



# COUNTY OF ALAMEDA

REQUEST FOR INFORMATION No. 03-FY-23RPM

for

**SECURED AND IMPROVED LAND TO ACCOMMODATE FIRE APPARATUS AND PERSONNEL FOR LIMITED LEASE WITHIN 1-MILE RADIUS OF 20336 SAN MIGUEL AVE CASTRO VALLEY, CA**

For complete information regarding this project, see RFI posted at [http://www.acgov.org/gsa\\_app/gsa/purchasing/bid\\_content/contractopportunities.jsp](http://www.acgov.org/gsa_app/gsa/purchasing/bid_content/contractopportunities.jsp) or contact the County representative listed below. Thank you for your interest!

**Contact Person: Madeline Serafin, Real Estate Projects Manager**

**Phone Number: (510) 301-0002**

**E-mail Address: [Madeline.Serafin@acgov.org](mailto:Madeline.Serafin@acgov.org)**



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**REQUEST FOR INFORMATION: RFI 03-FY-23RPM  
SECURED AND IMPROVED LAND TO ACCOMMODATE FIRE APPARATUS AND  
PERSONNEL FOR LIMITED LEASE WITHIN 1-MILE RADIUS OF 20336 SAN  
MIGUEL AVE CASTRO VALLEY, CA**

The Alameda County Fire Department is seeking improved land for a lease for an approximate two-year term while the current Station #25 (20336 San Miguel Ave) undergoes major renovation. The land and or building must have electrical service and plumbing readily available. There must be enough clearance for at least four fire apparatus to be stored onsite, with a driveway for ease of access. The fire department personnel assigned to this unit will be live on site working 24 hour shifts. Therefore, the property must be able to accommodate this use, including the ability to meet applicable building codes. If there is no structure in place, the land must be able to support temporary portable buildings for office, kitchen, restroom and bedrooms. If there is a structure in place, it must be able to accommodate a housing like arrangement for the personnel occupying the facility.

Offered or proposed land/buildings must be located within the geographic region of Castro Valley, specifically within a 1.5 mile radius of the existing station located at 20336 San Miguel Avenue.

The offered properties must be either improved land and if a building, must be of sound and substantial construction, of the type generally recognized as a house, or an office building property, which does also offer outdoor land on which the Fire Department will park their fire apparatus. The offered building must also conform to the seismic requirements for new construction of the current (as of the date of the request) edition of the Uniform Building Code (UBC). The offered building must be equipped with fire-sprinklers meeting all requirements of the local jurisdiction's fire department.

The general specifications are outlined below:

1. Property size: Property should offer a minimum of 15,000 square feet. (land) plus a minimum of 2,000 square feet building. Building needs to be able to support 8 individuals on a permanent basis.
2. Available for lease late 2023.
3. Utilities at property: 400 amp electrical service preferred, plumbing, data service, telephone service.
4. Location: No more than 1-mile radius of 20336 San Miguel Avenue, Castro Valley, CA.
5. Space must be in compliance with all applicable codes and permits including American Disability Act (ADA).
6. Property shall have onsite parking exclusive to property, free from other encumbrances.

**The building owner or property owner must be prepared to secure all building permits and any required occupancy or use approvals should the property require any upgrades or modifications associated with the lease. A Certificate of Occupancy is a minimum requirement.**

Once you have a general understanding of the need, please provide us with a written description of each available space that meet the above requirements. Please include all salient information, the location, space and rental costs on a full-service gross basis. Unfortunately, we cannot accept computer printouts listing numerous locations.

Format of information: Each submittal must have the following financial and qualitative information included.

1. Building or site address, city, zip code: nearest cross street (major or minor street), nearest major intersection, and the date the space is available.
2. Building description, size, occupancy type, proposed suite location size (if part of a larger building), and site size and building capacity under the current applicable zoning code.
3. Proposed lease price of Property.
4. Supplied utilities to property.
5. Building age, construction type and class. Current zoning of the building or site. Status of ADA compliance, including Certified Access Specialist (CASp) Report where available.
6. Quality of building design, including items such as aesthetics, architecture, energy conservation, and other considerations.
7. Description of security system.
8. Tell us how you learned of the RFI. Did it come to your attention via our website, through our electronic mailing, or other (please specify, even if you heard about it word-of-mouth).

All information must be in writing and received via email to [madeline.serafin@acgov.org](mailto:madeline.serafin@acgov.org), GSA-Real Property Department, 1401 Lakeside Drive, 9<sup>th</sup> Floor, Oakland, CA 94612-4305. Facsimile and mailed information will not be accepted. If you have any questions, please contact Madeline Serafin at 510-301-0002.

The issuance of this RFI does not constitute a contract award or any type of commitment or obligation on the part of the County. The County shall not pay or be responsible for any costs incurred in the preparation of the submittals. The County reserves the right to reject all submittals, and no part of this RFI shall be interpreted as an obligation on the part of the County to proceed with the project. It must also be understood that no action, which binds the County, is in effect until the required County approval process is completed, including approval by the County Board of Supervisors at a Public Hearing.

We look forward to your responses,

Madeline Serafin  
Real Estate Projects Manager  
Alameda County General Services Agency

cc: Rachel Johnson, Real Property Program Manager, General Services Agency

Exhibit A  
Alameda County Fire Station Temp Location Boundary

