

**ALAMEDA COUNTY
BOARD OF SUPERVISORS'
PROCUREMENT AND CONTRACTING POLICY COMMITTEE**

**Monday, January 23, 2023
2:30 p.m.**

Location: **Board of Supervisors' Chamber – Room 512 – 5th Floor**
County Administration Building
1221 Oak Street, Oakland, CA 94612

**Supervisor Nate Miley, Chair
Supervisor David Haubert**

Staff: Melissa Wilk, Auditor-Controller
Daniel Woldesenbet, Director, Public Works Agency
Kimberly Gasaway, Interim Director, General Services
Susan S. Muranishi, County Administrator

Summary Action Minutes

I. Health Care Services Agency - Quarterly Outreach, Contracting and Procurement Report
[Attachment](#)

Kristel Acacio, Finance Services Director, Health Care Services Agency, presented a PowerPoint presentation on the Agency's Quarterly Outreach, Contracting and Procurement Report.

Contracts

Type	Amount	% by Type	# of Contracts	% number of contracts
CBO MC	\$565,629,978	76.8%	443	49.1%
SSA other svcs	\$39,781,523	5.4%	230	25.5%
SSA prof svcs	\$131,447,207	17.8%	230	25.5%
Total	\$736,858,708	1004	903	100%

This item was informational only and required no Committee action.

II. Public Works Agency - Quarterly Outreach, Contracting and Procurement Report
[Attachment](#)

Daniel Woldesenbet, Director, Public Works Agency, presented the Agency's Quarterly Outreach, Contracting and Procurement Report.

Daniel Woldesenbet, Director, Public Works Agency, presented a written report on the Agency's Construction, Workforce and Outreach for Fiscal Year (FY) 2022 through the first half of FY 2023.

Workforce

During this period, the Public Works Agency reviewed projects under construction and compiled workforce data on residency including ethnicity breakdowns. The data provided shows that 28% of the workforce performing work on PWA projects were performed by local residents, while nearly 64% of the workforce performing work on PWA projects were performed by minority workers.

Business Outreach

The Public Works Agency (ACPWA) Business Outreach Program works to promote economic growth, local employment and business development within Alameda County through maximizing public contracting opportunities to local businesses. Additionally, the Outreach Program focuses on increasing the number of local and/or SLEB contractors and consultants participating in the Agency's contracting process and assists prime contractors to connect with local and SLEB firms for subcontracting opportunities. Luster National, the Agency's outreach consultant, assists ACPWA in implementing its Business Outreach Program through 1) the Building Opportunities for Business (BOB) event series; 2) project specific outreach for ACPWA projects; 3) the annual Construction Contractors' Academy, and 4) regular participation in local business and community outreach efforts.

The Business Outreach consultant completed outreach to local contractors for Flood and Road projects. For each project, email notifications announcing the projects were sent to local firms providing services required by the project.

Speaker

Kelly Abreu asked about the effectiveness of work by Public Work Agency's contractors for work being done in the area of Crow Canyon. Mr. Abreu suggested the Agency reach out to Castro Valley residents regarding tree management.

This item was informational only and required no Committee action.

III. Healthy Homes - Healthy Homes Lead Abatement Progress Report

Larry Brooks, Director, Health Homes Department, Community Development Agency, gave an oral report on the Healthy Homes Lead Abatement Progress.

Lead Abatement Funds

- Alameda County, together with the City of Oakland, sued lead based paint manufactures and a settlement of \$24 million was reached, to be spent over six (6) years.
- In December 2021, the City of Oakland received \$4.7 of the funds or twenty percent (20%).
- Alameda County received \$9million of the funds or forty percent (40%).
- The remaining forty percent, \$9.6 million, is to be spent in the city of Oakland, however there has not been an agreement on how these funds will be spent.
- The Healthy Homes Department was invited by Noel Gallo, Chair of the Child Lead Poisoning Prevention Board, to give a presentation on how funds are being spent by Alameda County.

This item was informational only and required no Committee action.

IV. General Services Agency - Outreach, Contracting and Procurement Report (Covering July 1, 2022 – September 30, 2022)

[Attachment](#)

Detra Dillon, Procurement Administrator, General Services Agency, presented the General Services Agency Contracting Outreach Quarterly Report.

This report covers the period of July 1, 2022, through September 30, 2022.

Goods and Services Contracts (inclusive of Professional services)

During the current reporting period, the General Services Agency conducted 9 formal bid processes that resulted in 12 contracts totaling \$261,251,432.

Contracts by SLEB/Local/Non Local

- SLEBs: 5 contracts totaling \$1,384,775
- Local (non-certified): 2 contracts totaling \$817,940
- Non-local: 5 contracts totaling \$259,048,717

Architecture and Engineering Contracts

There were six (6) awarded contracts for this reporting period, in the amount of \$5,079,106.

- Project Management/Construction Management Services for the Dublin Transit Center Parking Garage (\$994,775) - Award Date: 7/19/2022 CPM Associates, Inc. (LOCAL)
- As-needed Environmental Consulting Services (1 solicitation that resulted in 4 contracts in the pooled amount of \$900,000) - Award Date: 7/19/2022
 - ACC Environmental Services (LOCAL)
 - Sensible Environmental Solutions (LOCAL)
 - Terracon Consultants (LOCAL)
 - Vista Environmental Consulting (LOCAL)
- Project Management/Construction Management Services for Measure X Fire Stations (\$3,184,331) - Award Date: 9/20/2022, Macks Craic, Inc., dba MACK5 (LOCAL)

Construction Contracts

There were five (5) awarded contracts for this reporting period, in the amount of \$527,464.

- Tree Trimming and Removal Services at the Peralta Oaks Building; Award Date: 7/12/2022, Raymond Graham DBA Graham Tree Service, Inc. (LOCAL): \$42,650
- Santa Rita Jail Housing Unit 25 North Day Room Carpet Replacement; Award Date: 7/19/2022, Gustave Enterprise Incorporated, DBA Creative Floor Covering and Sales and Supplies (LOCAL): \$26,176
- Repave the Rear Section of the Franklin Street Parking Lot; Award Date: 9/20/2022 Forticon, Inc. (SLEB): \$50,400
- Pioneer Cemetery Fence Replacement; Award Date: 9/20/2022, J J Construction and Design Inc. (LOCAL): \$373,364
- Ring Road Water Line Repairs at Santa Rita Jail; Award Date: 9/20/2022 Welton Engineering & Construction DBA Welton Underground: \$34,874

This item was informational only and required no Committee action.

V. General Services Agency - Energy Services Contracts

[Attachment](#)

Timothy Wesig, Energy Program Manager, General Services Agency, presented a PowerPoint presentation on the General Services Agency Energy Performance Contracting program.

Energy Performance Contracting is a project delivery method using a qualified Energy Services Company (ESCO) to identify, develop, design, and implement projects that reduce energy and provides costs savings. An Energy Service Company assesses, designs, finances, and installs projects, maintains and monitors performance of completed projects to ensure savings.

- Offers public agencies maximum flexibility to deliver energy projects in order preserve our natural resources.
- Replace inefficient energy infrastructure and utilize cost savings to pay for these projects.
- Provides the County flexibility to finance energy projects.
- Supports County's Climate Action Plan.

Equity Program Benefits

Energy Performance Contract will be subject to Project Stabilization Community Benefits Agreement (PSCBA)

Energy Performance Contract will be subject 20% of design services to Small Local Emerging Business (SLEB)

General Services Agency will outreach to the Small Local Emerging Business Community to encourage awareness and participation in the program

The County has used Energy Performance Contracting with various projects, solar energy projects, micro grid project and HVAC upgrades.

This item was informational only and required no Committee action.

VI. General Services Agency/Auditor - Update on 2022 Small, Local, Emerging Business (SLEB) Enhancements

[Attachment](#)

Detra Dillon, Procurement Administrator, General Services Agency, presented a report on the Small, Local, Emerging Business (SLEB) enhancements.

Pending enhancements to the SLEB Program include:

- County Contract Participation Requirements - work in progress with Counsel to implement new Procurement Thresholds engaging SLEB and Local Business first.
- Reaffirm/Reinforce all Procurement Related Policies in Board Action – all described Procurement related policies were reaffirmed/reinforced during PCPC committee meetings. No Board action is required.
Require departments to provide contract award information to GSA for PCPC report

This item was informational only and required no Committee action.

VII. Housing and Community Development - Update on the Measure A1 Labor Compliance Program for Affordable Housing Projects

[Attachment](#)

Michelle Starratt, Director, Housing & Community Development, presented a PowerPoint presentation on the Measure A1 Labor Compliance Program for Affordable Housing Projects.

The third Measure A1 (MA1) Workforce report for projects both completed and currently in construction through April 30, 2022 was completed in July, 2022.

This fourth MA1 Workforce report presents data from inception of the pilot program through September 30, 2022.

Highlights:

- 27 MA1-funded projects completed as of September 30, 2022, up from 18 as of CDA's last report (through April 30, 2022)
- Over 2.4 million (2,419,182) construction worker job hours created in Alameda County, over 2 million hours in completed projects, nearly 400,000 hours on projects which are still in construction, with three projects going into construction during September and more in the pipeline.
- Nearly 400,000 apprentice hours up from 124,580 in the last report.
- 17,827 construction jobs created in the County since inception on projects subject to the full MA1 requirements, plus those created on the first 8 emergency-funded projects where job tracking was not required.

This item was informational only and required no Committee action.

VIII. Auditor/Controller - Update on Disparity Study

Laura Lloyd gave an oral update on the Disparity Study being conducted by Mason Tillman and Associates.

The Disparity Study is an independent evaluation of the county's utilization of minority and women owned business enterprises (MWBE) on County contracts. The results of the county's utilization analysis is then compared to the availability of willing and able MWBE's in the market area. A determination is made if a statistical disparity exists in the county's award of contracts.

The industries being studied are construction, architectural and engineering professional services, goods & services, and covers the contracting period of July 1, 2017, through June 30, 2020.

The draft of the Disparity Study was received on November 4, 2022, consisting of over 250 pages, with 11 chapters. In addition, the Board of Supervisors commissioned a workforce utilization study to determine if the ethnicity and gender of workers is in parity with the available workforce.

These studies are under review by county staff and the County Counsel's office for edits and comments.

Staff will be coming to the Board for a time-only contract extension of the Disparity Study, as the contract term ended on January 3, 2023.

After review and edits the draft studies will be presented to the Procurement and Contracting Policy Committee and then to the full Board of Supervisors.

This item was informational only and required no Committee action.

PUBLIC COMMENT

None.