

Addendum 2

ACFD RFSOQ 25-03 CEQA Services for Fire Stations 24 & 26

This addendum addresses the following:

1. The link to the slides provided in the Q&A release inadvertently linked to the wrong file. The correct slide presentation is attached.
2. The Q&A file inadvertently cut off some cells. The full version is attached.

Bidder's Conference
RFP 25-03
CEQA Services FS 24&26

December 10, 2025

Introductions

Eric Moore, Deputy
Chief of Support
Services and
Communications, ACFD

Lynn Kozma,
Procurement
Specialist, ACFD

Please enter your
name, company, and
email address in the
chat

Alameda County Fire Department

- 26 Fire Stations
- 25 Engines, 7 Trucks, 1 Rescue & 4 Battalion Chiefs (24 /7)
- Service area of over 508 square miles
- Approximately 419,188 citizens
- Approximately 510.4 FTE
 - Fire: 460.9
 - ACRECC: 49.5

Mission Statement & Core Values

“We will provide the highest level of service to our communities by valuing our members, promoting positive leadership and dedicating ourselves to excellence”

Customer Service

Our Members

The Organization

Strategic Management

Regional Cooperation

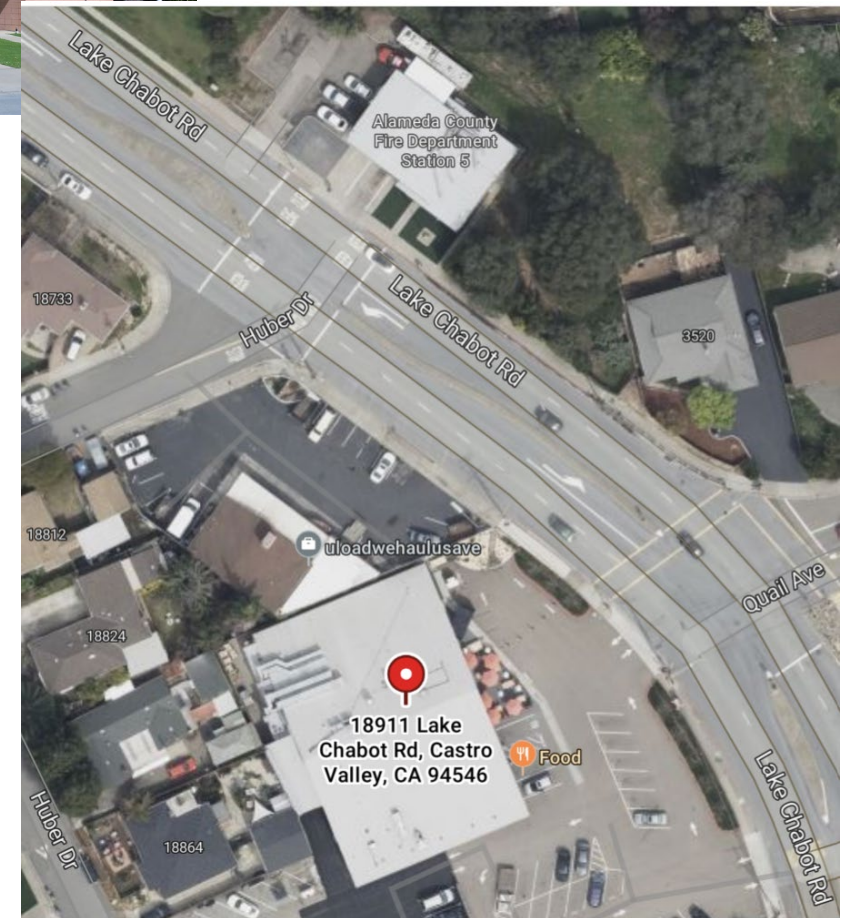
About the Projects

- Fire Station 24
 - 1430 164th Avenue in unincorporated San Leandro
 - Double company
 - To be rebuilt on site
 - Phase 1 ESA complete
 - Phase 2 ESA not needed
 - Located in historically residential area



About the Projects

- Fire Station 26
 - Located at 18770 Lake Chabot Road in Castro Valley
 - To be built on former Castro Valley Market site located at 18911 Lake Chabot Road
 - Single company
 - Phase 1 ESA complete
 - Phase 2 ESA TBD
 - Located in an historically mixed residential and commercial area



Summary of Services Requested

- Scope:
 - Qualifications
 - Requirements (2 sites)
 - Initial Study
 - All-inclusive CEQA documentation
 - Initial Study report
 - CEQA Declaration documents
 - Response to Comments
 - MMRP
 - Notices
 - Consultation Services
 - Meetings
 - CEQA procedures, regulations. substantive issues
 - Advise on all aspects of the regulatory review process and navigation

Bid Proposal

Template provided in the RFP

- **Cover Page**
- **Table of Contents**
- **Letter of Transmittal – maximum of two (2) pages**
- **Narrative of Proposed Scope of Work and Deliverables – maximum ten (10) pages**
- **Organizational Chart, Table of Key Personnel & Approach – maximum ten (10) pages**
- **References – three (3) pages - one page project summary per reference – note: excludes reference summary page**
- **Attachments**
 - **Resumes (2-page limit)**
 - **Exceptions and Clarifications**
 - **SLEB Information Sheet**
 - **Credentials and Professional Certifications**
 - **Debarment and Suspension Certification**
 - **Additional Project Examples (optional)**

Scoring Summary

Category	Score
Completeness of Response	P/F
Debarment and Suspension	P/F
Understanding of the Scope of Work	10
Services and Deliverables	30
Organization and Management Approach	40
References	5
Interviews	15
Local preference points	5%
SLEB preference points	5%

REQUEST FOR STATEMENT OF QUALIFICATIONS No. 25-03: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SERVICES FOR REBUILDING FIRE STATIONS 24 & 26

RFSOQ Timeline

EVENT	DATE/LOCATION
Request Issued	Nov-24, 2025
Virtual Networking/Proposers Conference	Dec-10, 2025 @ 10:00 a.m. (PDT) TO ATTEND ONLINE: Click here to join meeting Dial-in: +1-469-208-1516, 425783384# Phone conference ID: 425-783-384#
Written Questions Due via Email: Lynn.Kozma@alamedacountyfire.gov	Dec-12, 2025 by 5:00 p.m. (PST)
List of Attendees	Dec-12, 2025
Q&A Issued	Dec-31, 2025
Response Due	Jan-26, 2026 by 2:00 p.m. (PST)
Evaluation Period	Jan-27, 2026 – Feb-6, 2026
Vendor Interviews (if needed)	~Week of Feb-9, 2026
Notice of Intent to Award Issued	~Week of Feb-16, 2026
ACFD/Board Consideration Award Date	April 2026
Contract Start Date	April 2026

NOTE: All dates are tentative and subject to change.

County SLEB Program Compliance

- Prime Contractor must either be a Certified SLEB in Alameda County or subcontract 20% of the value of the contract to SLEB subs
- Preference points awarded to qualifying Bidders
 - 5% if Certified SLEB
 - 5% if Local
- Prevailing wage required
- The County uses Elation System software to monitor compliance
 - Registration instructions provided to winning Bidder for no-cost access

Questions

- Email your questions by 5 pm December 12th to:
- Lynn.Kozma@alamedacountyfire.gov
- Q&A and Addendum (if needed) will be posted to the GSA website. You will receive email notification of the posting.



Thank you for
attending!

RFSOQ 25-03 CEQA Services FS 24 & 26

No.	Question	Answer
1	Can you share the slides from the pre-bid conference?	Yes, please use the link to attachments at the bottom of this table.
2	Does the Proposer need to use the Proposal Response Packet as a template, or can the Proposer use their own template as long as the questions are answered in the same order? The exception to this would be if the Proposal Response Packet specifies that ACFD's template should be use, as is the case for the references.	In the RSFOQ Instructions to Bidders, it states " <i>The submitted proposal must conform to and include Exhibit A – Proposal Response Packet, as amended or revised by Addendum, including additional required documentation. A Proposer may be disqualified if the most current version of Exhibit A, as revised and published through Addenda, is not used .</i> " It is acceptable to use the pages in Exhibit A as spacer pages in your proposal response. Other pages may then be formatted using your preferred template. It is also acceptable to copy/paste the pages in Exhibit A into your preferred template as long as they are in the correct order.
3	Lead Agency: Will Alameda County Fire Department serve as the CEQA Lead Agency, or will this be handled by another Alameda County department (e.g., Planning or Public Works)?	Yes, Alameda County Fire Department will serve as the CEQA lead agency.
4	Responsible & Trustee Agencies: Which agencies does ACFD anticipate will be Responsible or Trustee Agencies requiring consultation (e.g., County, BAAQMD, Caltrans, RWQCB, CDFW, EBRPD)?	ACFD relies on the Consultant to identify and coordinate with any and all Trustee Agencies that may be required to meet each Station's CEQA requirements.
5	Will operations for both Fire Stations 24 and 26 continue during construction, requiring a temporary station or relocation plan? Or will those operations be shifted to other ACFD stations during construction of both stations?	ACFD plans to maintain the current crew at the existing Station 26 throughout the construction phase for the new Station 26 (to be built on a nearby property). For Station 24, ACFD anticipates using portables located on-site during the demolition and construction of the new Station 24 on the same site.
6	What is the status of Bridging Architect's (the noted architect in the RFP) project plans and architectural drawings for each station? Will schematic designs or project descriptions be available to the CEQA consultant at project initiation, or will the consultant need to develop project descriptions independently?	The Bridging Architect RFSOQ was released 12/8/2025. The project descriptions will need to be developed.

7	Is ACFD or the County working with any other design or technical consultants that the CEQA consultant will be required to coordinate and work with?	ACFD will conduct a Phase 2 ESA at the site for Station 26. A Geotechnical report is under the scope of the Bridging Architect.
8	Technical Studies: Which technical studies does ACFD anticipate will be required? Has the County requested any specific technical studies be included in the CEQA consultants' scope of work? For example:	See below (9-17)
9	a. Air quality/greenhouse gas analysis	Will likely be needed.
10	b. Biological resources assessment	Will likely be needed.
11	c. Cultural/historical resources (Station 24 built in 1976; Station 26 built in 1963)	Will likely be needed.
12	d. Geotechnical/soils analysis	Under Bridging Architect scope.
13	e. Noise study	Will likely be needed.
14	f. Traffic/transportation analysis addressing any of the following:	Will likely be needed.
15	i. Vehicle Miles Traveled (VMT) (CEQA)	Will likely be needed.
16	ii. Level of Service (LOS) or Intersection Study (Non-CEQA)	May be needed.
17	iii. Site Access/Circulation (Design)	Under Bridging Architect scope.
18	AB 52 Tribal Consultation: Has AB 52 tribal consultation been initiated for either project? If so, which tribes have been contacted and what is the status? Does ACFD or the County anticipate needing assistance from the chosen consultant with AB 52 consultation for either one or both of the fire station projects?	AB52 Tribal Consultation is within the scope of the CEQA Consultant. No initial consultation has been held.
19	Community/Political Sensitivity: Are there known community concerns, opposition, or politically sensitive issues associated with either station project that the CEQA consultant should be aware of?	ACFD knows on none.

20	Public Hearings/Presentations: The RFP mentions presentations to County, Board, Municipal Advisory Committee, Community, etc. Which specific public hearing bodies will be involved for each station, and how many meetings should be anticipated?	For both projects, the Unincorporated Services Committee will be engaged. For Station 26, the CV MAC will be engaged. ACFD estimates no more than 4 total such meetings.
21	Public Meeting Formats: Will public meetings (scoping, public hearings) be in-person, virtual, or hybrid? Who is responsible for venue/technology arrangements?	ACFD has a strong preference for in-person meetings with the public whenever possible.
22	Number of Document Copies: How many hard copies of draft and final CEQA documents are required? The RFP mentions "printing and distributing" but does not specify quantities.	Consultant shall be responsible for supplying all copies needed for public comment period(s). This may vary slightly by station. CV MAC prefers hardcopies be supplied to all committee members. ACFD requires one copy for each station during public comment periods. ACFD prefers that at least one hard copy for each station be posted with relevant public libraries during each public comment period and any other public venue recommended by Consultant and/or required by law. ACFD estimates no more than 25 in total.
23	The sample contract in Appendix B references a Not-to-Exceed amount of \$314,824. Is this the anticipated budget for both stations combined, or is this a placeholder from a previous contract?	This was a placeholder leftover from a previous contract. Please disregard.
24	Regarding RFQ No. 25-03, can you confirm that the proposal is for two fire stations, not three? It looks like it is just two (New Fire Station No. 24, No. 26), but "3 stations" is referenced multiple times in the instructions.	Confirmed. RFSOQ 25-03 is for 2 stations, not 3.
25	The RFSOQ references two different addresses for Fire Station 26 (18911 Lake Chabot Rd. on the cover page and 18770 Lake Chabot Rd. in the station table). Please confirm the correct project address and parcel location for Fire Station 26.	Clarification: 18911 Lake Chabot Rd is the project site. 18770 Lake Chabot Rd is the location of existing station 26.

26	The evaluation criteria reference up to 10% total preference points (5% Local Preference and 5% Small and Local or Emerging and Local Preference). Please confirm whether a single certified SLEB firm may receive the full 10%, or how the preference is applied when a proposer or team includes SLEB participation.	If a proposer is a certified SLEB vendor, they will receive 10% preference points. To clarify, if their compiled score from the Selection Committee scoring is 400 of the possible 500 points, they would receive 10% more points for a total of 440 points.
27	While we understand from the Proposers Conference that both stations will undergo Initial Study evaluation and that Phase I environmental work has been completed, will ACFD provide high-level project details (e.g., approximate building size, demolition scope, and grading assumptions) to support accurate fee development at the proposal stage?	Phase 1 ESA documents are attached to this Q&A response as are the building rendering drawings and program documents for previous similar projects that were provided with the RFSOQ for the bridging architect as a reference. Since ACFD is still procuring the bridging architect for these projects, some of the site-specific information is not yet available. To access the attachments please use the link at the bottom of this table.
28	The Request for SOQs, Appendix A shows that the new Fire Station 26 will be located across from the existing fire station site. Will the County confirm the parcel numbers, addresses, and acreages associated with the new location?	Station 24: 1430 164th Ave., San Leandro (Ashland); APN 80-71-42-6; 1.393 acre Station 26: Currently consists of 3 parcels (being consolidated) 18902 Huber Dr., 18911 Lake Chabot Rd., 18919 Lake Chabot Rd.; APN 84B-502-55, 84B-502-45, 84B-502-46; 1.2 acre
29	During the Proposers Conference, it was mentioned that Phase I/II Environmental Site Assessments are underway or have been completed. Are there additional technical studies that we should assume will be provided by the County?	ACFD will provide the Geotechnical report when it becomes available. ACFD will also provide the phase 1 ESAs for both locations (attached) and the phase 2 ESA for station 26 site when it becomes available. Please use the link at the bottom of this table to access the attachments.
30	In the Proposer's Conference, it was noted that we should provide a rate sheet. Is the County looking for hourly rates for the prime consultant and subconsultants?	Yes, that is correct. Please provide hourly rates for all key personnel/roles for prime and subcontractors.