



ALAMEDA

**REQUEST FOR PROPOSALS
ALAMEDA POINT PIERS 1-3
CONDITION ASSESSMENT**

For

CITY OF ALAMEDA

March 14, 2025

**Due Date:
Thursday, April 24, 2025
at 2:00pm**

CITY OF ALAMEDA
Base Reuse and Economic Development Department
950 West Mall Square, Suite 205
Alameda, CA 94501
Attn: Alesia Strauch, Base Reuse Manager

I. Introduction

The City of Alameda (“City”) is seeking a contractor to perform a structural inspection and condition assessment of Alameda Point Piers 1, 2, and 3 located at Alameda, California, under the direction of the Base Reuse and Economic Development Department.

It is necessary for Proposers to read carefully the information contained in this Request for Proposal (“RFP”) to understand how to submit the Proposal, what documents must accompany the Proposal and what legal obligations the Proposer is agreeing to by providing a successful Proposal. Any Proposer that wishes to be considered for this work must submit a complete proposal containing all the information requested in this RFP, attend a pre-proposal meeting and site walk (required) and participate in an interview, if invited.

The term “Proposer” means individuals, teams, firms, consultant(s), subconsultants or any combination thereof, who timely submit a Proposal for consideration in response to this RFP. The term “Proposal” means all documents, maps, photographs, and any other written materials plus any information communicated orally during the interview or during the negotiation process from the Proposer to the City in support of the Proposer’s candidacy for selection.

II. Background

Alameda Point, located in the City of Alameda, is part of the former Naval Air Station at Alameda. The property benefits from unique views of San Francisco Bay and offers one of the best remaining development opportunities for large scale development in the Bay Area. Today, Alameda Point is home to over 100 businesses and over 1,000 workers, benefiting from large industrial buildings with adjacent deepwater access.

Alameda Point Piers 1, 2, and 3 are depicted in **Exhibit A** (“Piers”), and are located adjacent to Sea Plane Lagoon with vehicular access from Ferry Point Road or W. Hornet Avenue. City staff are seeking a qualified contractor to provide above and below water Level I, II, and III inspections of the Piers in accordance with American Society of Civil Engineers (ASCE) Waterfront Facilities Inspection and Assessment Manual of Practice (MOP 130), or equivalent. The type and extent of inspections for each pier is detailed within the Scope of Services.

Proposers should note that a structural condition assessment of Piers 1, 2 and 3, was previously conducted by the City in January 2017. Findings were summarized in a mooring and structural assessment in May 2017 by Simpson, Gumpertz and Heger. Piers 1 and 3 were found to be in satisfactory condition with minor upgrades recommended to moor large vessels, however Pier 2 was not satisfactory and did not meet large mooring vessel requirements due to concrete pile deterioration. Attached as **Exhibit B**, please find the “Summary Report On Interim Inspection, Testing, and Preliminary Analysis of Alameda Piers 1, 2, and 3” (the “2017 SGH Study”). Further, the substructure inspection Scope of Work in **Exhibit C** is intended to inform the City of the next potential steps for repair and/or rehabilitation of the Piers with the purpose of retaining and/or attracting new tenants.

It is not believed that any repairs or replacement work have occurred on the Piers, so the proposed structural inspection and condition assessment is anticipated to show additional deterioration since the 2017 SGH Study.

More information about Alameda Point including detailed maps can be found at the City’s website: <https://www.alamedaca.gov/Departments/Alameda-Point>

III. **RFP Schedule**

RFP Issued	Friday, March 14
Pre-Proposal Meeting and Site Walk*	Tuesday, April 1 at 10:00 AM
Deadline for RFP Questions	Friday, April 4 at 5:00 PM
RFP Q&A Posted	Thursday, April 17
Proposals Due	Thursday, April 24 at 2:00 PM
Selection of Firm by City Council*	Week of May 19
Assignment Start Date*	June 1, 2025
*Dates subject to change	

IV. **Submittal Instructions**

One (1) complete, bound, double-sided copy of the proposal plus one (1) digital copy on a thumb drive must be provided in a sealed envelope and received prior to **2:00 P.M. on Thursday, April 24, 2025**, addressed as follows:

City of Alameda
950 West Mall Square, Suite 205
Alameda CA 94501
Attn: Alesia Strauch, Base Reuse Manager
Base Reuse and Economic Development Department
City of Alameda

Late proposals will not be accepted.

V. **Pre-Proposal Meeting and Questions**

Please email any questions regarding the RFP with the subject line of the email stating "QUESTIONS RE: ALAMEDA POINT PIERS 1-3 CONDITION ASSESSMENT" to the City's consultant, Joshua Burnam, MPH, D.Env.at jburnam@anchorgea.com, and copy Alesia Strauch, Base Reuse Manager at astrauch@alamedaca.gov by 2:00 PM PST Friday, April 4, 2025. Answers will be posted on the City's RFP page: www.alamedaca.gov/2025PiersRFP

The Project Manager for this Project is:
Alesia Strauch
Base Reuse Manager
Base Reuse and Economic Development
astrauch@alamedaca.gov

The City will host a **required** Pre-Proposal meeting and site tour on Tuesday, April 1 beginning at 10:00 AM at City Hall West, 950 West Mall Square, Suite 201, Alameda, CA 94501. Any questions asked verbally at this meeting will be documented and responses will be provided in the City's final posted Question and Answer document.

Additional Pre-proposal questions will be accepted from the RFP issue date until the question deadline listed on the first page of this RFP (as amended by written addendum, if any).

For questions not asked at the pre-proposal meeting, proposer must identify and submit questions in writing for clarification of any ambiguities or inconsistencies contained in this RFP or its exhibits prior to the question deadline. Proposers will be barred from protesting such

ambiguities and/or inconsistencies if they failed to timely submit a question. However, a Proposer shall not be required to submit a question regarding any ambiguities or inconsistencies that have already been the subject of a timely submitted question from another potential Proposer.

The City shall not be bound by oral explanations or instructions given at any time during the RFP process or after contract award. Written responses to substantive question(s) asked by one Proposer will be provided to all registered Proposers.

VI. Scope of Work

Scope of work: This RFP is made by The City of Alameda, for the Piers 1, 2 and 3 referenced in **Exhibit A** ("Piers") for proposals from qualified contractors (collectively "Proposers" and individually "Proposer") to perform subsurface condition assessment and prepare a narrative report of findings, a Substructure Inspection Report, in the manner as described in **Exhibit C** ("Scope of Work").

This RFP specifies the information that the Proposers must provide in order to be considered by the City. A recommendation for contract award will be presented by City staff to City Council and based upon the Proposer's demonstrated understanding of the scope of work, and competitive fee. City reserves the right to accept any or reject all proposals.

The City is seeking individuals, teams, firms or a combination thereof, to work under the direction of City to provide the Scope of Work attached as **Exhibit C**. Scope does not include a bathymetric conditions survey. The City will coordinate with existing tenants utilizing the Piers to notify and coordinate movement of vessels during the survey if necessary.

VII. Proposal Content, Format & Instructions

The City is requesting that submitted proposals contain the following information in the ensuing order with each section clearly labeled. Nonconforming Proposals may be rejected as nonresponsive:

1. Proposer's Background and Credentials (10 points): The proposal shall include in summary form background information regarding the experience and capabilities of the Proposer.
2. Prior Experience (20 points): The Proposal shall include at least two (2) narrative summaries of similar prior projects completed by Proposer. The narratives shall include a reference including complete contact information that can be contacted by the City.
3. Approach (40 points): The Proposal shall include a detailed approach to achieving the tasks indicated, including reference to any standards or protocols applied. The approach shall include the team composition, proposed schedule, and description of methods to achieve the work.
4. Timeframe for Inspection(s) and Reporting (5 points): The Proposal shall include a tentative Project Schedule with the estimated timeframe from Contract Award and Notice to Proceed to complete inspections and prepare Report in draft form for initial review.
5. Fees and Expenses (10 points): The proposal shall include a full description of all fees proposed by the Proposer to be charged for performing all the services.
6. Service Agreement Acceptance (15 points): Proposer is required to submit written

confirmation of the ability to meet the City's standard contract requirements. If terms of the Service Provider Agreement cannot be accepted, the proposal shall provide any proposed modifications to the Service Provider Agreement template, which is included as **Exhibit D**. Proposer should include a redline of proposed changes to the Service Agreement, as well as an explanation of the need for any requested changes.

The City will consider changes submitted as part of the proposal, but no additional changes will be considered from the proposer after the submittal deadline. Therefore, please be sure any proposed changes are included with the initial submittal. Please note that all proposed changes are subject to consideration by the owner and may not be accepted. Please note that proposals will be scored lower if proposer cannot accept the City's standard Service Provider Agreement language.

VIII. Selection Process

Based upon the submitted written responses to this RFP, City's selection team will review and rank the proposals according to the above scoring criteria.

IX. Additional Terms and Conditions

1. Nondiscrimination: Applicants for this RFP shall not discriminate against any interested individual, firm or applicant on the grounds of race, religious creed, color, national origin, ancestry, handicap, disability, marital status, pregnancy, sex, age, or sexual orientation.
2. Permits, Licenses, and Insurance: The successful applicant for this RFP shall, at its sole expense, obtain and maintain during the term of any agreement executed pursuant to this RFP all appropriate permits, certificates, licenses, and insurance including, but not limited to, a City of Alameda Business License which may be required in connection with the performance of services hereunder.
3. Signatures and Declarations: Each proposal responding to this RFP must be signed on behalf of the submitting entity by an officer authorized to bind the entity to its proposal.
4. City's Right to Waive: The City reserves the right, in its sole discretion, to waive any immaterial irregularities in a proposal responding to this RFP or in the submission of a proposal.
5. City's Right to Modify the RFP: The City reserves the right, in its sole discretion, to modify this RFP should the City deem that it is in its best interests to do so. Any changes to the RFP requirements will be made by written addendum posted on the City's website. The failure of an applicant to read any addenda shall have no effect on the validity of such modification.
6. City's Right to Suspend or Cancel the RFP: The City reserves the right, in its sole discretion, to suspend or cancel this RFP in part or in its entirety should the City deem that it is in the City's best interests to do so.
7. City's Right to Reject Any Proposal: The City reserves the right, in its sole discretion, to reject any proposal responding to this RFP that the City determines does not satisfy the conditions set forth in this RFP, or contains false, misleading, or materially incomplete information.
8. City's Right to Reject All Proposals: The City reserves the right, in its sole discretion, to reject all applicants and not to award to any applicant should the City deem that it is in its best interests to do so.
9. City's Right to Extend RFP Deadlines: The City reserves the right, in its sole discretion, to extend any of the deadlines listed in this RFP by written addenda should the City deem that it is in its best interests to do so.
10. Cost of Proposals: All costs incurred during proposal preparation or in any way

associated with an applicant's preparations, submission, presentation or oral interview (if any) shall be the sole responsibility of Applicant.

11. Liability for RFP Errors: Applicants are solely responsible for all errors and omissions contained in their responses to the RFP.
12. Proposals Property of City: Upon receipt, each proposal responding to this RFP that an applicant submits to the City becomes the sole property of the City and will not be returned to the applicant.
13. Oral and Written Explanations: The City shall not be bound by oral explanations or instructions given at any time during the process or after the award. Oral explanations given during the review process and after award become binding only when confirmed in writing by an authorized City official. Written responses to question(s) asked by one proposer will be provided to all applicants to this RFP.

Exhibits

Exhibit A: Piers

Exhibit B: 2017 SGH Study

Exhibit C: Scope of Work

Exhibit D: Service Provider Agreement