

ALAMEDA COUNTY BOARD OF SUPERVISORS MINUTE ORDER

The following action was taken by the Alameda County Board of Supervisors on 09/09/2025

Approved as Recommended ☒

Other ☐

Unanimous ☐ Tam: ☐ Haubert: ☐ Miley: ☐ Márquez: ☒ Fortunato Bas: ☐ - ☒

Vote Key: N=No; A=Abstain; X=Excused

Documents accompanying this matter:

Documents to be signed by Agency/Purchasing Agent:

Contract: C-902602,C-28958,C-28959

File No. _____
Item No. 49

Copies sent to:

Cindy Wong, QIC 26021

Special Notes:



I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:
Clerk of the Board
Board of Supervisors

By: Nancy French
Deputy



LAKESIDE DRIVE, OAKLAND, CALIFORNIA 94612

510 208 9700

KIMBERLY GASAWAY, Director 1401

FAX 510 208 9711 WWW.ACGOV.ORG/GSA/

August 4, 2025

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, California 94612-4305

SUBJECT: AWARD CONTRACTS FOR BOILER MAINTENANCE, REPAIRS, AND SERVICES; MASTER CONTRACT NO. 902602; AMOUNT: \$484,334

Dear Board Members:

RECOMMENDATION:

Authorize the Purchasing Agent, or her designee, to execute a contract (Master Contract No. 902602) to provide boiler maintenance, repairs, and services to the Alameda County General Services Agency, for the term of 9/10/25 – 9/9/28, in the pooled amount of \$484,334, with the following contractors:

- A. A & B Mechanical, Inc. (Principal: Bill Newby; Location: Livermore); Procurement Contract No. 28958; and
- B. Mesa Energy Systems, Inc. (Principal: Jake Echsner; Location: San Leandro); Procurement Contract No. 28959.

DISCUSSION/SUMMARY:

The Alameda County General Services Agency – Building Maintenance Department (GSA-BMD) is tasked with the essential responsibility of overseeing the maintenance, repair, and operational upkeep of a vast array of facilities. Its portfolio includes over 182 buildings, ranging from administrative offices and courthouses to youth centers, veterans memorial halls, parking structures, and detention facilities. GSA-BMD's services cover a collective area of approximately 8.1 million square feet. With this extensive coverage, GSA-BMD ensures that each facility remains functional and conducive to the needs of the community, providing a safe and welcoming environment for employees, residents, and visitors. Contractors will provide as-needed maintenance, repair, and services for commercial boilers within the county facilities.

SELECTION CRITERIA/PROCESS:

GSA-BMD has determined that Alameda County does not currently have the resources to provide boiler maintenance, repairs, and services.

GSA-BMD worked with GSA-Procurement to develop a Request for Proposal (RFP), which was issued on March 24, 2025, posted on the County and GSA LinkedIn websites for 36 days, sent to the E-Gov Goods and Services– Current Contract Opportunities mailing service, and emailed to the Chambers of Commerce e-mail group. The RFP was also advertised in the Inter-city Express on March 26, 2025, and the Valley Times on March 26, 2025. A vendor outreach was conducted on March 26, 2025, followed by one networking/bidders conference on April 1, 2025, which was attended by four attendees representing three vendors.

On April 29, 2025, six bidders submitted responses to the RFP. One bidder was disqualified due to submitting an incomplete bid response packet. The remaining five responses were evaluated, and the vendors were interviewed by the County Selection Committee. A maximum total of 550 evaluation points was available for this RFP. The total evaluation points include 50 preference points derived from a 5% preference for local vendors and a 5% preference for certified Small Local Emerging Business (SLEB) vendors, for a total of 10%. The RFP states that the contract should be awarded to a pool of up to two bidders selected as the most responsive and responsible bidders.

A & B Mechanical, Inc., and Mesa Energy Systems, Inc., were the two highest-scoring qualified vendors and are being recommended for award.

A & B Mechanical, Inc., is a certified SLEB (Certified Small: 10-00189; Expiration: June 30, 2027).

Mesa Energy Systems, Inc., is a local business but not SLEB certified. The SLEB program requirements applied on this RFP; however, there were no subcontracting opportunities as the service requires specific licenses. The Office of Acquisition Policy has issued SLEB Waiver No. 10308 (Expiring: September 15, 2028).

The following is the evaluation summary:

EVALUATION SUMMARY

| <i>Vendor</i> | <i>Location</i> | <i>Local</i> | <i>SLEB</i> | <i>Evaluation Points</i> |
|--|------------------------|---------------------|--------------------|---------------------------------|
| <i>Mesa Energy Systems, Inc.</i> | <i>San Leandro, CA</i> | <i>Y</i> | <i>N</i> | <i>483</i> |
| <i>A & B Mechanical, Inc.</i> | <i>Livermore, CA</i> | <i>Y</i> | <i>Y</i> | <i>478</i> |
| <i>Bay City Boiler & Engineering Co., Inc.</i> | <i>Hayward, CA</i> | <i>Y</i> | <i>N</i> | <i>469</i> |
| <i>Marina Mechanical Services</i> | <i>Livermore, CA</i> | <i>Y</i> | <i>N</i> | <i>409</i> |
| <i>Diablo Boiler & Steam Inc.</i> | <i>Antioch, CA</i> | <i>N</i> | <i>N</i> | <i>372</i> |


FINANCING:

Appropriations for this contract are included in the GSA BMD Internal Service Fund Fiscal Year 2025-26 Approved Budget and will be requested in future budget years and billed back to the building occupant departments. No additional appropriations are required, and there will be no increase in net County cost.

VISION 2036 GOAL:

Boiler maintenance, repairs, and services meet the 10X goal pathway of **Accessible & Integrated Infrastructure** in support of our shared vision of a **Prosperous & Vibrant Economy**.

Respectfully submitted,

DocuSigned by:

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Kimberly Gasaway
Director, General Services Agency

Attachment

KG\AR\nf\I:\Board Letters\Purchasing\902602 Boiler Maintenance Repairs

cc: County Administrator
Auditor-Controller
County Counsel