



**AGENDA REPORT**

**PROPOSED ACTION: Resolution:** Approve and Authorize the Executive Director to Award and Execute a Contract with Ancon Marine dba Ancon Services, Inc. for Removal and Disposal of Hazardous Waste, Universal Waste, and Other Contaminated Materials for the Period Commencing April 1, 2026 and Ending March 31, 2027, 2028, or 2029 in an Amount Not to Exceed \$1,200,000; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Environmental)**

**Submitted By:** Colleen Liang, Director of Environmental Programs and Planning; Kristi McKenney, Executive Director

**Parties Involved:** Ancon Marine dba Ancon Services, Inc., Benicia, CA

**Amount:** Not to exceed \$1,200,000 (Operating Expense)

**EXECUTIVE SUMMARY:** The Port of Oakland (Port) generates hazardous waste from several Port activities, such as vehicle and property maintenance in the Aviation, Maritime, and Commercial Real Estate areas. To comply with local, State, and federal regulations for storage, transportation, and disposal of hazardous wastes, the Port must retain specialized and licensed contractors. Ancon Marine dba Ancon Services, Inc. (Ancon Marine) was the top ranked firm from the formal competitive selection process to perform these hazardous waste management services.

**BACKGROUND & ANALYSIS**

The Environmental Programs and Planning Division (EP&P) manages environmental risks and responsibilities for the Port, including the hazardous waste management program. The Port holds hazardous waste generator permits with Alameda County and is required to remove hazardous waste generated at our facilities within 90 days. To accomplish this, the Port must engage with hazardous waste contractors to assist in the identification, storage, and disposal of hazardous waste, as well as the development of hazardous waste reduction and consolidation strategies.

Port Staff solicited bids through a formal Public Works construction bidding process in accordance with the Port of Oakland Administrative Code, Chapter 5.12. Invitations were sent out to known hazardous waste removal contractors, the opportunity was posted on the Port's website, and an advertisement was issued in the Oakland Tribune. A non-mandatory pre-bid meeting was held on October 16, 2025, to provide potential bidders with information about the contract requirements. Nine contractors attended the pre-bid meeting.

Three bids were received and opened publicly on November 19, 2025. For the past three bidding solicitations in 2017, 2021, and 2023; three, one, and one bid(s) were received, respectively.

Table 1: Summary of Bids

		<b>BIDDERS</b>		
		Ancon Marine dba Ancon Services, Inc. Benicia, CA	American Integrated Services, Inc. Wilmington, CA	Ponder Environmental Services, Inc. Benicia, CA
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>PERCENTAGE MARKUP</b>	<b>PERCENTAGE MARKUP</b>	<b>PERCENTAGE MARKUP</b>
1.	Direct Labor Costs plus Percentage of Direct Labor Costs	9%	20%	25%
	<b>BID SECURITY</b>	\$40,000.00	\$40,000.00	\$40,000.00

Ancon Marine submitted a bid which included a proposed markup on Direct Labor costs of 9%, with \$40,000 as the bid security. Port Staff reviewed the bid and determined Ancon Marine to be a responsive and responsible bidder who is appropriately licensed to perform the proposed work.

## **OTHER FINDINGS AND PROVISIONS**

### **ENVIRONMENTAL REVIEW**

The proposed action was analyzed under the California Environmental Quality Act (CEQA) and was found to be:

☐ Categorically exempt under the following CEQA Guidelines Section:

Choose an item.

☒ "Common Sense" exemption under CEQA Guidelines Section 15061(b)(3).

☐ Other/Notes:

### **BUDGET**

☐ Administrative (No Impact to Operating, Non-Operating, or Capital Budgets); OR

☒ Operating

☐ Non-Operating

☐ Capital

Analysis: Projected costs for removal and disposal of hazardous waste, universal waste, and other contaminated materials may exceed FY2026 budgeted amount. However, there is no impact to the FY2026 Budget as these overages are expected to be absorbed through underspending in other areas of EP&P's operating expense budget. Future costs will be included in future operating expense budgets for Board adoption.

### **STAFFING**

☒ No Anticipated Staffing Impact.

☐ Anticipated Change to Budgeted Headcount.

Reason:

☐ Other Anticipated Staffing Impact (e.g., Temp Help).

Reason:

### **MARITIME AND AVIATION PROJECT LABOR AGREEMENT (MAPLA):**

Applies? No (Not Aviation or Maritime CIP Project) – proposed action is not covered work on Port's Capital Improvement Program in Aviation or Maritime areas above the threshold cost.

☐ Additional Notes:

### **LIVING WAGE** (City Charter § 728):

Applies?

No (Public Works) – proposed action is a construction contract covered by state or federal prevailing wages that are higher than those under the Living Wage requirements.

☐ Additional Notes:

### **SUSTAINABLE OPPORTUNITIES:**

Applies? **Yes.**

### **GENERAL PLAN** (City Charter § 727):

Conformity Determination:

<p><u>Reason:</u> The Port can minimize its hazardous waste streams through coordination with Ancon Marine.</p>	<p>Not Required – conformity determination not required because proposed action does not change use of or make alterations to an existing facility, or create a new facility.</p>
<p><b><u>STRATEGIC PLAN.</u></b> The proposed action would help the Port achieve the following goal(s) in the Port's Strategic Plan:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Capture Our Market and Grow the Economic Base</li> <li><input type="checkbox"/> Modernize and Upgrade Infrastructure</li> <li><input type="checkbox"/> Transition to Zero-Emissions and Build Climate Resilience</li> <li><input checked="" type="checkbox"/> Maximize Land Use Value and Revenues</li> <li><input type="checkbox"/> Workforce Training and Jobs Development</li> <li><input type="checkbox"/> Create Opportunities for Local Businesses and Community Economic Development</li> </ul>	