

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

**Monday, April 21, 2025
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, Director, General Services Agency
Susan S. Muranishi, County Administrator

Summary Action Minutes

I. Measure A1 Labor Compliance Pilot Program Report

[Attachment](#)
[Attachment](#)

John Lowe, Deputy Housing Director, and Anne Olivia Eldred, Program Lead, Housing & Community Development Department, Community Development Agency, presented a PowerPoint presentation and staff report on the Measure A1 Labor Compliance Pilot Program.

This report covers data from inception through December 31, 2024. The focus on local contracting (businesses and vendors) in affordable housing projects funded by Measure A1.

Results

- 53 projects funded under Measure A1 Rental Housing Program.
- \$384M Measure A1 investment leveraged to \$3.3B total (1:7.5 ratio).
- Exceeded unit creation goals—111% achieved; doubled accessible units.
- Local Contracting Goals:
- Target: 25% local, 20% small local.
- Actual: 160% of Measure A1 investment value and 641% of goal awarded to Alameda

County businesses.

- Minority/Women-Owned Businesses:
- 6% women-owned; 11% minority-owned; improving with more self-reporting.
- Project Labor Agreements (PLAs):
- Projects exceeded goals—209% local business, 52% small local.

The Supervisors thanked staff for their presentation and commended staff for exceeding goals. Supervisors expressed more support for small businesses and improving minority/women-owned participation and expanding reporting tools.

This item was informational only and required no Committee action.

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

Daniel Woldesenbet, Director, Public Works Agency presented the Quarterly Construction, Workforce and Outreach Report. The report covers the period April through December 2024.

Workforce Data: 89,200 labor hours on 41 projects.

- 23% by local residents, 42% by minority workers.
- Apprenticeship hours: ~12%.
- 15-year trend shows workforce stability (\approx 64% minority, 27% local)

Business Outreach

- Continued Building Opportunity for Business (BOB) event series.
- Contractor Academy for training on bidding and estimating.
- 33% of winning prime bids from local or certified small businesses.

The Committee thanked Director Woldesenbet for the infrastructure quality and road maintenance improvements. The Agency needs to continue to support more workforce diversity, in particular African American representation.

The Committee requested the Agency consider interactive maps for future roadwork and enhanced community engagement. The Director confirmed plans for improved mapping and community input integration.

This item was informational only and required no Committee action.

III. General Services Agency Quarterly Report

- Procurement & Contracting Report, July-December 2024 - Kimberly Gasaway, Director
- 6-Month Outlook – Detra Dillon, Procurement Administrator
- Progressive Design-Build Update

[Attachment](#)

[Attachment](#)

[Attachment](#)

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

This report covers the period of July 1, 2024 through December 31, 2025.

Procurement Summary

- 56 formal procurements totaling \$30.4M.
- 21% SLBE (\$6.2M), 11% local (\$3.5M).
- 280 sole source procurements (\$85M).
- 334 new SLBE waivers, 89 amendments (\$73.9M).

Capital Programs

- 13 A&E contracts (\$5M), 8 SLBE-certified.
- \$100M in design-build and construction contracts; 86% awarded locally.

Labor Compliance

- 355,000 labor hours—exceeded 40% local and 40% disadvantaged worker goals.

Outreach

- 43 bid conferences, 25 vendor events.
- Partnership with Meriwether Williams for contractor technical assistance.

The Committee thanked GSA for their transparency and oversight. The Committee requested annual waiver trend reports and detailed local participation data. The Supervisors requested a July 2025 progress update on informal bidding data.

Six month Outlook

Detra Dillon, Procurement Administrator, General Services Agency presented the Agency's six month procurement outlook.

The report lists contracts up for rebid, extension, or discontinuation. It highlights upcoming bid opportunities and transparency for vendors with a continued focus on unbundling contracts to expand small business access.

Progressive Design-Build Construction

Anne Ludwig, GSA Consultant, Explained Progressive Design-Build (PDB) vs. traditional design-build. PDB offers a single-step RFQ process, faster timelines, and collaborative design-to-budget development.

Upcoming PDB Projects include African American Wellness Hub (RFQ in May), Santa Rita Jail – Critical Operations and Kitchen Renovation.

The benefits include time savings, greater bidder participation, and stronger cost predictability.

The Committee expressed support for innovation and faster delivery.

This item was informational only and required no Committee action.

Public Comment

None.