AGENDA #_____, May 12, 2026

KIMBERLY GASAWAY, Director

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April 14, 2026

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

SUBJECT: AWARD A CONTRACT TO KING CONSTRUCTION INSPECTION, INC., FOR INSPECTOR OF RECORD SERVICES FOR THE FACILITY NEEDS PRIORITY 1 PROGRAM DESIGN BUILD PACKAGE 2 PROJECT; PROJECT NO. CPP25F23060AHD2 AND CPP25F23060HCD2; MASTER CONTRACT NO. 902643; PROCUREMENT CONTRACT NO. 29955; AMOUNT: $1,000,000

Dear Board Members:

RECOMMENDATION:

Authorize the Purchasing Agent, or her designee, to execute a contract (Master Contract No. 902643; Procurement Contract No. 29955) with King Construction Inspection, Inc. (Principal: Edward King; Location: Oakland) to provide inspector of record services to the County of Alameda General Services Agency for the Facility Needs Priority 1 Program Design Build Package 2 Project, Project No. CPP25F23060AHD2 and CPP25F23060HCD2, for the term of 5/15/26 – 5/14/29, with the option to renew by mutual agreement for up to two years, subject to Board approval, in the amount of $1,000,000.

DISCUSSION/SUMMARY:

The Alameda County Facilities Needs Priority 1 (FNP1) Program is based on a 2018/2019 Facility Conditions Assessment (FCA) conducted by Cannon Design, which identified deficiencies in County-owned facilities and established the scope and estimated costs to address those deficiencies.

The FNP1 Program consists of four project groups (Design Build Packages 1-4). This contract supports Inspector of Record (IOR) services for Design Build Package #2 and the associated Energy Services Company (ESCO) work. The IOR is a certified professional responsible for making sure a construction project is built according to approved plans, codes, and safety regulations. They act as an independent set of eyes on behalf of the California Health Care Access and Information Department (HCAI), the authority having jurisdiction. The scope of work requiring an IOR includes Heating, Ventilation, and Air Conditioning upgrades, electrical repairs, and related infrastructure improvements at the following facilities:

- Skilled Nursing Facility (Building B) on the Fairmont Hospital campus in San Leandro;
- Rehab Clinic Facility (Building H) on the Fairmont Hospital campus in San Leandro;
- An acute care hospital wing (Koret) at Wilma Chan Highland Hospital in Oakland;
- John George Psychiatric Hospital in San Leandro; and
- Skilled Nursing Facility in Hayward (Morton Baker Center).

Construction is anticipated to start in the summer of 2026 with substantial completion (all buildings) by the Fall 2028. The goal of this project is to make the County-owned buildings fully operational and to extend their functional lifespan. The improvements will support County staff, clients, and patients by enhancing functionality and improving the work environment.

SELECTION CRITERIA/PROCESS:

The General Services Agency (GSA)-Capital Programs has determined that the County of Alameda does not currently have the resources to provide IOR services.

The GSA-Capital Programs worked with GSA–Procurement to develop a Request for Statement of Qualification (RFSOQ), which was issued on November 6, 2025, posted on the County website, the County's e-procurement public portal, and the GSA LinkedIn page for 43 days, emailed to the Chambers of Commerce e-mail group, and sent to the E-Gov Professional Services – Current Contract Opportunities mailing service. The RFSOQ was also advertised in The Inter-City Express on November 10, 2025, and The Independent on November 13, 2025. A vendor outreach was conducted on November 12, 2025, followed by one networking/bidders conference on November 18, 2025, which was attended by six attendees representing four vendors.

On December 19, 2025, five bidders submitted responses to the RFSOQ. All responses were evaluated and bidders were interviewed by the County Selection Committee. A maximum total of 550 evaluation points was available for this RFSOQ. 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%.

King Construction Inspection, Inc., was the highest scoring qualified vendor and is being recommended for award.

King Construction Inspection, Inc., is a certified SLEB (Certified Small: 25-00019; Expiration: 02/29/2028).

The following is the evaluation summary:

EVALUATION SUMMARY

Vendor	***Location***	***Local***	***SLEB***	***Evaluation Points***
King Construction Inspection, Inc.	*Oakland, CA*	*Y*	*Y*	*501*
TYR, Inc.	*Huntington Beach, CA*	*N*	*N*	*414*
CMI Contractors, Inc.	*Danville, CA*	*N*	*N*	*395*
Bureau Veritas North America, Inc.	*Sacramento, CA*	*N*	*N*	*394*
Montgomery Corporation	*Petaluma, CA*	*N*	*N*	*351*

FINANCING:

Appropriations for this contract are included in the GSA Capital Projects Fund Fiscal Year 2025-26 Approved Budget for the FNP1 Program Design Build Package 2 Project. No additional appropriations are required and there will be no increase in net County cost.

VISION 2036 GOAL:

Inspector of record services meet the 10X goal pathway of an **Accessible & Integrated Infrastructure** in support of our shared vision of a **Prosperous & Vibrant Economy**.

Respectfully submitted,

DocuSigned by:
Kimberly Gasaway
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Kimberly Gasaway
Director, General Services Agency