of the agreement places responsibility on the Contractor to interpret and comply with any applicable prevailing wage laws. Accordingly, bidders should review the cited provisions and make their own determination regarding applicability to their proposed services.

Question 11: On Page 33, the RFP states that floors are to be stripped and waxed with 3 coats, for all tile/linoleum surfaces, but it also says that annually floors are to be stripped and waxed. Can you please provide clarification on which floors require only annual stripping and waxing? How much flooring only requires annual stripping and waxing? How much tile and linoleum is included in this portfolio?

Answer: The City does not maintain estimated square footage measurements of tile and linoleum flooring within each facility. For bidding purposes, proposers may

schedule an additional job walk in order to independently assess site conditions and fully understand the scope of work. Clarification regarding which flooring areas require annual vs quarterly stripping and waxing will be provided to the selected contractor following award.

Question 12: Just to confirm regarding Lifeguard Station and Hilltop Park Pool; cleaning is only 4 months for the whole year, right?

Answer: Correct. The Lifeguard Station and Hilltop Park Pool only require janitorial services from the Friday of Memorial Day weekend to the last Sunday in September. This comes out to approximately 18 weeks per year that those facilities need to be serviced.

Question 13: For Checkout Building – is this only for restroom cleaning? Or in the 2,016 sq ft, this includes Office Areas, Conference Room, and Kitchenette?

Answer: As stated in Exhibit A, the Checkout Building (location #7) has office areas, a conference room, a kitchenette, and restrooms that all need to be serviced as part of the scope of work.

Question 14: Are bonds required for submission?

Answer: No, bonds are not required for this type of agreement.

Question 15: On Exhibit D, the Pricing Sheet, there is a line dedicated to 6,7,8 Rec Park Restrooms. Is this to be used in addition to the other lines listed?

Answer: Yes. The line item on the Pricing Sheet (Exhibit D) identified as “6,7,8 – Rec Park Restrooms refers specifically to the following facilities:

- (2) Bobby Sox Field Snack Bar Restrooms
- (2) Stevenson Field Snack Bar Restrooms
- (2) George Brett Field Snack Bar Restrooms

These restrooms are entirely separate from the restrooms located within Gordon Clubhouse, Checkout Building and Joslyn Center. Although the Rec Park Restrooms share the same facility numbers as the Gordon Clubhouse (#6), Checkout Building (#7), and Joslyn Center (#8), this numbering is used solely to indicate their proximity to those buildings on the map (Exhibit C). The numbering does not mean they are part of the same facilities or scope of work. The Rec Park Restroom represent a separate scope of work and should be priced independently from the buildings listed above. Please refer to the Scope of Work (Exhibit A) for additional details regarding the Rec Park Restrooms.

Question 16: Can the City please release a copy of the sign in sheet for the bid walk?

Answer: A copy of the mandatory walk through sign in sheet can be made available via a Public Records Request. Please visit the City of El Segundo’s website at <https://www.elsegundo.org/government/departments/city-clerk/public-records> to make a request.

Question 17: Is this program union?

Answer: The City is unable to provide an answer. More clarification is needed.

Question 18: Could the City please provide the floor plans of each building that is included in the RFP?

Answer: Available floor plans are subject to federal copyright protections and security concerns and will not be made publicly available.

However, floor plans for The Urho Saari Swim Stadium (location #17) are publicly accessible via a Planning Commission Meeting Agenda linked below.
<https://www.elsegundo.org/home/showpublisheddocument/7526/638313462239100000>