



SUPPLEMENTAL BOARD AGENDA

Thursday, July 11, 2019

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 4:30 p.m.

ROLL CALL

Commissioner Lee, Commissioner Leslie, Commissioner Martinez, Commissioner Story, 2nd Vice-President Colbruno, 1st Vice President Cluver and President Butner.

Commissioner Story will participate in Closed Session by telephone from 242 4th Avenue, Santa Cruz, CA.

1. CLOSED SESSION (1:00 p.m.)

Closed Session discussions and materials may not be disclosed to a person not entitled to receive it, unless the Board authorizes disclosure of that confidential information.

1.1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION - (Pursuant to California Government Code Section 54957)

Title: Port Attorney and Executive Director

File ID: [211-19]

1.2 PUBLIC EMPLOYEE APPOINTMENT- (Pursuant to California Government Code Section 54957)

Title: Director of Engineering

File ID: [212-19]

1.3 CONFERENCE WITH REAL PROPERTY NEGOTIATOR - (Pursuant to California Government Code Section 54956.8)

Property: One Airport Drive, Oakland CA

Negotiating Parties: Southwest Airlines and Port of Oakland

Agency Negotiator: Bryant L. Francis, Director of Aviation

Under Negotiation: Price and Terms of Tenancy

Property: Rail yard located directly east of Maritime Street, on the former Oakland Army Base property owned by the Port, Oakland, CA

Negotiating Parties: West Oakland Pacific Railroad, LLC and Port of Oakland

Agency Negotiator: John Driscoll, Maritime Director

Under Negotiation: Price and Terms of Tenancy

Property: Approximately Intersection of Maritime Street and 17th Street, Oakland, CA

Negotiating Parties: GAWFCO Enterprises, Inc. and Port of Oakland

Agency Negotiator: John Driscoll, Maritime Director

Under Negotiation: Price and Terms of Tenancy

Property: One Market Street, Oakland, CA (Howard Terminal)

Negotiating Parties: Oakland Athletics and Port of Oakland

Agency Negotiator: Pamela Kershaw, Director of Commercial Real Estate

Under Negotiation: Price and Terms of Tenancy

File ID: [208-19]

OPEN SESSION/ROLL CALL

Commissioner Lee, Commissioner Leslie, Commissioner Martinez, Commissioner Story, 2nd Vice-President Colbruno, 1st Vice President Cluver and President Butner.

Commissioner Story will participate in Open Session by telephone from 242 4th Avenue, Santa Cruz, CA.

CLOSED SESSION REPORT

The Port Attorney or Board Secretary will report on any final actions taken in Closed Session.

2. CONSENT ITEMS

Action by the Board under "Consent Items" means that all matters listed below have been summarized and will be adopted by one motion and appropriate vote. Consent Items may be removed for further discussion by the Board at the request of any member of the Board.

- 2.1 Building Permit:** for Rolls Royce Corporation to Demolish the Test Cell Facility, 6701 Earhart Road, North Airport **(Engineering)**

File ID: [\[203-19\]](#)

Attachments: [Permit 5222](#)

[Resolution Item 2.1](#)

- 2.2 Building Permit:** for Rolls Royce Corporation to Demolish the Main Facility, 7200 Earhart Road, North Airport **(Engineering)**

File ID: [\[204-19\]](#)

Attachments: [Permit 5244](#)

[Resolution Item 2.2](#)

- 2.3 Building Permit:** for Transportation Security Administration (TSA) to Remodel the Break Room and Supervisor Office, 1 Airport Drive, Terminal 2, OAK **(Engineering)**

File ID: [\[205-19\]](#)

Attachments: [Permit 5241](#)

[Resolution Item 2.3](#)

- 2.4 Resolution:** Authorization for Travel Expenditures Relating to Trade Delegation to China for the Purpose of Promoting Oakland-Based Exports and Establishing Relationship with China Port and Commerce Authorities. **(Board)**

File ID: [\[214-19\]](#)

Attachments: [Agenda Report](#)

[Resolution Item 2.4](#)

- 2.5 Ordinance 4526,** 2nd Reading Of An Ordinance Amending Port Ordinance No. 4430 Relating To Landing And Tenant Terminal Space Rental Fees At Metropolitan Oakland International Airport, Waiving Landing Fees For Landings By Student Pilots, Waiving Aircraft Parking Fees For Signatory Airlines And Establishing New Outside Storage Rates For Intermittent Cargo Operations On The South Field.

File ID: [\[209-19\]](#)

Attachments: [Ordinance 4526](#)

- 2.6 Ordinance 4527**, 2nd Reading Of An Ordinance Approving (I) A Lease With Seastrand Engineering LLC For An Initial Five Year Term, With One Five Year Option, With First Year Annual Rent At Approximately \$92,935, And (Ii) A Fifth Supplement And Amendment To Lease And Option To Lease To A Lease Dated September 1, 2011 With Piedmont Hawthorne Aviation, LLC Dba Signature Flight Support To Amend The Premises And Adjust Annual Rent Operating At Oakland International Airport.

File ID: [\[210-19\]](#)

Attachments: [Ordinance 4527](#)

- 2.7 Minutes:** Approval of the Minutes of the Regular Meetings of May 9, 2019, May 23, 2019 and the Special Meeting of May 13, 2019. **(Board)**

File ID: [\[213-19\]](#)

Attachments: [May 9, 2019 Minutes](#)

[May 13, 2019 Minutes](#)

[May 23, 2019 Minutes](#)

- 2.8 Report:** Awards of Public Works and Execution of Professional Services Agreements by the Executive Director for the Period from April 2019 through June 2019. **(Engineering)**

File ID: [\[165-19\]](#)

Attachments: [Agenda Report](#)

- 2.9 Report:** On-Call Professional and Construction Contracts Usage for FY 18/19 **(Engineering)**

File ID: [\[166-19\]](#)

Attachments: [Report](#)

[Attachment A](#)

[Attachment B](#)

3. MAJOR PROJECTS

This segment of the meeting is reserved for action and discussions regarding the status of Major Projects and issues of special importance.

4. BUDGET & FINANCE

This segment of the meeting is reserved for action or discussion regarding the status of Budget and Finance issues.

5. STRATEGY & POLICY

This segment of the meeting is reserved for action or discussion on Strategy and Policy Issues.

6. REMAINING ACTION ITEMS

Remaining Action Items are items not previously addressed in this Agenda that may require staff presentation and/or discussion and information prior to action by the Board.

6.1

Resolution: Approve and Authorize the Executive Director to Execute a Temporary License Agreement with California College of the Arts for Installation and Maintenance of the Buoyant Ecologies Float Lab in the Middle Harbor Enhancement Area for One (1) Year with Two, One-Year Options. **(Engineering)**

File ID: [\[169-19\]](#)

Attachments: [Agenda Report](#)
[Attachment A](#)
[Attachment B](#)
[Resolution Item 6.1](#)

6.2 **Building Permit:** for CenterPoint to Construct a Warehouse Building and Site Improvements, 1300 Maritime Street, Maritime **(Engineering)**

File ID: [\[202-19\]](#)

Attachments: [Permit 5247](#)
[Map](#)
[Resolution Item 6.2](#)

6.3 **Resolution:** Construction of Southfield Pavement Improvements Phase 2 Project: Approve a Project Budget of \$2,300,000, Authorize the Director of Engineering to Approve the Plans and Project Manual, Authorize the Executive Director to Enter into a Contract with A. Teichert & Son, Inc. dba Teichert Construction for an Amount of \$1,264,385, and Authorize the Executive Director to Execute Contract Change Orders to the Extent Necessary in an Amount Not-to-Exceed \$253,000; for the Taxiway R Pavement Rehabilitation (Eastern) Project: Approve a Project Budget of \$1,993,000, Authorize the Director of Engineering to Approve Plans and Project Manual, Authorize the Executive Director to Enter into a Contract with DeSilva Gates Construction LP for an Amount of \$971,971, and Authorize the Executive Director to Execute Contract Change Orders to the Extent Necessary in an Amount Not-to-Exceed \$195,000; and Authorization for the Executive Director to Apply for and Accept Grant Awards from the Federal Aviation Administration (FAA) AIP Program for FFY 2019. **(Engineering/Aviation)**

File ID: [\[184-19\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.3](#)

- 6.4 Resolution:** Authorize the Executive Director to Enter into a Professional Services Agreement with Mott MacDonald, LLC for Professional Consulting Services To Support the 7th Street Grade Separation Projects (West and East Segments) for a Contract Term Through December 31, 2022 and a Total Contract Amount Not-To-Exceed \$1,950,000. **(Engineering/Maritime)**

File ID: [\[192-19\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.4](#)

- 6.5 Resolution:** Authorization for the Executive Director to: (i) Bid and Award up to 11 On-Call Public Works Contracts totaling \$11,640,000 for Terms up to 3 Years and up to 13 Professional Services Contracts totaling \$5,725,000 for Terms up to 5 Years; and (ii) Extend for One Year the Term Limit of Three Existing On-Call Water and Wastewater Engineering Services Contracts with Mott MacDonald LLC, WRECO, and Schaff and Wheeler Consulting Civil Engineers. **(Engineering)**

File ID: [\[186-19\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.5](#)

- 6.6 Ordinance:** Approve and Authorize the Executive Director to Execute a Lease with SSS Investment Group LLC for a 55-Year Term at an Initial Minimum Monthly Rent of \$31,333 for Property Located at 1901-1995 Embarcadero Road, Oakland. **(CRE)**

File ID: [\[189-19\]](#)

Attachments: [Agenda Report](#)
[Attachment](#)
[Ordinance Item 6.6](#)

- 6.7 Resolution:** Approve and Authorize the Executive Director to Enter into an Agreement with CDW Government LLC to Procure an Information Technology Storage System in an Amount Not to Exceed \$224,000. **(Finance & Admin)**

File ID: [\[193-19\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.7](#)

- 6.8 Resolution:** Approve and Authorize the Executive Director to Execute an Agreement with Admiral Security Services, Inc. for Security Services at Middle Harbor Shoreline Park (MHSP) for a Term of One Year with Two, 1-Year Options in an Amount Not to Exceed \$660,000. **(SRD)**

File ID: [\[216-19\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.8](#)

7. UPDATES/ANNOUNCEMENTS

The President, Members of the Board and the Executive Director will report on noteworthy events occurring since the last Board Meeting.

8. SCHEDULING

This segment of the meeting is reserved for scheduling items for future Agendas and/or scheduling Special Meetings

9. ELECTION OF OFFICERS

The President, First Vice-President and Second Vice-President shall be elected by majority vote of the Board from among members of the Board at the first meeting held in the month of July in each year.

- 9.1 Resolution:** Election of Officers **(Board)**

File ID: [\[191-19\]](#)

Attachments: [Election of Officers](#)
[Resolution Item 9.1](#)

OPEN FORUM

The Board will receive public comment on non-agenda items during this time. Please fill out a speaker card and present it to the Secretary of the Board.

ADJOURNMENT

The next Regular Meeting of the Board will be held on July 25, 2019.

PUBLIC PARTICIPATION

To Speak on an Agenda Item

You may speak on any item appearing on the Agenda. Please fill out a Speaker's Card and give it to the Board Secretary **before the start of the meeting** or immediately after conclusion of Closed Session. Cards received after the start of the meeting will be treated as a single request to speak in Open Forum. All speakers will be allotted a minimum of one minute.

To Receive Agendas & Related Materials

Should you have questions or concerns regarding this Agenda, or wish to review any of the Agenda Related Materials, please contact the Board Secretary, Daria Edgerly, at: (510) 627-1337, or visit our web page at: www.portoakland.com

To receive Port Agendas and Agenda Related Materials by email, please email your request to: dedgerly@portoakland.com

Disability Related Modifications

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the meeting, may submit a written request, electronic request, or telephone request [via the California Relay Service (telephone) for the hearing impaired at (800) 735-2922], to the Secretary of the Board **no later than five working days** prior to the scheduled meeting date.

Daria Edgerly, Secretary of the Board
530 Water Street, Oakland, CA 94607
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Language & Interpretive Services

As a grantee of federal aid grant funds from the US Department of Transportation, the Port is responsible for ensuring equal access to its programs, services, and benefits. To request bilingual interpreters or materials in alternate formats, please contact the Assistant Secretary of the Board no later than five working days prior to the scheduled meeting date.

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Commissioners' Statement of Intention

We are a governing Board whose authority lies with the entirety of the Board.

We govern in accordance with our fiduciary duty to the Port of Oakland.

We conduct ourselves with clarity and transparency, grounded in the principles of integrity, trust and respect.

We reach our decisions through candid, open and deliberative debate and hold both staff and ourselves accountable for implementing them.