



ALAMEDA COUNTY
Community Development Agency

Request for Proposal Environmental Services for 20095 Mission Blvd

**Alameda County Community Development Agency
Economic & Civic Development Department**



**RFP issued: Monday, August 25, 2025
Site Tour: Wednesday, September 3, 2025, 9:00 – 10:00 AM
Responses due: Monday, September 22, 2025, by 5:00 PM**

I. Introduction

The Alameda County Community Development Agency's Economic and Civic Development Department (ECD) is soliciting proposals from qualified environmental services professionals, firms or individuals (the Consultant), to provide environmental services for the County-owned property located at 20095 Mission Blvd including Assessor's Parcel Numbers 414-21-60, 414-21-61, 414-21-78, 414-21-79, and 414-21-80 (the Property).

The Property formerly operated as a new and used car dealership and car maintenance center. In 1998, Underground Storage Tanks (USTs) were removed from the Property by the former owner. In 2008, Alameda County acquired the Property. Prior to the sale of the Property, the seller removed several elements related to the car maintenance work bays including, but not limited to, oil/water separator, hydraulic car lifts and other elements identified as part of the Phase 1 Environmental Site Assessment. In 2009, the main building and car maintenance work bays were destroyed by a fire and were subsequently demolished along with a small used car kiosk. In 2010, a separate building that once housed a PG&E substation was demolished to further clear the site for development. Separate but adjacent to the Property is a PG&E owned property that houses an active substation (APN 414-21-77). APN 414-21-77 is **not** subject to the RFP.

Numerous environmental studies and soil sampling efforts have occurred over the lifetime of the Property and have been documented as follows:

- 1998 Tank Closure Letter - Alameda County Health Care Svcs. / Environmental Health
- 1998 Tank Map - Scott Co.
- 2003 Phase 1 Environmental Site Assessment - Encore Environmental
- 2004 Phase 2 Environmental Investigation - STL
- 2008 Soils Assessment - ATL
- 2009 Soils Report – SES
- 2009 Soils Report Review - Geocon
- 2009 Asbestos Containing Material and Lead Containing Paint Reports - Geocon
 - Kiosk Building (20499 Mission Blvd)
 - PG&E Building (20499 Mission Blvd)
 - Showroom Building (20095 Mission Blvd)

All environmental documentation is available online at Alameda County's General Services Agency's Contracting Opportunities website:

[20095 Mission Environmental](#)

Planned Use(s) for Property:

ECD is considering future uses for the Property, including but not limited to, mixed-use affordable housing, potential market-rate housing, and interim uses that could include pop-up events such as food trucks and vendors, and additional public gardens/green space.

II. Scope of Work

Phase 1 – Review of Existing Environmental Reports

The selected Consultant shall review existing environmental reports and data and provide a **Report of Findings and Conclusions**. The report shall:

- Assess the presence and extent of any hazardous materials or residual contamination
- Identify environmental issues requiring further investigation or remediation
- Recommend next steps in preparation for site redevelopment, particularly around former UST locations and potentially higher than allowed lead levels in soil, including:
 - Should this be cleaned up by the County now?
 - Do we let a future developer clean it up?
 - Do we need to prepare a soil management plan now?
 - Do we need to grid the entire Property to make further determination?

Phase II - Subsurface Investigation

The County may choose to extend the Consultant's scope to add a second phase of work which would entail borings and soil sampling. Tasks may include, but are not limited to, the following:

- Obtaining and paying for all required permits
- Mobilization of drilling rig to site
- Borings and soil sampling
- Analysis of soil samples by Certified California Laboratory
- Review of Laboratory findings
- Development of Phase II Report of Findings including necessary remediation measures that a separate contractor can utilize to satisfy potential environmental hazards at the site.

Responses to this RFP should include the Consultant's estimated cost and timeframe to perform and deliver the Phase I and Phase II scopes of work separately.

Consultant shall possess all permits, licenses, certificates, and professional credentials necessary to perform the services specified under this RFP.

III. RFP Schedule

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IV. Submittal Requirements

Submittal responses should provide the following:

1. Transmittal Letter
2. Description of Consultant/Team
3. Description of Relevant Project Experience
4. Consultant(s) Estimated Cost to Perform Scope of Work
5. Consultant(s) Estimated Timeframe for Performing Scope of Work
6. Evidence of Compliance with Alameda County's Small, Local, Emerging Business Program (SLEB)
7. List of Three (3) Professional References

Format: Submit a single PDF file, clearly labeled, with sections matching the list above, via email to renuka.dhadwal@acgov.org

V. Selection Criteria

The County will use the following criteria to evaluate responses:

- Demonstrated experience with similar urban or former industrial sites
- Quality of proposal and understanding of project scope
- Record of completing work on time and within budget
- Experience working with local government agencies
- Compliance with Alameda County's SLEB requirements

VI. Selection Process

The County will select one Consultant to complete this work and prepare a professional services agreement.

The County reserves the right to reject any or all proposals. The County will bear no cost associated with responses.

VII. Contact for Information

Renuka Dhadwal – Primary
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510-670-6112 - Office

Jaimie Orfanos – Technical Queries
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Electronic copies of the RFP are available at: [Alameda County General Services Agency Contracting Opportunities](#) website