

ALAMEDA COUNTY BOARD OF SUPERVISORS' PROCUREMENT AND CONTRACTING POLICY COMMITTEE

**Monday, July 21, 2025
2:30 p.m.**

Location: **Board of Supervisors' Chamber – Room 512 – 5th Floor**

Susan S. Muranishi County Administration Building
1221 Oak Street, Oakland, CA 94612

**Supervisor Nate Miley, Chair
Supervisor Elsa Márquez**

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

Summary Action Minutes

I. Informal Constructions Procurement Update

[Attachment](#)

Kimberly Gasaway, Director, General Services Agency, presented an update on Informal Constructions Procurement Update.

GSA reviewed current informal bidding thresholds: \$75,000 (Purchasing Agent) and up to \$220,000 (Board approved).

The Qualified Contractors List is renewed annually; there are currently 293 contractors, 45% local. Outreach includes: GSA website, trade journals, chambers of commerce, contractor databases, and partner organizations.

Data review:

2022: 67.4% of contracts to local contractors.

2023: 75.5% local.

2024: 62.1% local.

FY 2025 (to May): 66% local.

Smaller contracts under \$75K are more likely to go to local contractors.

Recommendation from Procurement & Contracting Policy Committee: The Committee requested 1) additional outreach materials to share in district newsletters; 2) analysis of why larger contracts (\$75K–\$220K) usually to go to non-local contractors.

II. Project Stabilization/Community Benefits Agreement (PSCBA) Update

[Attachment](#)

Kimberly Gasaway, Director, General Services Agency, presented an update on the Project Stabilization / Community Benefits Agreement.

The Project Stabilization/Community Benefits Agreement (PSCBA) was adopted in 2012; renewed in 2020 for 5 years with automatic renewal in 2025.

The goals of the PSCBA is to reach 40% of labor hours by for county residents, 20% of labor hours for apprenticeship and, 40% of apprentice hours by disadvantaged residents.

Current results as of June 2025:

- 49% resident hours (goal 40%).
- 17% apprentice hours (goal 20%).
- 38% disadvantaged apprentice hours (goal 40%).

The Joint Advisory Committee (JAC) meets monthly, monitors compliance and requires corrective action from contractors. Effective October 2025, all Public Works projects over \$1 million will be covered, previously the amount was over \$3 million.

Recommendation from Procurement & Contracting Policy Committee: The Committee would like more information on apprentice goals; Track outcomes of capacity-building for CBOs/subcontractors; Report on workforce impact.

III. Auditor/Controller Quarterly Procurement Report (January-March 2025) [Attachment](#)

Laura Lloyd and Susan Wewetzer, Auditor-Controller's Office, presented the Auditor-Controller Quarterly Procurement Report for January through March 2025.

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 June 30, 2024 is shown on Page A1 and includes:

Total payments up to \$500,000 were \$2.15B

- \$1.27B was paid to local contractors - 59.14% of total dollars up to \$500,000
- \$1.05M was paid to MWBE/SLEB contractors - 48.79% of total dollars up to \$500,000

Payments to MWBE/SLEB contractors by category were:

- Construction: \$102.4M - 37.62% of Construction dollars
- Architecture & Engineering: \$31.0M - 52.85% of Architecture & Engineering dollars
- Professional Services: \$416.8M - s 59.06% of Professional Services dollars
- Goods & Services: \$498.3M - 44.79% of Goods & Services dollars

Also included in this report are 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 June 30, 2024 and includes:

Total payments were \$4.82B

- \$2.56B was paid to local contractors, which equals 53.24% of total dollars
- \$1.71B was paid to MWBE/SLEB contractors which equals 35.43% of total dollars

Payments to MWBE/SLEB contractors by category were:

- Construction: \$272.1M - 28.92% of Construction dollars
- Architecture & Engineering: \$40.2M - 41.52% of Architecture & Engineering dollars
- Professional Services: \$576.3M - 31.28% of Professional Services dollars
- Goods & Services: \$817.8M - 42.25% of Goods & Services dollars

This item was informational only and required no Committee action.

IV. Alameda County Health Contracts Update [Attachment](#)

Kristel Acacio, Finance Services Director, Alameda County Health, provided an update on Alameda County Health Contracts.

The FY 2025–26 community-based organization (CBO) contracts budget totals \$758 million, representing 58% of the agency's overall budget and covering more than 368 contracts.

The largest share is allocated to Behavioral Health at \$545 million (72%), followed by the Office of the Agency Director with \$199 million (26%), and Public Health at \$15.5 million (2%).

By supervisorial district, funding is concentrated in District 3 (\$290 million, 45%) and District 5 (\$209 million, 32%), with smaller allocations to District 2 (\$57 million, 9%), District 4 (\$53 million, 8%), and District 1 (\$42 million, 6%). City-level data show that most CBO funding supports providers headquartered in Oakland (59%), followed by Alameda (13%), Berkeley (9%), and Hayward (8%).

The contracts are projected to support approximately 4,300 full-time equivalent positions valued at \$530 million. Review of FY 2023–24 expenditures showed that 94% went to CBOs.

FY 25–26 CBO contracts budget: \$758M - 368 contracts, 58% of total Health Agency budget.

Major allocations:

- Behavioral Health – \$545M (72%)
- Office of Agency Director – \$199M (26%)
- Public Health – \$15.5M (2%)

Geographic distribution:

- District 3 – \$290M (45%).
- District 5 – \$209M (32%).
- District 2 – \$57M (9%).
- District 4 – \$53M (8%).
- District 1 – \$42M (6%).
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By city: Oakland 59%, Alameda 13%, Berkeley 9%, Hayward 8%.

Recommendation from Procurement & Contracting Policy Committee: Supervisors requested clarification on discrepancies in reported contract counts -368 vs. 436, an analysis of service delivery at the district level rather than only by headquarters location, and confirmation on whether Vision 2026 Board-initiated contracts are included in the totals.