



AGENDA REPORT

PROPOSED ACTION: Resolution: Approve and Authorize the Executive Director to Award and Execute a Contract with O.C. Jones and Sons, Inc. in an Amount Not-to-Exceed \$29,853,150.00 for the Berths 32-33 Leveling Project; Execute Contract Change Orders in an Amount Not to Exceed \$8,955,950.00 and Finding that the Proposed Action Complies with the California Environmental Quality Act as Analyzed in the 2002 Oakland Army Base Area Redevelopment Plan EIR. **(Engineering)**

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

Parties Involved: O.C. Jones and Sons, Inc. – Oakland, CA

Amount: \$38,809,100 part of a total project budget of \$45,608,800 (Capital Expense)

EXECUTIVE SUMMARY: The Berths 32–33 Leveling Project will eliminate grade changes to create a uniform pavement surface and support seamless operational continuity between the two berths. This mostly grant-funded effort will improve land-use efficiency within the Oakland Seaport and enhance the area’s overall marketability.

BACKGROUND & ANALYSIS

On June 13, 2024 the Port accepted \$119,678,000 of PFIP grant funds for projects in and adjacent to the Port’s Maritime Area (Seaport). Included in these projects was leveling the grade differential between Berths 32 and 33 which is anticipated to be approximately 70% grant funded. The existing grades between Berths 32 and 33 differ by approximately four feet, with Berth 32 higher than Berth 33 over approximately 900 feet. This grade separation impacts efficient terminal operations between the two berths. The Berths 32–33 Leveling Project will eliminate this grade differential, improving operational flexibility and functionality.

The scope of the Project in general consists of the construction of new pavement, terminal lighting, drainage, stormwater treatment facilities, fencing, and all associated supporting infrastructure. In alignment with our sustainability goals, material generated from site demolition, along with the stockpiled materials along 7th Street, will be used to level the grade difference between Berths 32 and 33.

On November 3rd 2025, the Port issued invitations to bid on the Berths 32-33 Leveling Project. Port Staff hosted a pre-bid meeting and site visit on Wednesday November 19, which 25 contractors attended. On December 15, 2025, the Port received eight bids. 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, 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
Bid Summary w/ NDSLBP Discount

Bidder	Location	Bid Amount	Discounted Bid Amount	LBA	LIA	SBE	VSBE
O.C. Jones and Sons, Inc.	Oakland, CA	\$29,853,150.00	\$28,888,893.26	1	3	1	0
Gallgher & Burk, Inc.	Oakland, CA	\$30,544,800.00	\$29,796,452.40	3	2	1	0
Bay Cities Paving & Grading, Inc.	Concord, CA	\$31,820,910.57	\$31,152,671.45	2	4	2	1
McGuire & Hester	Oakland, CA	\$32,289,320.00	\$31,123,675.55	2	3	1	0
Ghilotti Construction Company, Inc.	Santa Rosa, CA	\$32,717,310.00	\$32,393,408.63	1	3	2	0
Shimmick Construction Company, Inc.	Suisun City, CA	\$34,333,685.00	\$34,268,451.00	2	0	0	0
D-Line Constructors, Inc.	Oakland, CA	\$36,560,811.00	\$34,915,574.51	0	1	1	0
Anvil Builders, Inc.	Emeryville, CA	\$39,900,688.00	\$38,743,568.05	0	4	2	0

Port Staff evaluated the bids based on criteria set forth in the solicitation and determined that all bids are responsive and responsible. Based on the bids, awarding the contract to O.C. Jones and Sons, Inc of Oakland, CA is the successful winning bidder.

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:
- ☐ "Common Sense" exemption under CEQA Guidelines Section 15061(b)(3).

☒ Other/Notes: The proposed action complies with CEQA through the Oakland Army Base Area Redevelopment Plan Environmental Impact Report (SCH No. 2001082058). A Notice of Determination for the proposed action was filed with Alameda County Clerk on June 20, 2024 (File No. 24-225).

BUDGET

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

Operating

☐ Non-Operating

☒ Capital

Analysis: The total Project Budget of \$45,608,800 exceeds the \$35,300,000 previously programmed for the Project by \$10,308,800 over the FY2025-FY2028 design and construction periods. The increased costs associated with the Berths 32-33 Leveling Project are being accommodated through unused grant funding that is being repurposed (subject to Grantor approval) to maintain capital affordability and align with Maritime Division's long-term funding capacity.

Description	Design Budget	Construction Budget	Total Project Budget
Port Labor	\$350,000	\$1,200,000	\$1,550,000
Design Consultant	\$1,811,700	\$300,000	\$2,111,700
Contractor	N/A	\$29,853,150	\$29,853,150
Construction Contingency (30%)*	N/A	\$8,955,950	\$8,955,950
Construction support (Third Party Services)	N/A	\$2,038,000	\$2,038,000
Legal and Permitting Fees, OCIP	N/A	\$1,100,000	\$1,100,000
Total	\$2,161,700	\$43,447,100	\$45,608,800

*Higher than usual construction contingency to account for unknown/unforeseen conditions

<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 type="checkbox"/> <u>Additional Notes:</u></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> Yes.</p> <p><u>Reason:</u> reuse of existing stockpiled soils and asphalt grindings from site demolition will be integrated into the new pavement section, reducing amounts of off-haul and import.</p>	<p><u>GENERAL PLAN</u> (City Charter § 727):</p> <p><u>Conformity Determination:</u></p> <p>Maritime/Aviation – proposed action conforms to policies for transportation designation of the General Plan.</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 checked="" type="checkbox"/> Capture Our Market and Grow the Economic Base</p> <p><input checked="" type="checkbox"/> Modernize and Upgrade Infrastructure</p> <p><input type="checkbox"/> Transition to Zero-Emissions and Build Climate Resilience</p> <p><input checked="" type="checkbox"/> Maximize Land Use Value and Revenues</p> <p><input checked="" type="checkbox"/> Workforce Training and Jobs Development</p> <p><input checked="" type="checkbox"/> Create Opportunities for Local Businesses and Community Economic Development</p>	