

Request for Proposal
 Facility Condition Assessment Reports, City Buildings
 Questions & Answers
 5/14/2026

No.	Submitted By	Questions	Answer
1	Tony Simpson Ises Corporation	Can you provide the GSF and date built of the facilities?	Please see addendum 1. It includes a revised Appendix B - Facility List, which now include square footage and year of construction.
2	Tony Simpson Ises Corporation	Are any of the Facilities on Alameda Island?	Yes.
3	Dean Leonard Strategic Asset Management	We are reviewing the RFP you published for the Facility Condition Assessment and noticed that the building list does not include gross square footage.	Please see addendum 1. It includes a revised Appendix B - Facility List, which now include square footage and year of construction.
4	Alex Zoch MOCA Systems, Inc	Can you provide the gross square footage for each building?	Please see addendum 1. It includes a revised Appendix B - Facility List, which now include square footage and year of construction.
5	Alex Zoch MOCA Systems, Inc	Does the City recommend that proposers obtain a City of Alameda business license prior to submitting the proposal, or wait until after contract award?	Wait until contract award.
6	Zach Temple Brightly	What asset management or CMMS solution is the City currently using, if any?	The City does not currently utilize a CMMS.
7	Zach Temple Brightly	What is the total square footage of the facilities included in the scope of this project?	Please see addendum 1. It includes a revised Appendix B - Facility List, which now include square footage and year of construction.
8	Laura Kraft Bureau Veritas	Can the City provide the square footage and year built for each facility?	Please see addendum 1. It includes a revised Appendix B - Facility List, which now include square footage and year of construction.
9	Laura Kraft Bureau Veritas	Regarding the park assessments, does the City intend to include grounds and amenities in the assessment? If so, can the City provide acreage of each park and amenity list, if available?	Facilities only.
10	Laura Kraft Bureau Veritas	Is the City utilizing a CMMS? If so, which platform?	The City does not currently utilize a CMMS.
11	Angelina Cisneros Terracon	Is the City looking for a capital planning software as a part of the deliverables (to be included in addition to the requested data files)?	No.
12	Angelina Cisneros Terracon	Page 12, V. Asset Inventory – “Owner’s asset management system” – can the city share what system is currently being used? Additionally, would it be required to perform data collection using this system?	Currently managing capital planning via excel.
13	Angelina Cisneros Terracon	Please provide square footages for all buildings. If a spreadsheet could be provided, this will be helpful in pricing the project.	Please see addendum 1. It includes a revised Appendix B - Facility List, which now include square footage and year of construction.
14	Angelina Cisneros Terracon	Page 4, Section B, #1: “description of Proposers’ shop and storage facilities intended to support the City” – is this historic language that does not apply to the services requested in this RFP? Please clarify.	Historic language from RFP. Section B.1 requests Statement of Qualification to perform scope of work.
15	Angelina Cisneros Terracon	Page 10, Scope of Services: “in accordance with the ASTM Uniformat II Classification Codes for Building Elements” – to what level of evaluation is requested? To collect and record our inventory information, the construction of each building will be broken down into its various components (Level 5), organized within sub-elements (Level 4), individual elements (Level 3), group elements (Level 2) and major group elements (Level 1). An example is shown below that describes the five levels of detail associated with a building component. This example is for a single-zone, gas-fired packaged unit with 5-tons of nominal cooling capacity. A sample unit of measure (UOM) is also provided below.	The City currently manages it's inventory on a level 4 basis and is requesting compatible data.
16	Angelina Cisneros Terracon	Please confirm Accessibility review is excluded from the Scope of Services. If it is to be included, is the ASTM E2018-24 accessibility checklist sufficient?	Please exclude Accessibility review. City recently completed a comprehensive ADA study.
17	Angelina Cisneros Terracon	We typically capture interior finishes (walls, ceilings, floors, interior stairs/finishes) at a uniformat level 3. We have found this method to be more cost effective for our clients while still providing valuable insights for clients to make education capital expenditure decisions. Is this acceptable by the client as an approach?	The City currently manages it's inventory on a level 4 basis and is requesting compatible data.
18	Angelina Cisneros Terracon	Page 12, IV Deficiency Identification - "energy inefficiencies where observed" please provide more detail and/or examples of the energy efficiencies the city is looking for.	Any observable energy inefficiency, including older equipment that may be know to be inefficient.
19	Angelina Cisneros Terracon	Please confirm this is a visual only review. For example, Scope of Services includes G. Site Infrastructure, Utility Infrastructure – condition of utilities lines will not be visual, but entries into the building (electric meter, gas meter) can be visually identified.	Visual only.
20	Angelina Cisneros Terracon	Please confirm the City does not require tagging of assets.	Not a primary interest, however proposer may address tagging in proposal and include cost as a separate line item to be considered.
21	Angelina Cisneros Terracon	Will construction plans be provided for review to the successful bidder?	City will provide successful proposer with all available building plans. Please however note that the City does not have plans for each facility.

22	Angelina Cisneros Terracon	For Deliverables, please clarify the request for a Project Management Plan and Inspection Schedule. Is this for planning of the project on the front end?	Yes, this is for planning on the front end.
23	Chelsea Bremer JLL	Will the City require separate reports for each site? Ex: Can restrooms and other smaller sites be grouped together in one report?	Restrooms and smaller facilities may be bundled together by site, as long as they are identified by Building ID as listed in Appendix B - Facility List.
24	Chelsea Bremer JLL	Does the City require seismic evaluations?	Not at this time.
	Diana Banh ELS Architecture & Design	Does the City have an estimate or budget for the project, and if yes can you share it?	The City has allocated funds for the project, but the budget will be based on submittals.
25	Sandy Hubbell Tetra Tech	The RFP asks for a list of key personnel with... "the approximate number of hours each will devote to the contract" (RFP Section IV. Proposal Requirements, #B.3, pg. 5). Can we represent this as "estimated % of effort" instead of hours of work?	Yes.
26	Sandy Hubbell Tetra Tech	What level of detail is expected for cost estimates (Class 3, 4, etc.)?	The City currently manages it's inventory on a level 4 basis and is requesting compatible data.
27	Sandy Hubbell Tetra Tech	Will the City provide existing digital asset data or require full baseline creation?	It will provide it's excel data base.
28	Sandy Hubbell Tetra Tech	What is the expected level of effort for asset inventory completeness?	In line w/Uniformat II, level 2.
29	Sandy Hubbell Tetra Tech	What existing asset management system does the City use?	It does not use an assest management system; it tracks all projects through excel.
30	Sandy Hubbell Tetra Tech	Questions/exceptions to proposed contract terms (redlines/proposed edits also annotated in attached Sample Service Provider Agreement):	Please discuss exceptions to agreement in RFP submittal.
31	Jacob Wuenschel ECS	Does the city have approximate gross SF, building area for each of the structures included in the project list?	Please see addendum 1. It includes a revised Appendix B - Facility List, which now include square footage and year of construction.
32	Jacob Wuenschel ECS	Have there been previous assessments and if so, can we see a copy of a previous report?	Yes, please refer to RFP.
33	Jacob Wuenschel ECS	Is the city interested in asset tagging?	Not a primary interest, however proposer may address tagging in proposal and include cost as a separate line item to be considered.
34	Jacob Wuenschel ECS	Does the city want to interact with the data on an on-going basis or is the city just interested in a "snapshot in time."	Snapshot in time.
35	Rachel Appel FOS	We understand the City is seeking an asset inventory, is the City also seeking asset tagging services as part of this opportunity? Furthermore, please confirm if the City has had an asset inventory and/or asset tagging services completed in the past and will this information be referenced for the current project?	City does not currently have an asset inventory, other than what's listed in previous FCA report. Nor does City have tagging service. Tagging is not a primary interest, however proposer may address tagging in proposal and include cost as a separate line item to be considered.
36	Rachel Appel FOS	According to page 12 of the RFP, the City states asset data should be "compatible with the Owner's asset management system." Can the City provide the name of the platform and confirm if it is seeking data integration services?	It does not use an assest management system; it tracks all projects through excel.
37	Rachel Appel FOS	In addition to the FCA, is the City interested in receiving information about a capital asset management software solution as part of this response?	Negative.
38	Rachel Appel FOS	The RFP states previous FCAs have been completed. Can the City confirm the level of detail? And, will this information be available to responding firms prior to submission?	Previous FCAs will be provided. Previous FCAs were reported in 2014 and documented using Uniformat II, level 2 reporting.
39	Rachel Appel FOS	Will artificial intelligence (AI) be used by the City to evaluate proposals?	The City does not intend to use AI to evaluate the proposals, however it retains right to do so.
40	Rachel Appel FOS	Please explain the methodology of the evaluation criteria. Will the weight be applied to a scale (i.e. 1-5 poor-excellent), to an equation (equation below), etc.? <i>(Lowest aggregate rate from all Offerors) x (MPP*) = Offeror's Criterion Score</i> <i>(Offeror's aggregate rate)</i> <i>*MPP = Maximum Possible Point = (5) x (Number of Evaluations) x (Weight)</i>	Proposals will be scored based on criteria outlined in RFP (i.e. 1-5 poor-excellent), then points tallied.
41	Rachel Appel FOS	Can the City please clarify the RFP requirement on page 4 to provide a "description of Proposers' shop and storage facilities intended to support the City?"	Historic language from RFP template. Section B.1 requests Statement of Qualification to perform scope of work.