



COUNTY OF ALAMEDA

Questions & Answers

to

IRFP No. PLN2026-001

for

HISTORIC RESOURCES SURVEY FOR CASTRO VALLEY

Networking/Bidders Conference Held on March 18, 2026, at 9 a.m.

This County of Alameda, General Services Agency (GSA), IRFP Questions & Answers (Q&A) has been electronically issued to potential bidders via email. Email addresses used are those in the County's Small Local Emerging Business (SLEB) Vendor Database or other sources. If you have registered or are certified as a SLEB, please ensure that the complete and accurate email address is noted and kept updated in the SLEB Vendor Database. This IRFP Q&A will also be posted on the GSA Contracting Opportunities website located at [Alameda County Current Contracting Opportunities](#).



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**County of Alameda, General Services Agency – Procurement
IRFP No. PLN2026-001, Questions & Answers**

Thank you for your participation and interest in the County of Alameda IRFP No. PLN2026-001 – Historic Resources Survey for Castro Valley.

Below is a list of questions received by County staff during the March 18, 2026, networking/bidders conference and via email, along with corresponding responses.

Questions and Answers:

- Q1) Will consultants be expected to participate in interviews and public meetings in-person or virtually?
- A1) If interviews are conducted, in-person attendance is preferred, although a hybrid option may be available upon request. Public meeting attendance may be either in person or virtual; however, in-person participation is preferred.
- Q2) Do you anticipate the agricultural buildings in the Castro Valley canyons being part of the scope and if so, are there DPR forms for any of these properties that can be shared?
- A2) The Parks, Recreation, and Historical Commission (PRHC) has expressed a desire to include agricultural buildings in the survey. We acknowledge that it may be difficult to see many of these properties from the road. We ask bidders to include what they think is feasible in their proposals. Examples of DPR forms that the County has for properties located in the Castro Valley Canyons can be found [here](#).
- Q3) Do the 13,000 potentially historic properties in Castro Valley referenced in the IRFP include agricultural buildings?
- A3) We believe so. For context, the 13,000 properties were identified using data from the County Assessor’s Office. We suggest viewing or reading the minutes from the past few PRHC meetings to get a sense of what the PRHC would like to see included in the survey for additional background information. Meeting agendas and minutes can be found [here](#).
- Q4) Will the PRHC be reviewing drafts of work?
- A4) Yes. We anticipate the PRHC, or a PRHC subcommittee, will review at least one version of work.
- Q5) Will the PRHC be involved in deciding what properties will receive DPR forms?
- A5) Yes. The intention is for the PRHC to choose properties from a short list to receive intensive-level treatment, including the preparation of DPR forms.
- Q6) Can you provide more information on the SLEB program and does the County maintain a list of qualified businesses?
- A6) See the [SLEB website](#) for more information about the program, including a database of qualified businesses.

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Q7) What is the PRHC looking for in regards to indigenous and cultural sites?

A7) The PRHC's only request was that these sites be considered in the project. Please include your approach to this in your proposal.

Q8) Is the expectation to include local tribes in stakeholder outreach?

A8) We are open to ideas. The scope of work was developed to allow flexibility, and we encourage a range of approaches.

Q9) Is the intent to prioritize the oldest structures?

A9) This was the request of the PRHC. We ask bidders to outline a logical approach to surveying structures that fall within the range of 45 years old or older.

Q10) What did the zoom meeting scheduled for March 18 @ 9:00AM cover? Or was it just the opportunity for consultants to ask questions?

A10) The Networking/Bidders Conference served three primary purposes and included a staff presentation regarding the IRFP. First, it allowed Small Local Emerging Businesses (SLEBs) and larger firms to network and explore potential subcontracting partnerships for any contracts that may result from this Informal Request for Proposal (IRFP). Second, it provides Bidders with the opportunity to ask project-specific questions and request clarification regarding the IRFP. Finally, it offered the County a forum to receive feedback on both the project and the IRFP. Refer to Attachment 1 for a copy of the presentation.

Q11) If we missed this conference, would we still have an opportunity to submit a proposal by April 6?

A11) Yes. Please review the instructions carefully and the schedule outlined in the IRFP. Proposals are due on April 6th by 2pm.

Q12) Does the project proponent have funding in-hand?

A12) Yes, the County currently has a \$40,000 budget. An additional \$40,000 is anticipated in September 2026, pending Board of Supervisor approval for a total of \$80,000 to support the IRFP scope of work.

Q13) Is the project funded through a federal or state grant (and/or with matching funds)?

A13) The project is locally funded.

Q14) Has a budget been determined?

A14) Refer to Q12.

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- Q15) Would the County consider a proposal that extends the timeline of the project up to a year in order to incorporate robust volunteer training and participation in the survey effort?
- A15) The timeline cannot be extended at this time; however, this may be considered in the future.
- Q16) Can the County provide more info on the “diversity of stakeholders and community members” the needs of which the scope should be tailored to address?
- A16) The County’s reference to a ‘diversity of stakeholders and community members’ includes, but is not limited to, residents, property owners, advisory bodies (i.e. PRHC and Municipal Advisory Councils), decision making bodies, and other interested stakeholders.
- Q17) In an effort to complete all deliverables and Key Documents within the current contract fee, would the County consider proposals that include quarterly rather than monthly team meetings?
- A17) Staff’s preference is to hold monthly meetings.
- Q18) In an effort to complete all deliverables and Key Documents within the current contract fee, while still prioritizing the “oldest” structures which the County has expressed preference for, would the County consider proposals that reduce the “period of study” to end in 1960, thus reducing the number of properties surveyed in the recon phase and the period covered by the Historic Context Statement?
- A18) Staff recognizes budget constraints and are open to modifications to the scope; however, these tasks were identified at the direction of PRHC. Any tasks that may not be completed should be identified as optional with anticipated cost, along with how they could be addressed in future phases.
- Q19) Can the County confirm whether the requested technical support in preparing for and delivering presentations in up to four public meetings would require consultant attendance, or just support? If attendance, would this be four in person meetings?
- A19) Both. Virtual or in person attendance is acceptable.
- Q20) Is the County able to remit payments for monthly rather than quarterly invoicing?
- A20) No.
- Q21) If required, will the vendor interviews be in person or virtual?
- A21) Refer to Q1.
- Q22) We just became aware of the project and plan on submitting a proposal. Question, what did the zoom meeting scheduled for March 18 @ 9:00AM cover? Or was it just the opportunity for consultants to ask questions?

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A22) Refer to Q10 above.

VENDOR BID LIST

IRFP No. PLN2026-001 – HISTORIC RESOURCES SURVEY FOR CASTRO VALLEY

This Vendor Bid List is being provided for informational purposes to assist bidders in contacting other businesses as needed to develop local small and emerging business subcontracting relationships to meet the [Small Local Emerging Business \(SLEB\) Program](#) requirement.

The following revised vendor bid list includes contact information for each vendor attendee at the Networking/Bidders Conferences.

Business Name	Contact Name	Area(s) of Expertise	Email
Architectural Resources Group	Mary Ringhoff	Architectural history	m.ringhoff@argcreate.com
Page & Turnbull	Christina Dikas Brobst	Historic preservation planning/architectural history	Dikas@page-turnbull.com
Castro Valley History Museum	Randy Vanderbilt	Castro Valley History	Randyvanderbilt@yahoo.com
Archaeological/Historical Consultants	Molly Fierer-Donaldson		molly.fierer@ahc-heritage.com
Environmental Science Associates (ESA)	Becky Urbano	Historic resource evaluations, Planning, Surveys	burbano@esassoc.com
Connor Turnbull Preservation Consulting	Connor Turnbull		connor@turnbullpreservation.com



Networking/Bidders Conference Historic Resources Survey for Castro Valley #PLN 2026-001

Alameda County Community Development Agency
Planning Department

March 18, 2026





Agenda

1. Introductions
2. Background
3. Project Overview
4. Additional Information
5. Project Schedule
6. Questions



Introductions

- CDA Planning Department, Policy Planning & Research Team

Angelica Gonzalez,
Senior Planner

(she/her)

angelica.gonzalez@acgov.org

510-670-6524

Dominic Lucchesi,
Planner II

(he/him)

dominic.Lucchesi@acgov.org

510-670-6517

- Participants in this conference: Name, Pronouns, Organization, Contact Info, Area(s) of Expertise



Sign-in

Networking/Bidders Conference
#PLN 2026-001



<https://forms.office.com/g/tntZ7JdQqV>



Networking/Bidders Conferences

- Provide an opportunity for Small Local Emerging Businesses (SLEBs) and larger firms to network and develop subcontracting relationships to participate in the contract(s) that may result from this IRFP
- Provide an opportunity for Bidders to ask specific questions about the project and request IRFP clarification
- Provide the County with an opportunity to receive feedback regarding the project and IRFP



Networking/Bidders Conferences

- Potential Bidders are strongly encouraged to attend Networking/Bidders Conference(s) in order to facilitate potential subcontracting relationships.
- Vendors who attend a Networking/Bidder's Conference will be added to the Vendor Bid List.
- The list will be circulated on March 20, 2026.



Background: Q&A

- Any written questions about the IRFP are to be submitted by e-mail by **5:00 p.m. on Thursday, March 19, 2026**, to angelica.gonzalez@acgov.org and dominic.Lucchesi@acgov.org
- Written questions submitted by the deadline will be addressed in an IRFP Question and Answer (Q&A) on **March 24, 2026**.
- Should there be a need to amend or revise the IRFP, an addendum will be issued on **March 24, 2026**.
- **Responses Due on April 6, 2026 by 2:00 p.m.**



Intent

- The Alameda County Planning Department is pursuing a multi-phased project to conduct a comprehensive historical survey of Unincorporated Alameda County.
- The subject of this Informal Request for Proposal (IRFP) is Castro Valley, and includes the preparation of a Historic Context Statement, a Reconnaissance survey, and Intensive Survey.
- The goal of the project is to update the County's list of historical resources and identify new or previously undocumented resources of potential historic significance.



Background

- The County has conducted four historic surveys in the unincorporated areas, most recently in 2008
- Additional historic surveys have been a longstanding priority for the Parks, Recreation and Historical Commission (PRHC)
- Based on staff analysis of 50+ year old buildings in the unincorporated areas, the PRHC directed staff to focus the next survey on Castro Valley
- Castro Valley has a high concentration of potentially historic properties (approximately 13,000) and has not been the subject of previous surveys



Project Overview

Alameda County staff will:

- Lead and provide oversight of the Contractor(s) work progress and execution of tasks.
- Provide the Contractor(s) with previous and current data and work drafted or completed in relation to the project.
- Address and respond to any input, recommendations or solutions suggested by the Contractor(s) to advance the quality of the project scope, tasks and deliverables.
- Review and approve the Contractor(s)'s draft and final work products.
- Monitor task completion status against project deliverables and invoices rendered.
- Coordinate any modification, changes, or amendments to the scope and/or Task Order, should changes or additional or alternate resources or budget be required to complete the project.
- Coordinate with Contractor(s) to prepare for PRHC presentations and coordinate with PRHC subcommittee members
- Provide regular updates to the PRHC in coordination with the Contractor(s)



Project Overview

The Contractor(s) will be expected to:

- Provide technical expertise and work in coordination with County staff on project development
- Plan, analyze, and recommend solutions to advance the quality of the project scope, tasks, schedule and deliverables that are tailored to the county's needs and its diversity of stakeholders and community members
- Manage the project, including taking the lead on scheduling and facilitating meetings with clear goals and agendas with County staff
- Prepare presentation materials and present at public meetings
- Provide County staff with the opportunity to review and comment on all deliverables at least three (3) times
- Lead the execution, management and completion of all tasks and deliverables



Consultant Qualifications

- The selected Contractor(s) will have demonstrated experience in professional historic survey development, historic preservation planning, or related cultural resource management services.
- The Contractor(s) will be expected to be, or become, familiar with Alameda County's unincorporated communities, specifically Castro Valley, the County's Historic Preservation Ordinance, the 2008 Unincorporated Alameda County Historic Survey and its associated documents.
- Work closely in collaboration with County staff



Tasks

- Task 1 – Project Management, Meetings & Coordination
- Task 2 – Project Initiation
- Task 3 – Historic Context Statement
 - Optional Task: Host one virtual or in-person public workshop to engage residents and stakeholders in sharing local knowledge and cultural insights, to help ensure the final document authentically represents the community's history and diversity.



Tasks

- Task 4 – Reconnaissance Survey
 - Optional Task: Develop volunteer participation guidelines and training materials to support community involvement in the reconnaissance survey.
- Task 5 – Intensive Survey
- Task 6 – Summary Report
- Task 7 – Public Meetings



Budget and Timeline

- Project Budget - \$80,000: The work is expected to begin June 2026 and conclude by July 2028, with possible extension.
 - \$40,000 subject to Board approval summer 2026
- Twenty-four-month Contract: Consideration will be given to the proposal that outlines the most efficient and cost-effective way to perform the work and provide the services described in this IRFP.



Selection Process

1. Short-list of bidders will be created based on evaluation criteria in the RFP after review of bids received.
2. County staff may interview short list bidders.
3. Contract will be submitted to the Board of Supervisors for approval.



Project Scheule

EVENT	DATE/LOCATION
Request Issued	March 13, 2026
Networking/Bidders Conference	March 18, 2026, at 2:00 p.m.
Written Questions Due via Email	March 19, 2026, by 5:00 p.m.
List of Attendees	March 20, 2026
Q&A Issued	March 24, 2026
Addendum Issued (only if necessary, to amend RFP)	March 24, 2026
Response Due	April 6, 2026, by 2:00 pm
Evaluation Period	April 6 – 9, 2026
Optional Vendor Interviews	Week of April 6, 2026
Notice of Intent to Award Issued	April 10, 2026
Board Consideration Award Date	June 2, 2026
Contract Start Date	Approx. June 15, 2026

All dates are tentative and subject to change



Additional Information

- To view the RFP, visit:
 - <https://gsa.acgov.org/do-business-with-us/contracting-opportunities/current-bid/?bidid=3177>
- Alameda County Historic Preservation:
 - https://www.acgov.org/cda/planning/generalplans/historic_preservation.htm



Thank you for attending!

Send written questions by March 19th at 5pm to:

Angelica González, Senior Planner

Angelica.Gonzalez@acgov.org

Dominic Lucchesi, Planner II

Dominic.Lucches@acgov.org

Please use the 'Raise Hand' feature to ask a question.