



AGENDA REPORT

PROPOSED ACTION: Resolution: Approve and Authorize the Executive Director to Award and Execute Contracts with Blocka Construction, Inc., OBR Electric LLC, SilMan Venture Corporation DBA SilMan Industries, and Tulum Innovation Engineering, Inc. for On-Call Electrical Distribution Infrastructure Construction in the Aggregate Amount Not to Exceed of \$15,000,000 Commencing September 1, 2025 and Ending August 31, 2026, 2027, or 2028; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Engineering)**

Submitted By: Emilia Sánchez, Director of Engineering; Kristi McKenney, Executive Director

Parties Involved:

Blocka Construction, Inc.	Pleasanton, CA
OBR Electric LLC	Oakland, CA
SilMan Venture Corporation DBA SilMan Industries	San Leandro, CA
Tulum Innovation Engineering, Inc.	Oakland, CA

Amount: \$15,000,000 – Total combined not to exceed amount of contracts (capital and operating expense)

EXECUTIVE SUMMARY: On-call contracts are an essential tool for performing certain Port of Oakland (Port) work. The Port has many capital improvement projects scheduled, and expense projects anticipated, for which the on-call contracts will be key to delivering on time. Port Staff recently solicited new bids for up to five on-call Electrical Distribution Infrastructure Construction (EDIC) contractors. Port Staff seeks authorization for the Executive Director to award and execute EDIC contracts in a total amount of \$15,000,000, and for the period commencing September 1, 2025, and ending August 31, 2026, 2027, or 2028.

BACKGROUND & ANALYSIS

On-call contracts are essential tools in delivering the Port's projects and programs. Each project is separately authorized by a formal work authorization with multiple layers of approval in accordance with all Port policies and best practices. Port Staff anticipates a variety of projects over the next three years including construction of improvements to electrical distribution infrastructure and battery energy storage systems. To best meet these demands over the next three years, Port Staff completed a formal procurement process for these services.

On April 28, 2025, the Port issued invitations to bid on on-call EDIC contracts. On June 9, 2025, the Port received four (4) formal bids for EDIC contracts. The bids were subject to the Port's Non-Discrimination and Small Local Business Utilization Policy (NDSLBP). Table 1 summarizes the bids, indicates the bid discount percentages based on the NDSLBP, and identifies the number of businesses that are certified Local Impact Area

(LIA), Local Business Area (LBA), Small Business Enterprise (SBE) and Very Small Business Enterprise (VSBE).

Table 1
EDIC Bid Summary w/ NDSLBP Discount

Bidder	Location	Labor Cost Markup	Discounted Labor Cost Markup	LBA	LIA	SBE	VSBE
Tulum Innovation Engineering ,Inc.	Oakland, CA	20%	18.4%		1		1
OBR Electric LLC	Oakland, CA	23%	22.1%		1		
SilMan Venture Corporation DBA SilMan Industries	San Leandro, CA	35%	35%				
Blocka Construction, Inc.	Pleasanton, CA	58%	56.8%	1			

Port Staff evaluated the bids based on criteria set forth in the solicitation and determined that all bids are responsive and responsible. Port Staff recommend contracting with the four firms to ensure sufficient availability over the three year period.

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: The proposed Board Action is only for awarding on-call contracts to the selected firms. Each individual project requiring discretionary action by the Board will undergo CEQA review prior to initiation.

BUDGET

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

Analysis: No budget impact is anticipated as all work performed under these on-call contracts will draw on authorized capital, operating, and non-operating expense budgets including reprioritizing work if needed for urgent or emergency instances.

<p><u>STAFFING</u></p> <p><input checked="" type="checkbox"/> No Anticipated Staffing Impact.</p> <p><input type="checkbox"/> Anticipated Change to Budgeted Headcount.</p> <p><u>Reason:</u></p> <p><input type="checkbox"/> Other Anticipated Staffing Impact (e.g., Temp Help).</p> <p><u>Reason:</u></p>	
<p><u>MARITIME AND AVIATION PROJECT LABOR AGREEMENT (MAPLA):</u></p> <p><u>Applies?</u> Yes (CIP) – proposed action entails covered work on Port’s Capital Improvement Program in Aviation or Maritime areas above the threshold cost.</p> <p><input checked="" type="checkbox"/> <u>Additional Notes:</u> Projects constructed under these contracts may be subject to MAPLA. Those that are not will be excluded.</p>	<p><u>LIVING WAGE</u> (City Charter § 728):</p> <p><u>Applies?</u></p> <p>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.</p> <p><input type="checkbox"/> <u>Additional Notes:</u></p>
<p><u>SUSTAINABLE OPPORTUNITIES:</u></p> <p><u>Applies?</u> No.</p> <p><u>Reason:</u> Sustainable opportunities on Projects are considered during the Planning and Design Phases and are part of those actions.</p>	<p><u>GENERAL PLAN</u> (City Charter § 727):</p> <p><u>Conformity Determination:</u></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><u>STRATEGIC PLAN.</u> The proposed action would help the Port achieve the following goal(s) in the Port’s Strategic Plan:</p> <p><input type="checkbox"/> Capture Our Market and Grow the Economic Base</p> <p><input checked="" type="checkbox"/> Modernize and Upgrade Infrastructure</p> <p><input checked="" type="checkbox"/> Transition to Zero-Emissions and Build Climate Resilience</p> <p><input type="checkbox"/> Maximize Land Use Value and Revenues</p> <p><input type="checkbox"/> Workforce Training and Jobs Development</p> <p><input type="checkbox"/> Create Opportunities for Local Businesses and Community Economic Development</p>	