

ALAMEDA COUNTY BOARD OF SUPERVISORS' PROCUREMENT AND CONTRACTING POLICY COMMITTEE

Monday, May 15, 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. Healthy Homes Quarterly Lead Abatement Progress Report [Attachment](#)

April Williamson, Healthy Homes Department, Community Development Agency, provided an update on the Alameda County Healthy Homes Quarterly Lead Abatement Progress.

The program, funded by a lawsuit settlement against paint companies due to lead-related hazards, focuses on serving children exposed to lead paint, educating the public, promoting lead-safe property management, and abating lead hazards in housing. The department has expanded services, especially for children with lower blood lead levels, hired outreach workers, and provides comprehensive support including nutritional assessments and travel vouchers.

Public education efforts are also expanded, particularly in high-risk areas like the Ashland and Cherryland neighborhoods. The program partners with organizations to train workers and contractors on lead safety and aims to abate lead hazards, prioritizing low-income housing and high-need areas.

Recommendation from Procurement and Contracting Policy Committee: The Committee requested information on local hires, contracts, and diversity metrics, including how many people have been trained, hired, and the financial impact. In addition, the Committee requested updates on the program at a future meeting.

II. Public Works Agency Quarterly Construction, Workforce and Outreach Report [Attachment](#)

Daniel Woldesenbet, Director, Public Works Agency, presented the agency's Quarterly Construction, Workforce and Outreach Report.

The report covered the distribution of work hours on PWA projects, highlighting that 27% of the work was completed by local residents, and 57% by ethnic minority workers, predominantly from the Latinx community.

The Director also reported on the various outreach events aimed at promoting local employment and small business participation, including a contractors' academy and other networking opportunities. The department used an application called the Elation System, managed by the auditor's office, to track and analyze these data points.

This item was informational only and required no Committee action.

III. Auditor-Controller Agency Quarterly Procurement Report [Attachment](#)

Melissa Wilk, Auditor, Controller, Auditor-Controller Agency, presented the Auditor-Controller Agency Quarterly Procurement Report.

The information presented in this report is based on payments made to contractors. The summary chart of all payments up to \$500,000 for the period July 1, 2009, through March 31, 2023.

- Total payments up to \$500,000 were \$1.9B
- \$1.1B was paid to local contractors which equals 60.22% of total dollars up to \$500,000
- \$926.8M was paid to MWBE/SLEB contractors which equals 49.04% of total dollars up to \$500,000

- All payments to contractors including amounts over \$500,000. This data is presented in the summary on Page A2 for the period July 1, 2009, through March 31, 2023 and includes:
 - Total payments were \$4.2B
 - \$2.3B was paid to local contractors which equals 54.19% of total dollars
 - \$1.5B was paid to MWBE/SLEB contractors which equals 35.65% of total dollars

This item was informational only and required no Committee action.

IV. Evaluation and Recommendations for the Measure A1 Pilot Labor and Contract Compliance Program

Housing & Community Development Department, Community Development Agency

[Attachment](#)

Michelle Starratt, Director, Housing & Community Development Department, Community Development Agency, presented a PowerPoint presentation on the Measure A1 Labor Compliance and Contract Compliance Program.

Some developers and contractors have significantly exceeded workforce goals, others have not fully adhered to the program's requirements. There is need for improvements, including better enforcement of policies, adding penalties for non-compliance, and enhancing outreach and referral systems. Additionally, there are challenges like the underrepresentation of certain demographic groups in the construction workforce and the difficulty smaller subcontractors face in hiring local employees. Future actions will include partnering with workforce development boards and implementing pre-apprenticeship requirements to strengthen the program.

PUBLIC COMMENT

None.