

Oakland San Francisco Bay Airport Restroom Renovation Program

Progress Update Board of Port Commissioners Meeting

October 9, 2025

Agenda

- Overview of Restroom Renovation Program
- Phase 1 Accomplishments
- Phase 2 Overview
 - Construction Renderings
 - GMP and Budget
 - Small Business Development Impact
 - FAA Grant Application and Timeline
 - Additional Authority for On-Call Architect & Prime Builder
- Requested Board Actions

RESTROOM RENOVATION PROGRAM – CY2022 to CY2028

Transforming the Customer Experience

- Existing Restrooms are 20 Years Old
- Meet Customer Experience Demands
- Modernize Facilities and Finishes
- Incorporate Sustainability Measures in Energy Use, Water Use, Materials Selection, and Improved Indoor Air Quality
- Extend Facility Life Cycle and Ease Maintenance Requirements

Delivering Infrastructure

Staff Expertise



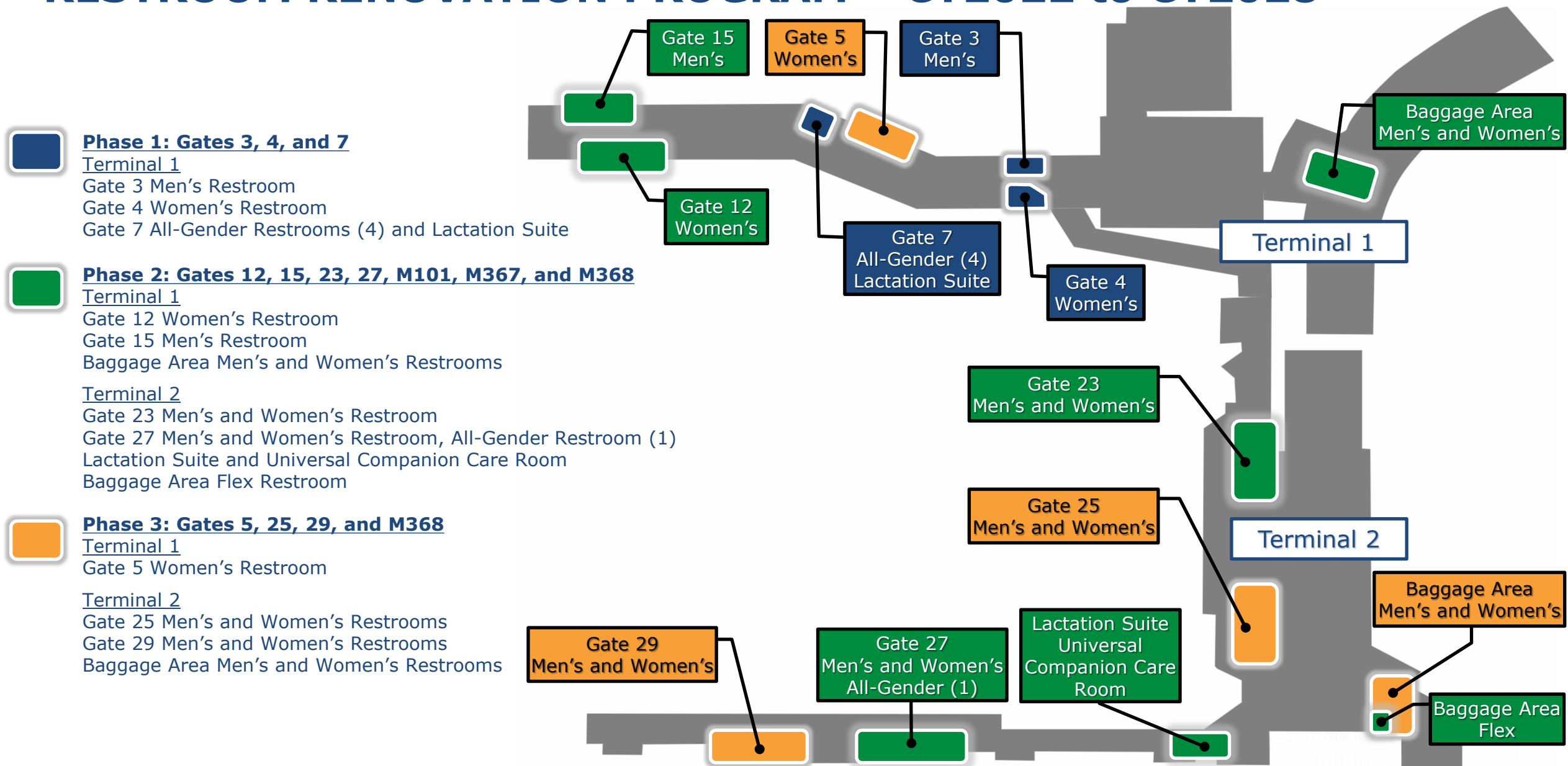
On-Call Architect



Prime Builder



RESTROOM RENOVATION PROGRAM – CY2022 to CY2028

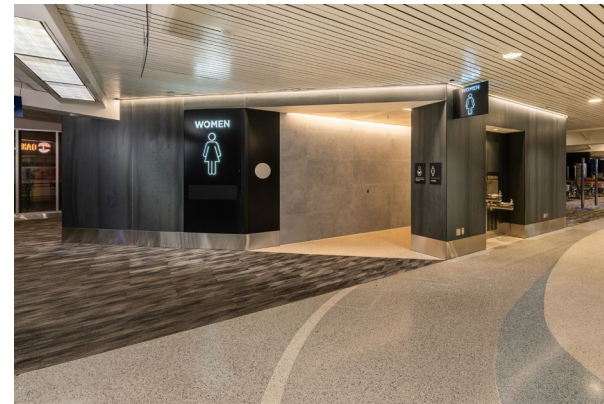
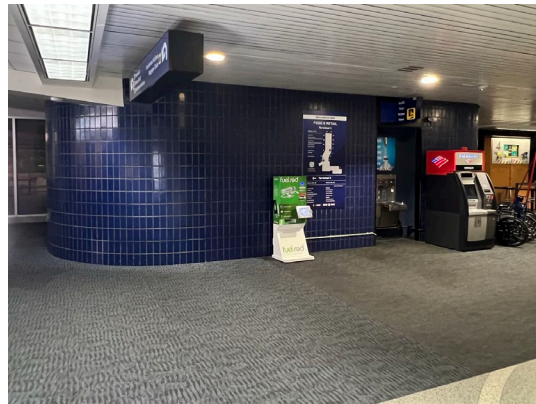


PHASE 1 – BEFORE AND AFTER

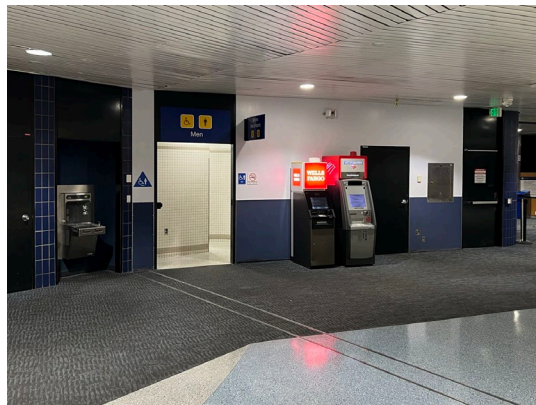
Modernization Gate 3 Men's Restroom



Restoration Gate 4 Women's Restroom



Transformation Gate 7 Men's Converted to All-Gender / Family Restrooms (4) and Lactation Suite



PHASE 1 SMALL BUSINESS DEVELOPMENT IMPACT

Design Services – Utilization to Date

Small Business Development Contract Award	Design Firms Contracted	Design Contract Value Utilization	Design Services During Construction Firms Contracted	Design Services During Construction Contract Value Utilization
Subcontracting Firms	9	\$1,822,352	7	\$1,227,871
DBE Disadvantaged Business Enterprise	5	\$360,382 (20%)	3	\$135,981 (11%)
*SBE Small Business Enterprise	3	\$298,338 (16%)	3	\$170,830 (14%)
*MBE Minority Business Enterprise	2	\$224,403 (12%)	2	\$138,205 (11%)
*LBE Local Business Enterprise	2	\$224,403 (12%)	2	\$138,205 (11%)

Construction Services – Utilization to Date

Small Business Development Direct Cost Contract Award	Firms Contacted	Bidding	Bids Received	Contract Value Utilization
Subcontracting Firms Activity	206	49	34	\$7,500,000
DBE Disadvantaged Business Enterprise	22	9	7	6 Awards \$246,156 (3%)
*SBE Small Business Enterprise	56	20	14	6 Awards \$1,005,855 (13%)
*MBE Minority Business Enterprise	29	13	10	3 Awards \$244,790 (3%)
*LBE Local Business Enterprise	28	13	11	5 Awards \$1,528,072 (20%)



*Note: In Federally Funded Contracts, 49 CFR Part 26 DBE Requirements Apply, Contracts are Low Bid, Race Neutral, and Requiring Local Preferences is Prohibited

PHASE 2 CONSTRUCTION RENDERINGS – BEFORE AND AFTER

Modernization

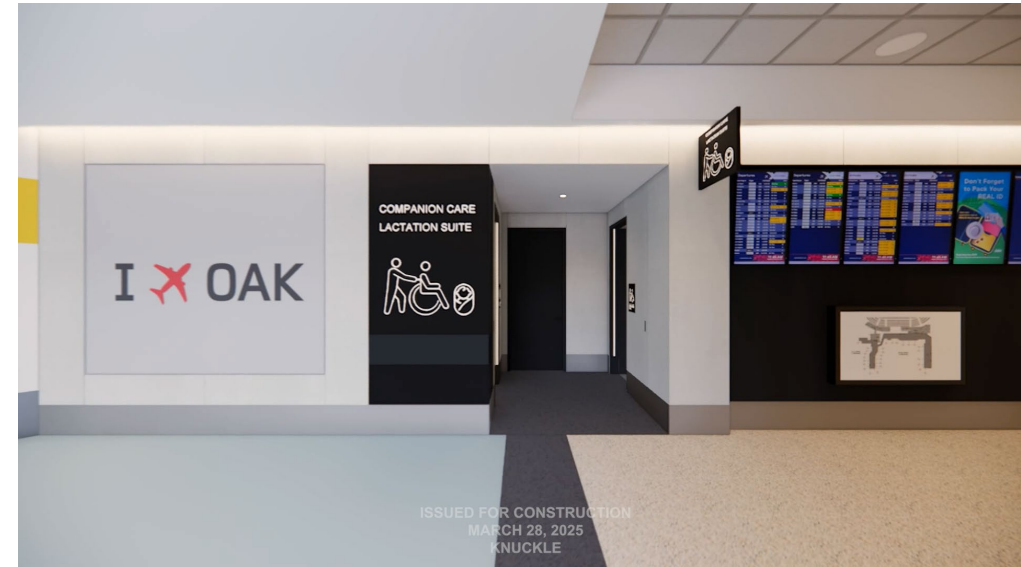
- Gate 12 Women's Restroom
- Gate 15 Men's Restroom
- Gate 23 Men's and Women's Restroom
- Gate 27 Men's and Women's Restroom, All-Gender / Family Restroom (1)
- Terminal 1 Baggage Area Men's and Women's Restrooms



PHASE 2 CONSTRUCTION RENDERINGS – NEW AMENITIES

Transformation

- **Terminal 2 Lactation Suite and Universal Companion Care Room**
 - Provides first Permanent Lactation Suite in Terminal 2; Mamava Pods No Longer Required
 - OAK's first Universal Companion Care Room; Expands Equal and Equitable Access Options to Clean and Dignified Use of Public Restrooms to Disabled Individuals and their Caregivers
- **Terminal 2 Baggage Area "Flex" Restroom**
 - Open as either a Women's or Men's Restroom
 - Provides Additional Restroom Capacity During Adjacent Restroom Closures
 - When Restroom Closures Occur, Affected Terminal 2 Baggage Area Passengers are No Longer Required to Walk Outside to Terminal 1 Baggage Area to Access Pre-Security Restrooms



PHASE 2 RESTROOM RENOVATION GMP & BUDGET

Description	Design and Pre-Construction Budget	Construction Budget	Total Budget
Consultants¹	\$4,500,000	\$5,749,000	\$10,249,000
Construction ²	\$935,000	\$38,197,000	\$39,132,000
Port Labor	\$522,000	\$2,559,000	\$3,081,000
Other Related Costs ³	\$0	\$1,874,000	\$1,874,000
TOTAL	\$5,957,000	\$48,379,000	\$54,336,000

¹ Consultant Costs include Design and Construction Support Services

² Construction Costs include Webcor Pre-Construction Phase GMP and Webcor Construction Phase GMP

³ Other Costs include building permit fee, MAPLA, and OCIP

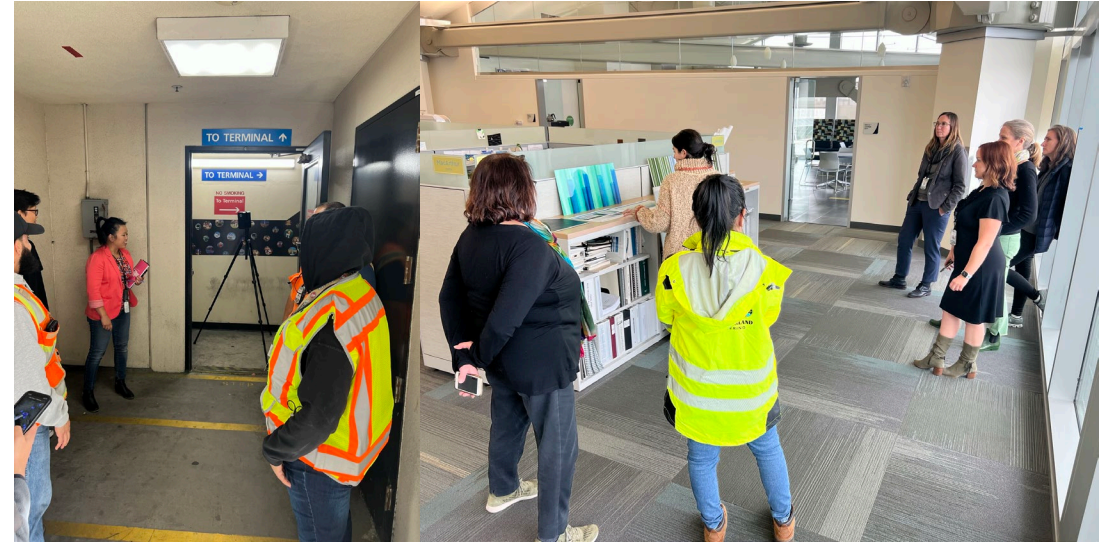
PHASE 2 SMALL BUSINESS DEVELOPMENT IMPACT

Design Services – Utilization to Date

Small Business Development Contract Award	Design Firms Contracted	Design Contract Value Utilization	Design Services During Construction Firms Contracted	Design Services During Construction Contract Value Utilization
Subcontracting Firms	9	\$3,915,980	7	\$2,400,000
DBE Disadvantaged Business Enterprise	5	\$526,690 (13%)	3	\$290,000 (12%)
*SBE Small Business Enterprise	3	\$401,372 (10%)	3	\$375,000 (16%)
*MBE Minority Business Enterprise	2	\$315,052 (8%)	2	\$330,000 (14%)
*LBE Local Business Enterprise	2	\$315,052 (8%)	2	\$330,000 (14%)

Construction Services – Utilization Forecast

Small Business Development Direct Cost Contract Award	Firms Contacted	Bidding	Bids Received	Contract Value Utilization
Subcontracting Firms Activity	217	65	38	\$16,400,000
DBE Disadvantaged Business Enterprise	39	6	3	1 Award \$100,551 (0.6%)
*SBE Small Business Enterprise	63	22	14	10 Awards \$6,553,191 (40%)
*MBE Minority Business Enterprise	28	11	8	3 Awards \$2,457,296 (15%)
*LBE Local Business Enterprise	39	15	9	4 Awards \$2,598,640 (16%)



*Note: In Federally Funded Contracts, 49 CFR Part 26 DBE Requirements Apply, Contracts are Low Bid, Race Neutral, and Requiring Local Preferences is Prohibited

FAA GRANT APPLICATION AND TIMELINE

- Phase 2 is anticipated to be funded through Federal Aviation Administration (FAA) grants, Passenger Facility Charges (PFCs), and Port cash.
- FAA grants may include Airport Terminal Program (ATP) and Airport Infrastructure Grants (AIG) funding.
 - ATP Grants are competitive in nature and awards are based on criteria currently under review by the FAA; if the project is selected, grant award is anticipated in Spring 2026.
 - AIG Grants are federal entitlement grants with a set funding limit for OAK. The amount of AIG funds obligated to this project will be determined once the ATP Grant award is known.
- FAA grant eligible project costs that are not awarded FAA grant funding will be funded with PFCs.

Funding Source	FAA Grants	PFCs ¹	Port Cash ²	Total Project Costs
Total Funding	\$29,000,000	\$7,000,000	\$18,336,000	\$54,336,000
¹ The PFC funding component will be included in a future PFC application.				
² The Port cash funding component will be included in future airline rates and charges and portions of the costs will be recovered through higher terminal rent on airline leased spaces.				

ADDITIONAL AUTHORITY FOR ON-CALL ARCHITECT

HNTB Corporation, Oakland, CA

- HNTB is the design engineer for all three phases of the Terminal Restroom Renovation Program.
- Requested Board actions for HNTB:
 - Approve an additional \$5,300,000 to complete HNTB's Design Services and Support During Construction through Phase 3
 - Extend the terms of the HNTB agreement until December 31, 2028, through the estimated completion of the Terminal Restroom Renovation Program.

ADDITIONAL AUTHORITY FOR PRIME BUILDER

Webcor Construction, LP, Alameda, CA

- Requested Board actions for Webcor:
 - Approve an additional \$11,500,000 for Phase 2 construction and estimated Phase 3 pre-construction services
 - Port staff will return to the Board to seek approval of Phase 3 GMP and associated Phase 3 project budget.

REQUESTED BOARD ACTIONS

- Approve and Authorize the Executive Director to Execute a Construction Phase Work Authorization for the Oakland San Francisco Bay Airport Terminal Restroom Renovation Program, Phase 2 with Webcor Construction, LP for a Guaranteed Maximum Price of \$37,957,844.31;
- Increase Maximum Compensation by \$11,500,000 for a Not-To-Exceed Total Amount of \$51,500,000 for Prime Builder Services Contract with Webcor Construction, LP;
- Increase Maximum Compensation by \$5,300,000 for a Not-To-Exceed Total Amount of \$17,800,000 for On-Call Architecture and Engineering Services Contracts with HNTB Corporation and Extending the Term of the HNTB Corporation Agreement Until December 31, 2028;
- Apply for and Accept Grant Awards of Approximately \$29,000,000, or more if Additional Funding Becomes Available;
- Approve the De-Accessioning of Public Art at the Restroom Privacy Walls in Terminal 2;
- and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. (Engineering/Aviation)