

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	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
3	serve as the CEQA Lead Agency, or will this be handled by another Alameda County department (e.g.,	Yes, Alameda County Fire Department will serve as the CEQA lead agency.
4	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 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
6	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	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	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	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;	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	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-	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	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	ACFD knows on none.
20	Public Hearings/Presentations: The RFP mentions presentations to County, Board, Municipal Advisory Committee, Community, etc. Which specific public	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	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
23	The sample contract in Appendix B references a Not-to-Exceed amount of \$314,824. Is this the anticipated budget	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	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	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	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	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

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,	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;
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	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
30	In the Proposer's Conference, it was noted that we should provide a rate sheet. Is the County looking for hourly rates	Yes, that is correct. Please provide hourly rates for all key personnel/roles for prime and subcontractors.
		Link to Attachments