

## Answers to questions for ISANA Academies Custodial Services RFP #25-26

June 27, 2025

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Will vendors be responsible for purchase of cleaning supplies/materials and restock of cleaning supplies?

Ans. Vendors are responsible for purchasing and replenishing their cleaning supplies.

Will all sites be given to one vendor or multiple vendors?

Ans. As stated in the RFP, we ask that you bid on all properties. You can be awarded one, some, or all the properties based on the outcome of your proposal.

Can you provide the square footage for each site so that proposers can competitively bid for floor and wax services?

Ans. Please see the attached floor plans.

What is the earliest the vendor can start at each location? and what time should work be completed?

Ans. Work can start on the properties at 6:00 pm.

What is the square footage of each location?

Ans. Please see the attached floor plans.

Do you require landscaping services?

Ans. We do not require landscaping services as part of this RFP, but you can reach out to the facilities manager at [sduque@isana.org](mailto:sduque@isana.org) with any questions you may have.

Do you have floor plan documents that could be shared for each Academy and the main office?  
This was received for Achernar, Nascent, and Octavia.

Ans. Please see the attached floor plans.

Are you able to share the square footage information for each Academy and the main office?  
Including total sq. ft., cleanable sq. ft., and flooring type sq. ft.

Ans. Please see the attached floor plans.

What are the main goals for this RFP (i.e. better service partner, cost savings, etc.)?

Ans. The primary objective of this RFP is to identify a service provider that understands the needs and standards of ISANA Academies Charter Schools as outlined in the RFP. While we are, of course, interested in cost savings, it will not be the deciding factor. We are also seeking high-quality work and attentive customer service.

What areas for improvement are there with the existing service or services from previous vendors (i.e. better focus on the floor cleaning, etc.)?

Ans. Our focus is always on the level of service received based on the services requested in the RFP.

Will we receive feedback regarding our bid for potential adjustments prior to a final award/decision being made?

Ans. Proposals will be scored as written. Adjustments will not be allowed after the proposal's due date.

How has billing historically been handled when school is not in session (i.e. 12-month billing, billing during service months only)?

Ans. Our Central Office team works 12 months of the year. 12-month invoicing is requested.

Do you have a list of preferred cleaning chemical products that you would like us to use for the schools?

The RFP document asked that we provide a list of what will be used but if there are preferred products then we could accommodate accordingly.

Ans. While we do not have a preferred list of products for our custodial team to use, we do request that they meet the Safer Choice standard.

Do any of the locations have on site floor care equipment (i.e. auto scrubber, floor buffer, floor burnisher) that we would be expected to use as part of the recurring scope of work?

It doesn't appear that any sort of equipment scrub/service is part of the recurring scope.

Ans. We do not have on-site floor care equipment.

If not, would you like for us to provide pricing for dedicating specific equipment on site for recurring use at your schools?

We understand that clean floors is the most important aspect of education facilities and this was emphasized during our visits as well, so this is another option that we could share if you're not currently

Ans. Vendors will provide all necessary floor cleaning equipment. Costs should be included in your proposal. Written in RFP EXHIBIT 1 – Scope of Work - floors should be swept and mopped daily, and stripped and waxed twice per year.

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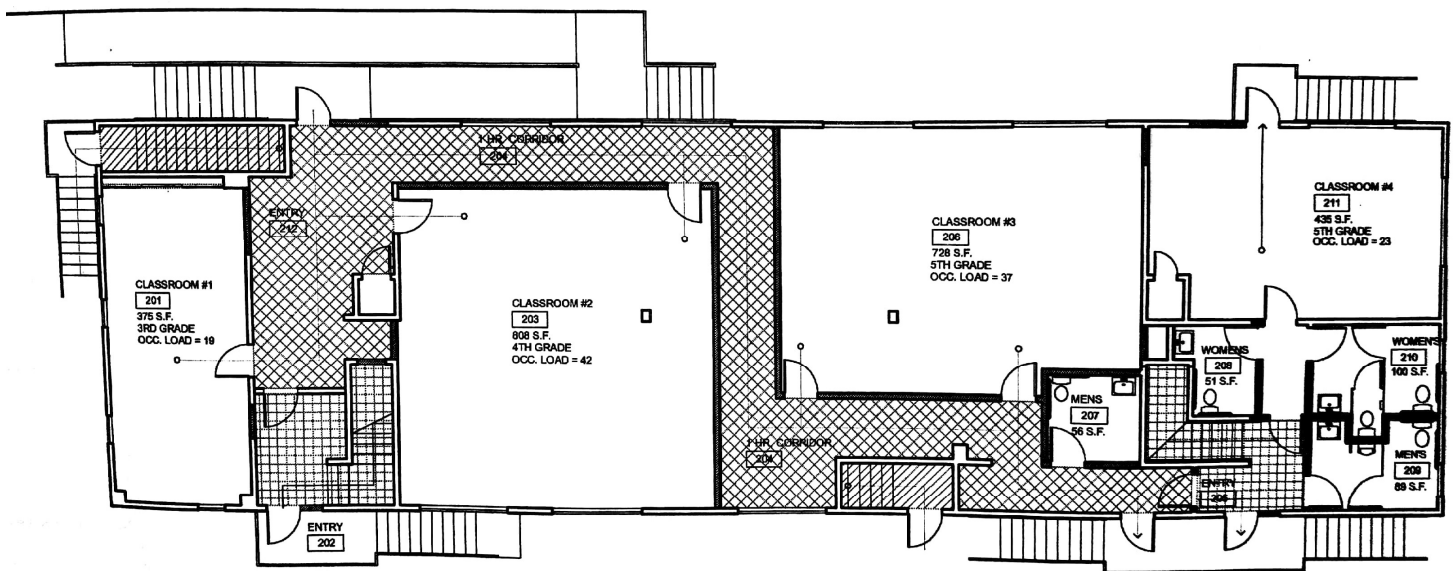
Regarding the Ribet/Octavia Site:

Please include as separate line items, cleaning for:

- The gymnasium
- The fifth floor
- The kitchen

**Note: Unfortunately we do not have floor plans for the Ribet bungalows.**

# ISANA Wadsworth Academy

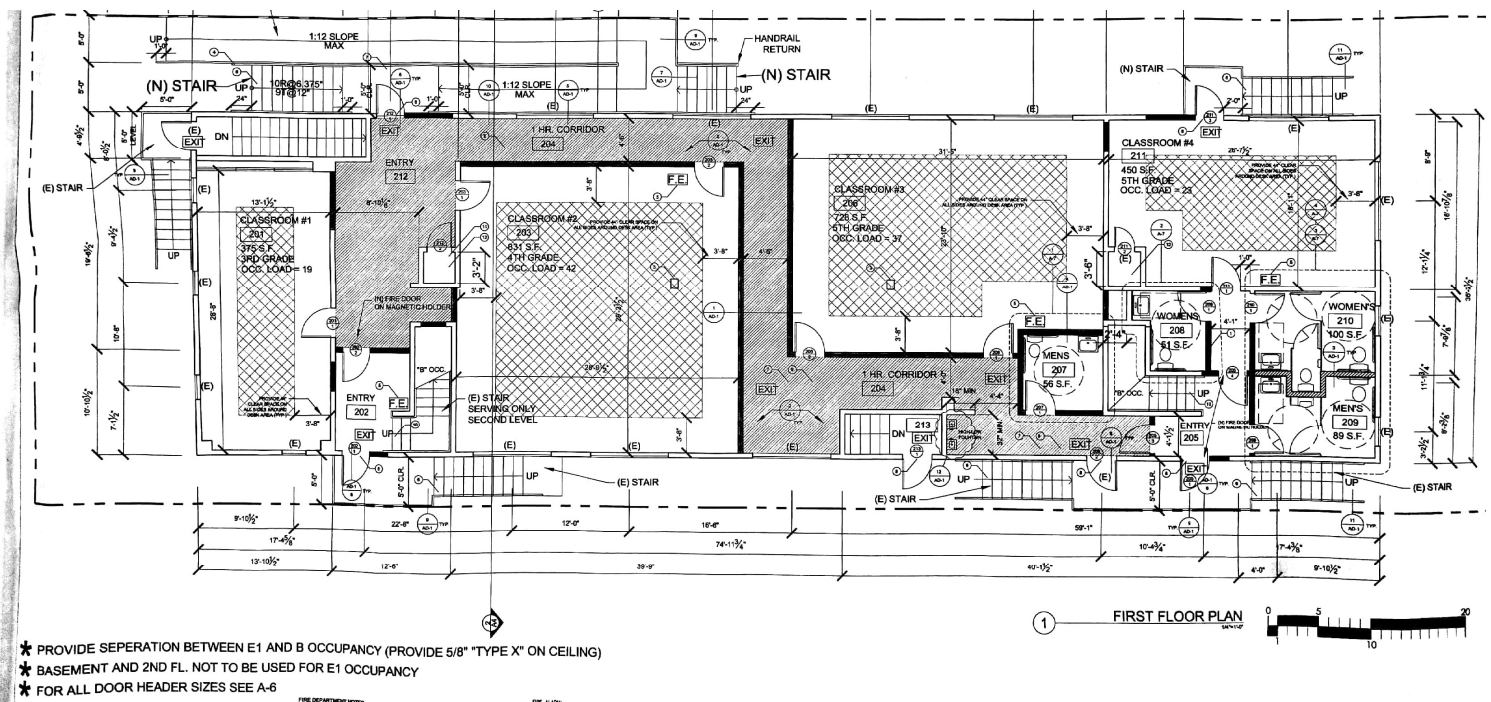


2 FIRST FLOOR EGRESS DIAGRAM

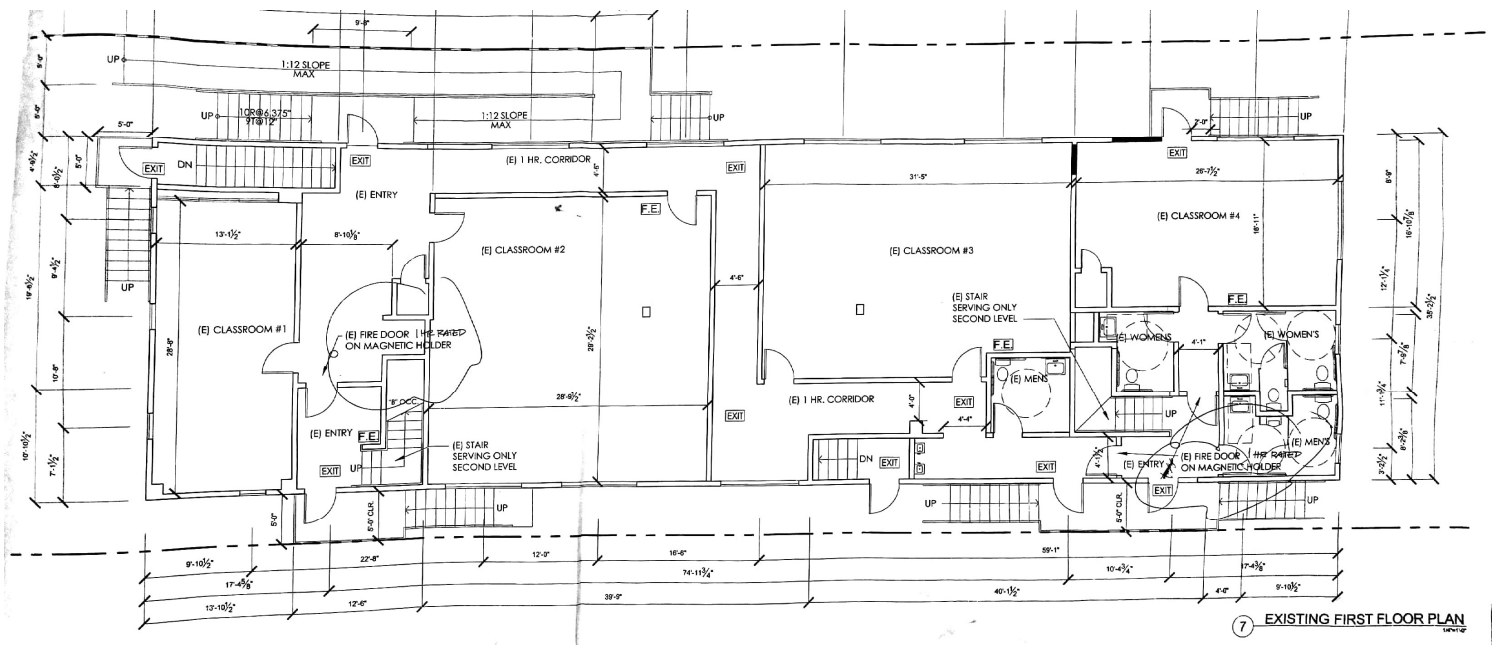
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# ISANA Wadsworth Academy

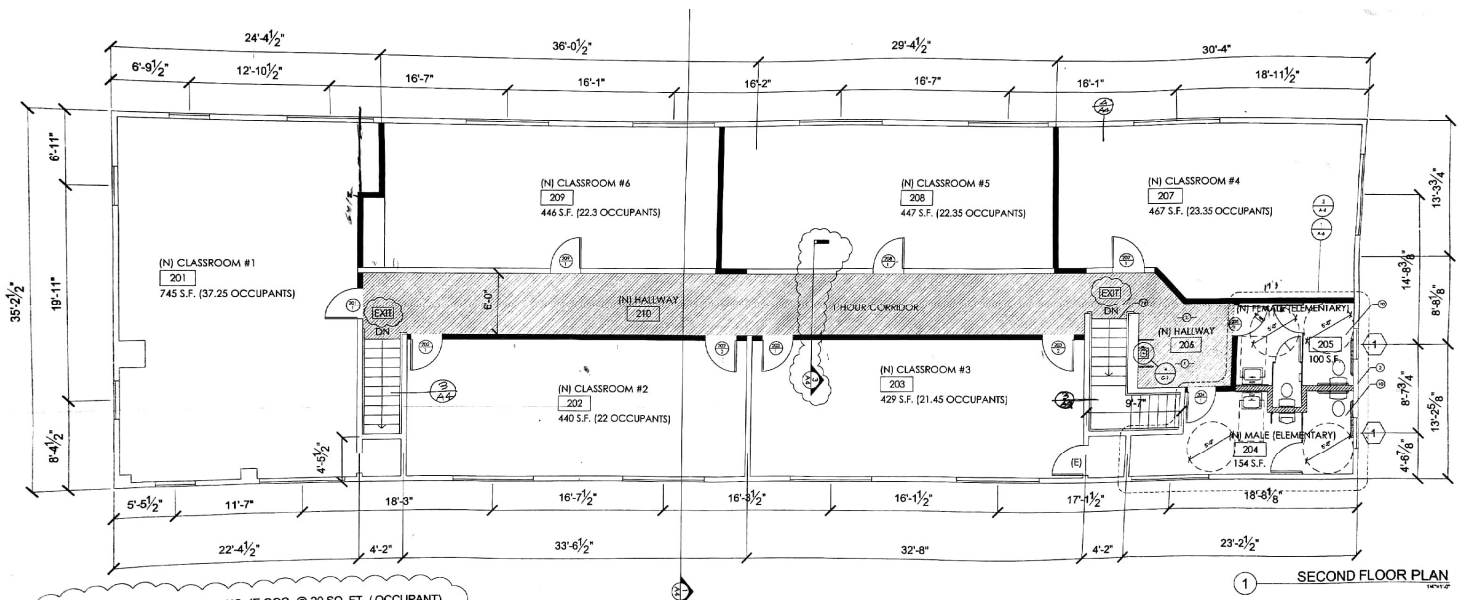


# ISANA Wadsworth Academy



7 EXISTING FIRST FLOOR PLAN

# ISANA Wadsworth Academy







**Underground Service Alert**  
**Call:**

DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

JOB NO.: \_\_\_\_\_

SHEET NO. OF \_\_\_\_

SITE PLAN

WILLARD ELEMENTARY SCHOOL  
COMPTON UNIFIED SCHOOL DISTRICT  
3115 EAST 115th STREET, SUITE 100  
COMPTON, CA 90222

ARCHITECTURE • PLANNING • INTERIORS

**VILLARREAL ARCHITECTS**

ARCHITECTS

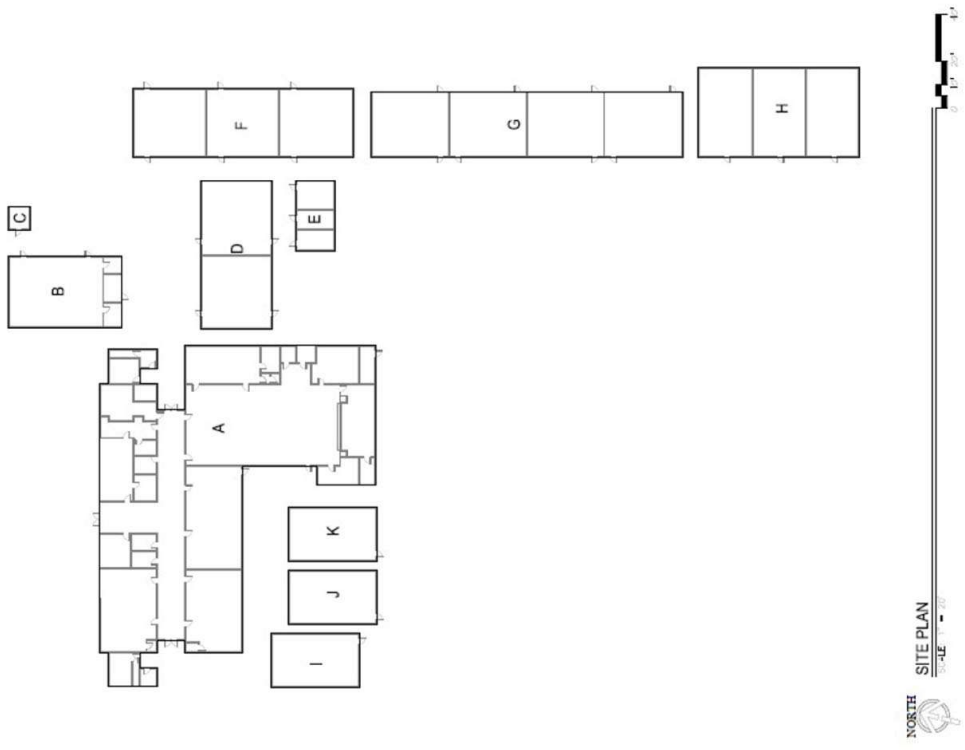
10000 E. 115th STREET, SUITE 100  
COMPTON, CA 90222

REVISIONS

NO.	DESCRIPTION	DATE

WILLARD ELEMENTARY - BUILDING SF:

BLDG 'A':	10,838 S.F.
BLDG 'B':	9,840 S.F.
BLDG 'C':	92 S.F.
BLDG 'D':	1,919 S.F.
BLDG 'E':	500 S.F.
BLDG 'F':	2,765 S.F.
BLDG 'G':	3,708 S.F.
BLDG 'H':	5,236 S.F. (2 story bldg)
BLDG 'I':	960 S.F.
BLDG 'J':	960 S.F.
BLDG 'K':	960 S.F.
GRAND TOTAL:	37,778 S.F.



The floor plan illustrates the second floor layout with the following details:

- Rooms and Dimensions:**
  - Room 1: 34'-6" x 5'
  - Room 2: 30'-0" x 34'-6"
  - Room 3: 10'-2" x 13'
  - Room 4: 7'-4" x 13'
  - Room 5: 3' x 13'
  - Room 6: 3' x 13'
  - Room 7: 11'-6" x 12'-10"
  - Room 8: 11'-7" x 12'-10"
  - Room 9: 8'-7" x 8'-1"
  - Room 10: 8'-1" x 6'-4"
  - Room 11: 6'-4" x 19'-8"
  - Room 12: 19'-8" x 12'-10"
  - Room 13: 9'-8" x 12'-4"
  - Room 14: 12'-7" x 12'-7"
  - Room 15: 15'-1" x 27'-9"
  - Room 16: 9'-8" x 9'-9"
- Key Areas and Features:**
  - MPR (Master Preparation Room):** Located between rooms 1, 2, 3, 4, and 5.
  - FRONT ROOM:** Located between rooms 4, 5, 6, 7, 8, and 9.
  - CONF RM 15:** Conference room located between rooms 14 and 15.
  - RECPT (Reception):** Located between rooms 14 and 15.
  - VAPA STORAGE:** Storage area located between rooms 14 and 15.
  - HR/AP (Human Resources/Accounts Payable):** Located between rooms 14 and 15.
  - ELEVATOR LOBBY:** Located at the bottom left of the plan.
  - RESTROOMS:** Men and Women restrooms located near the elevator lobby.
  - STAR 2:** Staircase located between rooms 14 and 15.
  - NEW DOOR:** Indicated at room 1.
  - EXIT:** Two exits are marked: one near room 14 and another near room 15.
  - DOORS:** Various door types are indicated, including fire-rated doors (N) and fire-rated doors (E).
- Egress Paths:** Red arrows show the primary fire egress routes from each room. The paths generally lead towards the exits and the staircase area.

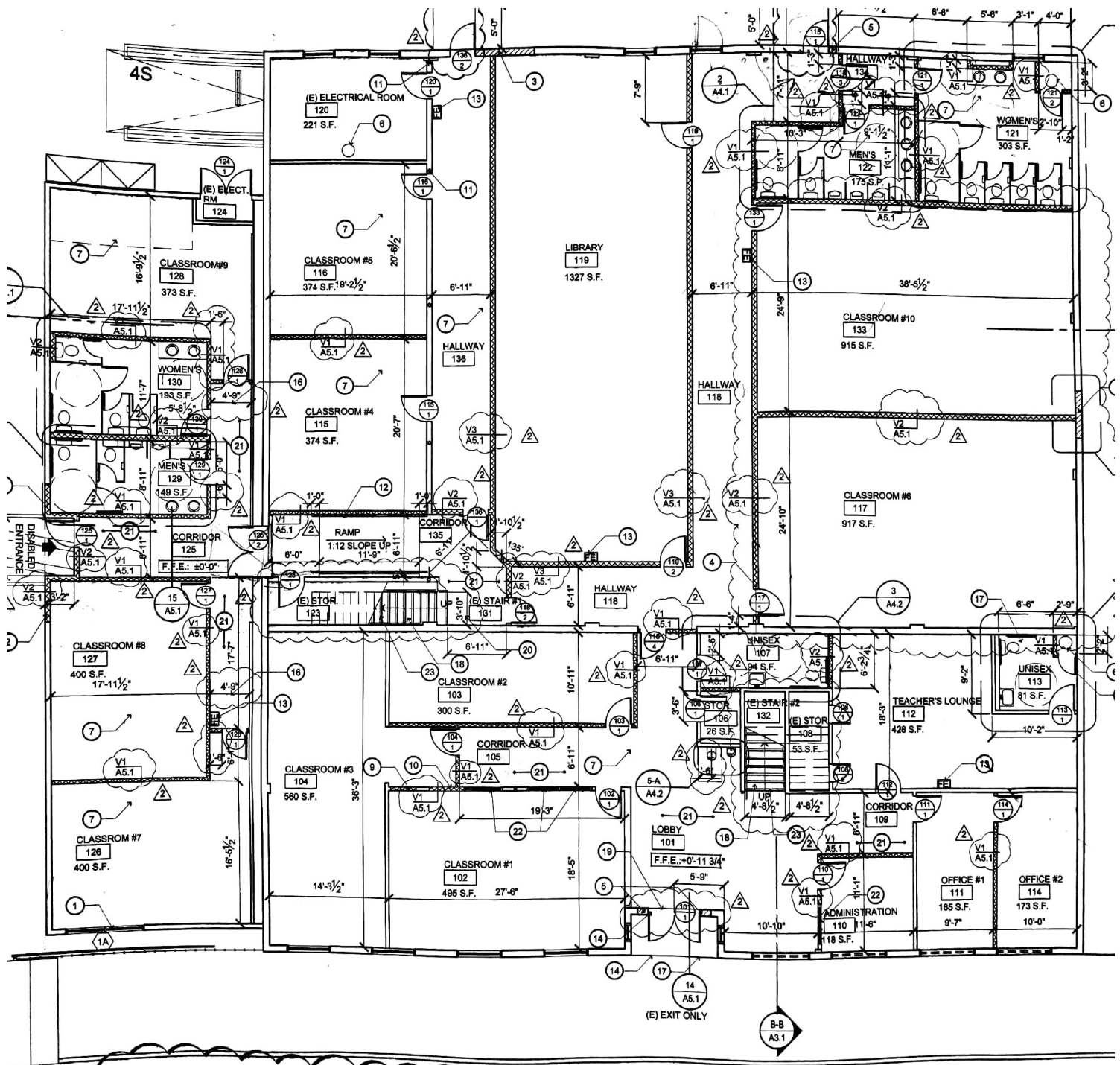


**NORTON AVE**





# ISANA Nascent Academy - Jefferson

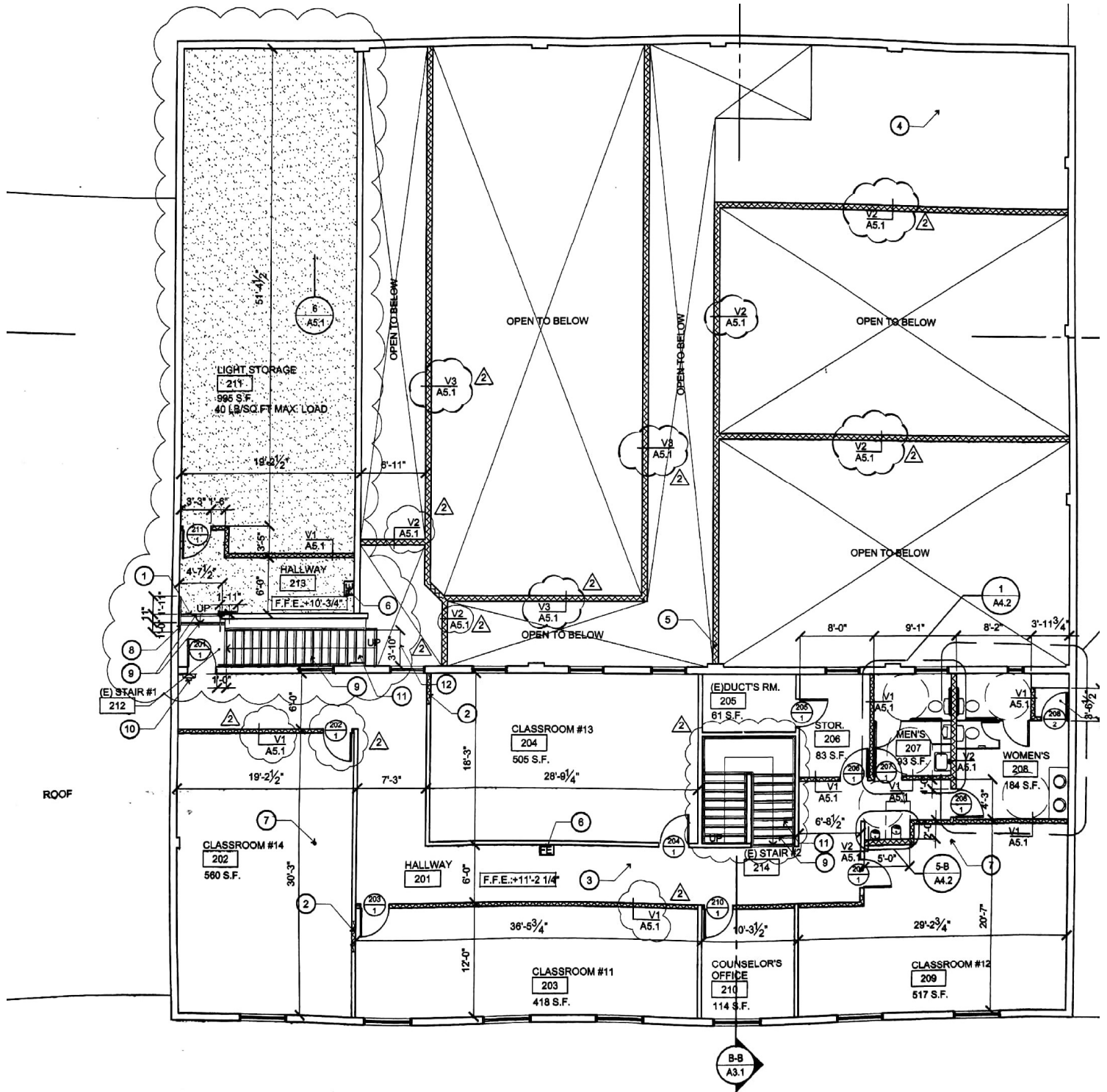


GRADES K THROUGH 2 SHALL OCCUPY ONLY 1ST FLOOR

1 FIRST FLOOR PLAN

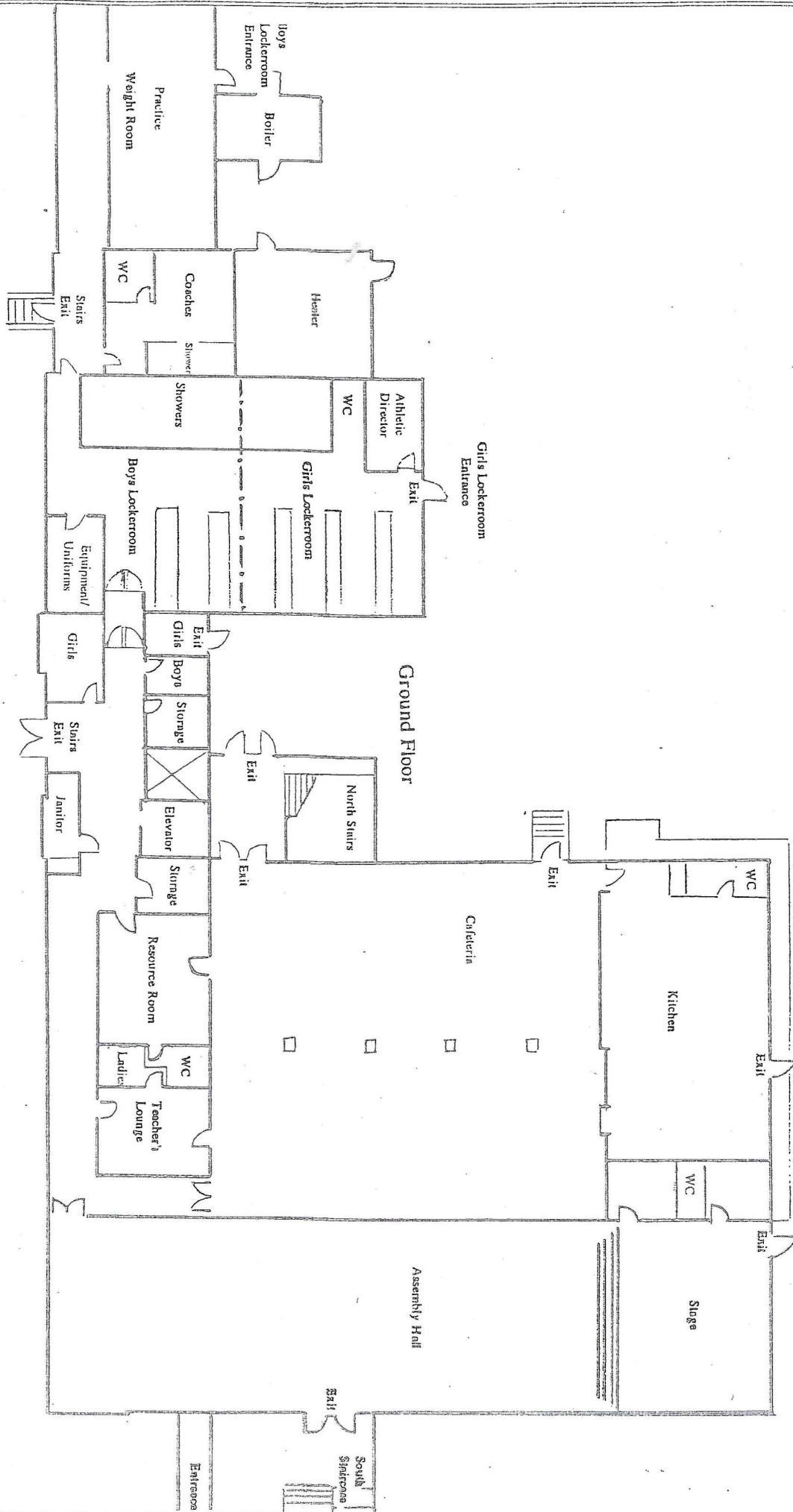
1/8"=1'-0"

# ISANA Nascent Academy - Jefferson



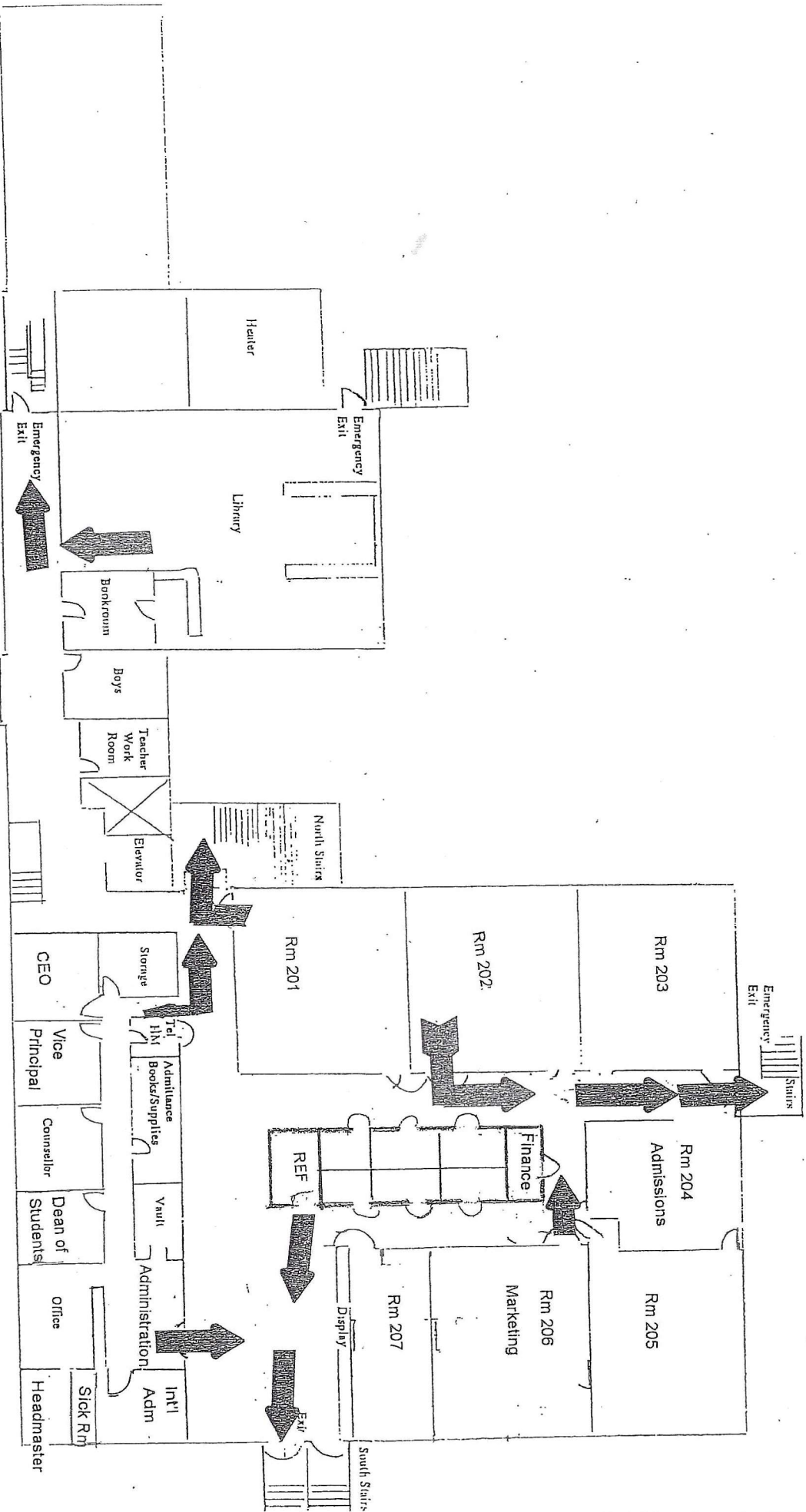
GRADES K THROUGH 2 SHALL NOT OCCUPY 2ND FLOOR

1 SECOND FLOOR

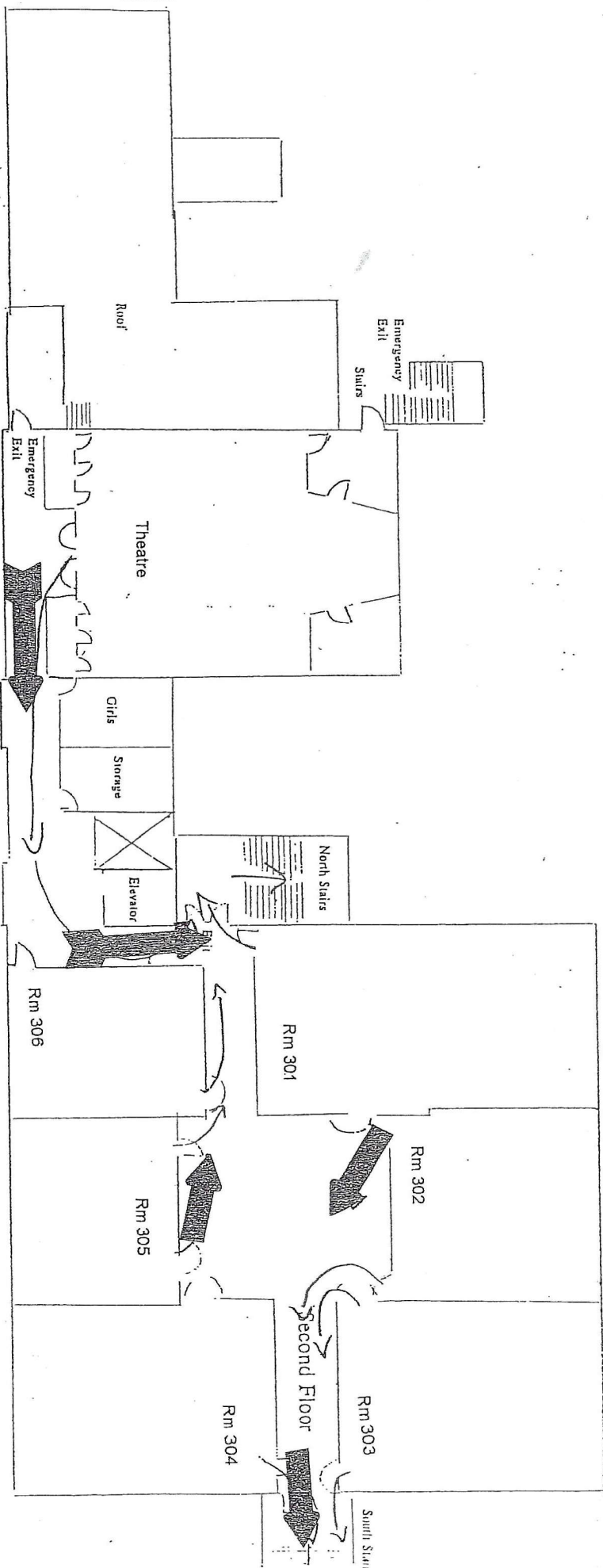


RIKET ACADEMY  
2911 San Fernando Road  
Los Angeles, CA 90065  
GROUND FLOOR

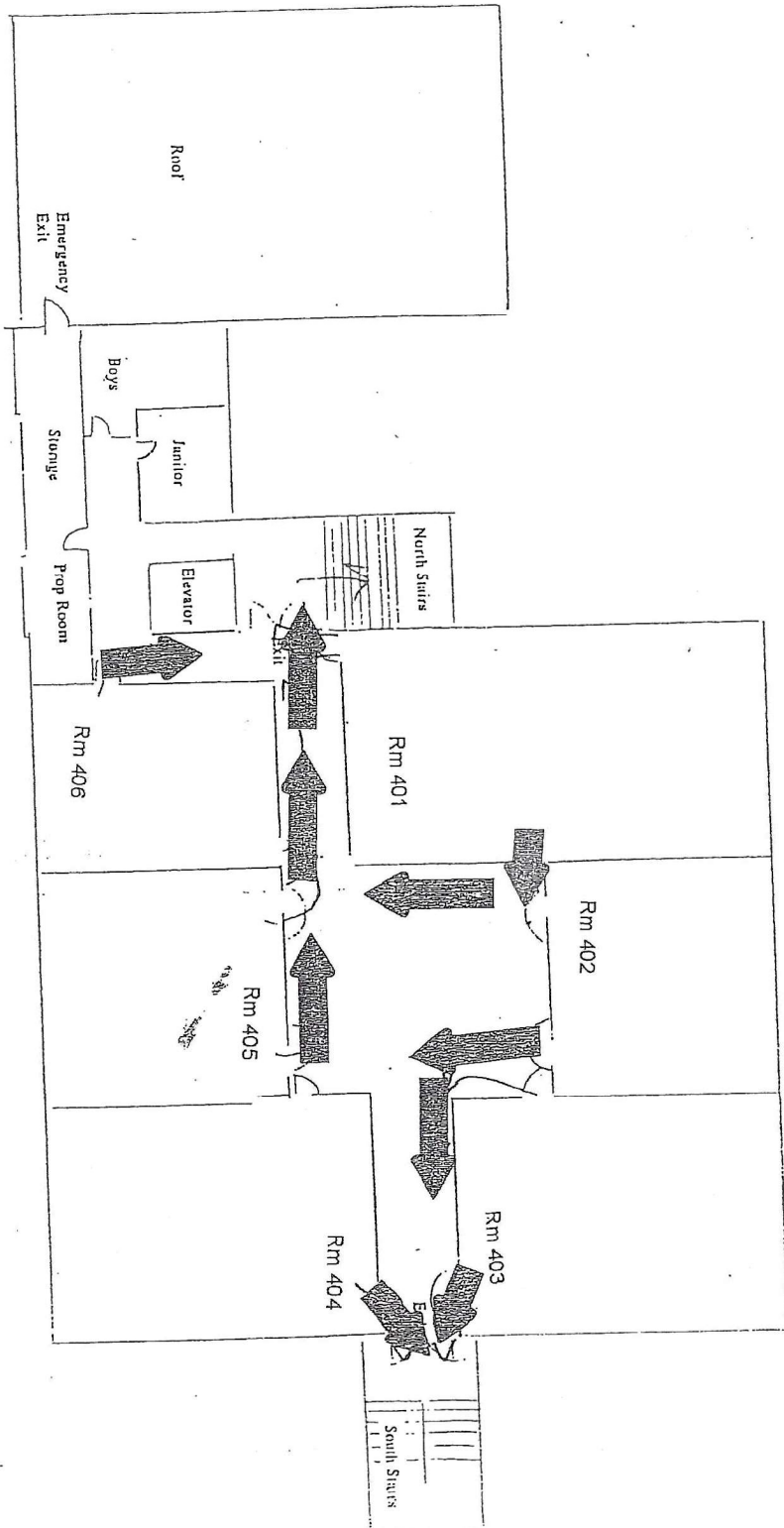




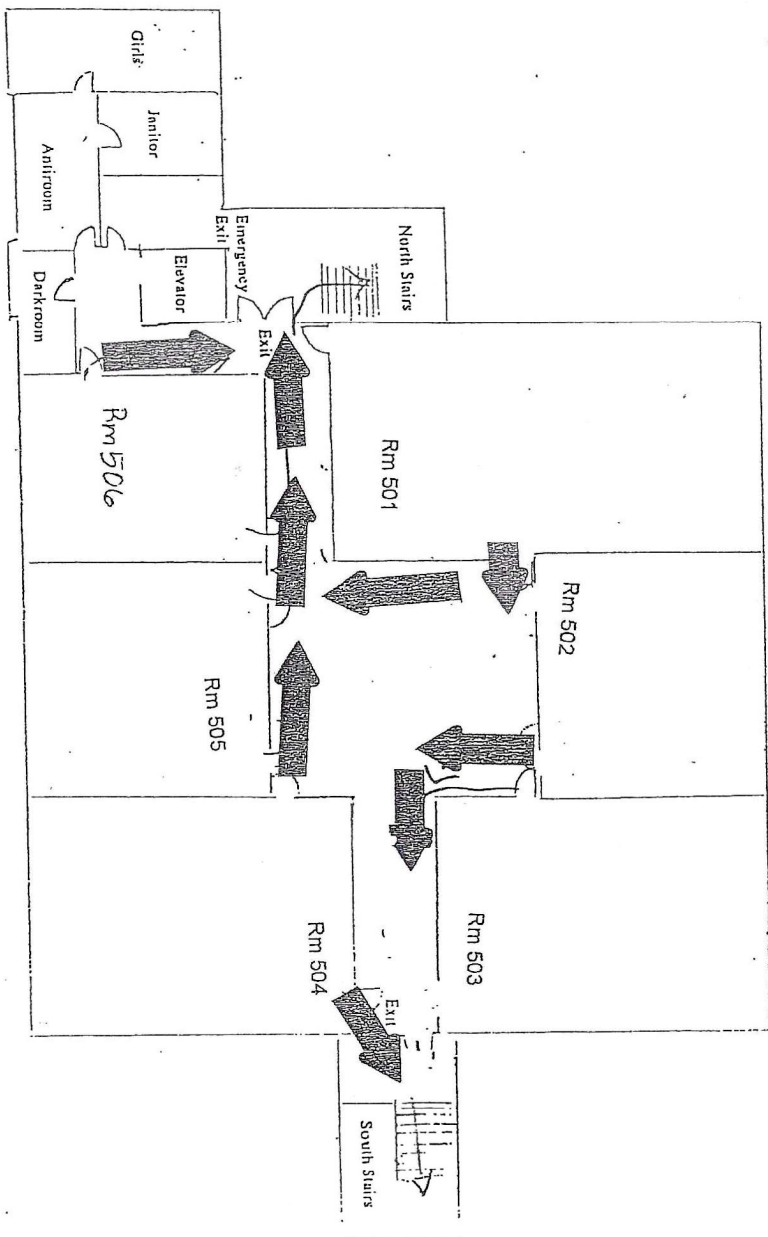
RIBET ACADEMY  
 2911 San Fernando Road  
 Los Angeles, CA 90065  
 2nd Floor



RIBET ACADEMY  
2911 San Fernando Road  
Los Angeles, CA 90065  
3<sup>rd</sup> Floor



RIBET ACADEMY  
 2911 San Fernando Road  
 Los Angeles, CA 90065  
 4<sup>th</sup> Floor



RIBET ACADEMY  
2911 San Fernando Road  
Los Angeles, CA 90065  
5<sup>th</sup> Floor