



Office of the City Manager

CONSENT CALENDAR

June 16, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Wahid Amiri, Interim Director, Public Works

Subject: Contract No. 32500082 Amendment: Telegraph Property and Business Management Corporation

RECOMMENDATION

Adopt a resolution amending the current contract with the Telegraph Property and Business Management Corporation, commonly known as the Telegraph Business Improvement District, for the janitorial maintenance of the 24-hour, seven days a week, public restroom increasing the not-to-exceed amount by \$150,000 for a new not-to-exceed amount of \$300,000 and extend the contract through June 30, 2027.

FISCAL IMPACTS OF RECOMMENDATION

There are funds available in the proposed FY2027 Public Works Budget (Fund 011-General Fund) for janitorial services, pending approval from Council.

CURRENT SITUATION AND ITS EFFECTS

Public Works has contracted with the Telegraph Property and Business Management Corporation (commonly known as the Telegraph Business Improvement District (TBID)) for the janitorial services for the public restroom on Channing Way near the intersection with Telegraph Avenue. They perform regular, daily cleaning work for this facility throughout the year to ensure it is operational and sanitary for users. They also restock bathroom toiletries and other supplies during these cleanings.

Amending the contract with the servicing of the public restroom is in alignment with the City's Strategic Plan, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

Effective January 1, 2026, local agencies are required to satisfy noticing requirements for certain contracts for services that meet the criteria outlined in Government Code Section 3204.1 as amended by AB 339. This project does not meet the criteria in Government Code Section 3504.1 and is exempt from the noticing requirement.

BACKGROUND

TBID was selected through a sole source agreement in January of 2023 in advance of the completion of the restroom which was anticipated in April 2023. The original contract

has an initial start date of July 1, 2024, but construction delays prevented the implementation of this contract until January 2025 as the contractor prepared for the opening of the restroom to the public.

TBID is currently best suited to oversee this work as they have Ambassadors that will assist in monitoring the status of the restrooms. The cleaning will be handled by their subcontractor which is currently maintaining the restroom inside the Telegraph Channing Garage. The cleaning subcontractor will be responsible for cleaning and inspecting the restroom three times a day, seven days a week, and will have easy access to their supplies within the Telegraph Channing Garage. Additionally, coordinating with TBID was a recommendation of the Citywide Restroom Study as TBID has Ambassadors that are readily able to report issues to the City.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Providing ongoing janitorial service for the 24-hours a day, seven days a week, public restroom will keep the restroom open and usable by the community. Public restrooms may help reduce open defecation which impacts stormwater and public health. There are no identifiable climate impacts.

RATIONALE FOR RECOMMENDATION

Amending the existing contract is the most efficient and effective use of City resources.

ALTERNATIVE ACTIONS CONSIDERED

Without extending the contract, the City will have to close this restroom as there are no available City janitorial staff to perform the same work.

CONTACT PERSON

Joy Brown, Operations Manager, Public Works, 510-981-6629
Aaron Baker, Superintendent, Public Works, 510-981-6452
Tucker Brofft, Senior Management Analyst, Public Works, 510-981-5375

RESOLUTION NO. ##,###-N.S.

CONTRACT NO. 32500082 AMENDMENT: TELEGRAPH PROPERTY AND
BUSINESS MANAGEMENT CORPORATION

WHEREAS, Public Works has contracted with the Telegraph Property and Business Management Corporation (commonly known as the Telegraph Business Improvement District (TBID)) for the janitorial services for the public restroom on Channing Way near the intersection with Telegraph Avenue; and

WHEREAS, on February 25, 2025, City Council authorized the City Manager to execute a Contract Amendment to increase the Contract's spending authority by \$100,000 for a new not to exceed amount of \$150,000 and to extend the Contract through June 30, 2026; and

WHEREAS, funding is available for maintenance and janitorial services in the proposed FY2027 budget pending Council approval; and

WHEREAS, the TBID is well positioned to manage the janitorial services and provide additional support of notification of issues through their Ambassador Program; and

WHEREAS, the City requires the services of TBID to provide janitorial maintenance of the public restroom on Channing Way at Telegraph Avenue.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Amending the contract with the Telegraph Property and Business Management Corporation, commonly known as the Telegraph Business Improvement District, for the janitorial maintenance of the new 24/7 public restroom with a new not to exceed amount of \$300,000 and extend the contract through June 30, 2027.

