

RFP 23-01 Question and Answers

Question	Answer
Will ACFD be the CEQA lead agency?	Yes
Can you provide the address or precise location of the replacement site for Station 22?	ACFD has not procured the future site for Station 22.
For Station 22, would the existing building be demolished? Assuming yes, are there any plans for the site post demolition?	Demolition of the existing Station 7 & 22, or any scope on those existing sites are not in the scope of this project.
Does ACFD have approximate square footages for each of the new stations? For Station 27 (sic), would it be larger than the existing 10,000 sf?	Minimum program area for the stations are as follows: Station #22 – 7000 s.f. Station # 7 – 7000 s.f. Station # 25 – 12,500 s.f. Actual s.f. may exceed minimum by as much as about 25% to meet needs of ACFD.
Does ACFD have any existing hazardous materials documentation for any of the sites (i.e., Phase I/II ESAs)?	Yes, and some are in progress. All relevant documents will be shared upon contract award.
Would any of the stations include natural gas appliances or plumbing? If so, can you specify which stations?	Assume there will be natural gas service and gas plumbing for gas appliances for now. All stations will have sanitary sewer connections, water service for domestic, irrigation, & fire service, and complete plumbing systems.
On the SLEB requirement, would we qualify if we had a subconsultant from the local area on our team?	Having SLEB certified subconsultant(s) on the team to meet the County's SLEB requirement is acceptable. But having a staff who lives in the Alameda County does not mean the firm meets the County's SLEB requirement. http://acgov.org/auditor/sleb/overview.htm https://gsa.acgov.org/do-business-with-us/vendor-support/small-local-and-emerging-businesses/
Can you clarify whether a qualifying SLEB firm must be certified by the County prior to submitting the proposal?	Yes, confirmed. https://gsa.acgov.org/do-business-with-us/vendor-support/small-local-and-emerging-businesses/
Also, it sounds like a SLEB has to be in business for less than 5 years but the RFP requires the lead to have more than 5 years experience.	The Prime has to have been in business for at least 5 years. If the Prime is submitting as SLEB then they would require SLEB certification from

	<p>Alameda County as Small Business, not as Emerging Business, to meet these qualifications.</p> <p>https://gsa.acgov.org/do-business-with-us/vendor-support/small-local-and-emerging-businesses/</p>
<p>How are costs to be considered in Insurance 8.2 indemnification?</p>	<p>The costs of indemnifying the County or in this case ACFD are the premium costs for the insurance policies to meet the insurance requirements. Minimum insurance requirements are general liability, auto, and workers' compensation. If the consultant is providing a technical expertise such as engineering/design, environmental, legal, or financial/accounting, etc. then there would be professional liability. Most consultants have these insurance policies in place for the work that they do and offset those overhead costs in their bid proposal.</p>