

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

**Monday, September 18, 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 Elisa Márquez**

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](#)

Larry Brooks, Director, Alameda County Healthy Homes Department, presented a PowerPoint presentation on the Healthy Homes Quarterly Lead Abatement Progress Report

Alameda County, along with the City of Oakland and eight other jurisdictions, won a legal battle against paint companies for selling lead-based paint, resulting in a \$23.98 million settlement in 2019. These funds are allocated for lead hazard repairs, environmental testing, accredited training, and community outreach.

Alameda County implemented the Lead Safe Alameda County program, which uses these funds for lead hazard repairs, environmental testing, accredited training, and community outreach.

- Lead paint remediation on 45 units by July, with funding supplemented by a HUD grant.
- Environmental testing on 85 units, with 83% of contracts awarded to small local firms.
- Accredited training programs for lead-safe work practices, particularly for code enforcement officers and building inspectors.

The department is also working to improve outreach to minority populations, particularly in recruiting minority contractors and lead evaluation consultants. Future efforts will focus on increasing participation from underrepresented groups.

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 Construction, Workforce and Outreach Report.

The data shows, during the first quarter of the calendar year, out of the total 22,940 labor hours performed on PWA projects, approximately 16%, or 3,673 hours, were completed by local residents, and 44.7%, or 10,261 hours, were completed by minority workers.

In the longer period from July 2022 to August 2023, 60% of the total 145,507 hours of work were completed by minority groups, while 27% were done by local residents. Outreach efforts included 13 projects, with 43% of prime contractors and 38% of subcontractors being local businesses. Upcoming initiatives aim to increase participation from smaller local businesses in projects under \$500,000.

The report also included information on the continuation of training and capacity-building and outreach programs for small businesses.

Speaker

Kelly Abreu commented on the Public Works Agency's Quarterly Procurement Report.

This item was informational only and required no Committee action.

III. General Services Agency Quarterly Contracting and Outreach Report [Attachment](#)

Kimberly Gasaway, Director, General Services Agency, presented the General Services Agency's Outreach, Contracting and Procurement Report.

This report covers the period of April 1, 2023, through June 30, 2023.

Procurement Summary

- The GSA administered 29 formal procurements totaling over \$56 million.
- 53% of the contracts went to Small Local Emerging Businesses (SLEBs) or local vendors, a significant increase compared to 29% in the same quarter of the previous year.
- The remaining 47% went to non-local vendors.

Sole Sources and Piggybacks

- GSA approved 231 sole sources and 40 piggybacks totaling \$42.2 million.
- Most sole sources were categorized as exceptions and exemptions.

SLEB Waivers:

- 411 new waivers and 136 amendments were approved, totaling \$159.6 million.
- 72% of waivers were issued to local firms.

Construction and Service Contracts:

- Several contracts were awarded to SLEBs, including architectural and engineering services, but some larger contracts went to non-local vendors.
- Efforts to improve outreach to local vendors continue, with 71% of informal construction contracts going to local contractors.

Project Stabilization and Community Benefits:

- GSA tracked work hours for local and disadvantaged workers, exceeding some goals but falling short in others, particularly in the apprenticeship program.

Outreach and Membership:

- GSA held numerous bid conferences and vendor outreach events to promote their projects and procurement opportunities.
- The agency is actively involved in several professional organizations and continues to expand its outreach efforts.

Speaker

Kelly Abreu commented on the General Services Agency's Quarterly Procurement Report.

This item was informational only and required no Committee action.

IV. Update on Small Local Emerging Business (SLEB) Program Enhancements [Attachment](#)

Kimberly Gasaway, Director, General Services Agency (GSA), presented a report on the enhancements to the Small Local Emerging Business (SLEB) program.

In collaboration with the Auditor's Office, county departments, most of the enhancements have been completed, with only one outstanding item remaining: increasing the threshold for informal procurements from \$3,000 to \$125,000. This change is currently being reviewed by legal counsel, and they hope to finalize it in the coming months.

GSA is conducting an internal control assessment of the SLEB program to evaluate their processes and identify areas for improvement. The results and recommendations from this assessment will be shared soon.

This item was informational only and required no Committee action.

V. Auditor-Controller 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.

PUBLIC COMMENT

None.