

**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

10/09/2025
Item No.: 2.2
RS/pcm



RESOLUTION NO. 25-81

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A FIRST AMENDMENT TO THE SEAPORT DRAYAGE TRUCK PARKING/CONTAINER DEPOT PARKING MANAGEMENT SERVICES AGREEMENT WITH ABM INDUSTRY GROUPS, LLC, DBA ABM PARKING SERVICES, TO EXTEND THE TERM OF THE AGREEMENT THROUGH APRIL 30, 2027 AND MAKE OPERATIONAL CHANGES TO THE AGREEMENT, AT AN ESTIMATED ADDITIONAL TOTAL COST OF \$7.8 MILLION AND UP TO A TOTAL OF AN ADDITIONAL \$17.3 MILLION OPERATING REVENUE; AND FINDING THAT THE PROPOSED ACTION IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the Board of Port Commissioners ("Board") has reviewed and evaluated the Agenda Report for Agenda Item No. 2.2, dated October 9, 2025, and related agenda materials ("Agenda Report"), has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; and

WHEREAS, Section 706 of the City of Oakland ("City") Charter gives to the Board the complete and exclusive power and duty for and on behalf of the City to make provisions for the needs of commerce, shipping, and navigation of the Port and to promote the development, construction, and operation of all waterfront properties, including piers, wharves, sea walls, docks, and other improvements; and

WHEREAS, the proposed action will provide important services for customers of the Port, and is consistent with the Port's duty to use and manage Port property in trust for the people of the State of California (the "Tidelands Trust"), and the operating agreement for parking management will not interfere with the Tidelands Trust; and

WHEREAS, following formal competitive solicitation in the form of Requests for Proposal, the Port entered into agreements with AMPCO Systems Parking, Inc. (now ABM Industry Groups, LLC dba ABM Parking Services or "ABM") to provide Depot management services, the most recent of these various agreements being the Seaport Drayage Truck Parking/Container Depot ("Depot") Parking Management Services Agreement (hereinafter "Agreement") dated April 12, 2021; and

WHEREAS, the Port and ABM have agreed that it is to their mutual benefit to amend the Agreement ("Amendment"); and

WHEREAS, that in acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in testimony received;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The proposed Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") because the proposed actions consist of operation of existing structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, as further defined in Section 15301 of the CEQA Guidelines.

Section 2. The Board hereby:

A. Approves the Amendment to the Agreement with ABM for the Depot for a term extension of one (1) year, through April 30, 2027, at an estimated total additional cost of \$7.8 million for the remaining six months of Contract Year 5 expenses and Contract Year 6 Expenses (for a total of \$26.4 million operating expenses) and an estimated additional \$17.3 million in operating revenue, with additional terms to implement the smart parking system, add limitations to annual administrative fees, and add operational procedural requirements relating to financial management (e.g., reconciliation reports, write-off requests, and monitoring and tracking security deposits) and as further described in the agenda report; and

B. Authorizes the Executive Director of the Port ("Executive Director") to execute such Amendment, subject to approval as to form and legality by the Port Attorney.

Section 3. This resolution is not evidence of and does not create or constitute: (a) a contract, or the grant of any right, entitlement, or property interest; or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. This resolution approves and authorizes the execution of a contract in accordance with the terms of this resolution. Unless and until a separate written contract is duly executed on behalf of the Board as authorized by this resolution, is signed as approved as to form and legality by the Port Attorney, and is delivered to other contracting party, there shall be no valid or effective contract.

Section 4. This resolution shall be effective immediately upon adoption by the Board.

At the Regular Meeting held on October 9, 2025

Passed by the following vote:

Ayes: Commissioners Dominguez Walton, Leslie, Martinez, Myres, Wong and President Cluver – 6

Noes: – 0

Excused: Commissioner Muhammad – 1

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**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

RESOLUTION NO. 25-82

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO: (1) EXECUTE A CONSTRUCTION PHASE WORK AUTHORIZATION WITH WEBCOR CONSTRUCTION, LP DBA WEBCOR FOR THE TERMINAL RESTROOM RENOVATION PROGRAM, PHASE 2 AT OAKLAND SAN FRANCISCO BAY AIRPORT FOR A GUARANTEED MAXIMUM PRICE OF \$37,957,844.31, AND INCREASING THE MAXIMUM COMPENSATION FOR THE PRIME BUILDER SERVICES CONTRACT WITH WEBCOR BY \$11,500,000 FOR A TOTAL AMOUNT NOT TO EXCEED \$51,500,000; (2) EXECUTE AN AMENDMENT TO INCREASE THE MAXIMUM COMPENSATION FOR ON-CALL ARCHITECTURE AND ENGINEERING SERVICES CONTRACTS WITH HNTB CORPORATION BY \$5,300,000 FOR A NOT-TO-EXCEED TOTAL AMOUNT OF \$17,800,000, AND EXTENDING THE TERM OF THE HNTB CORPORATION AGREEMENT UNTIL DECEMBER 31, 2028; (3) APPLY FOR AND ACCEPT GRANT AWARDS OF APPROXIMATELY \$29,000,000, OR MORE IF ADDITIONAL FUNDING BECOMES AVAILABLE; (4) APPROVE THE DE-ACCESSIONING OF PUBLIC ART AT THE RESTROOM PRIVACY WALLS IN TERMINAL 2; AND (5) FINDING THAT THE PROPOSED ACTION IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the Board of Port Commissioners ("Board") has reviewed and evaluated the Agenda Report for Agenda Item No. 6.1, dated October 9, 2025, and related agenda materials ("Agenda Report"), has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; and

WHEREAS, that in acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in related agenda materials and in testimony received;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. Based upon the information contained in the Agenda Report, and testimony received, the Board finds and determines that:

A. The proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15302 of the CEQA Guidelines because the proposed structure(s) will have substantially the same purpose and capacity as the existing structure(s) on the property.

B. The proposed action is for the performance of general services by contract that are in the public interest because of economy or better performance and will not result in the loss of employment or salary by any person having permanent status in the competitive service.

Section 2. The Board hereby approves and authorizes the Executive Director of the Port to:

A. Execute a construction phase work authorization ("Work Authorization") with Webcor Construction, LP dba Webcor ("Webcor") the Port's prime builder services for the Terminal Restroom Renovation Program at Oakland San Francisco Bay Airport ("Renovation Program") for Phase 2 of the Renovation Program for a Guaranteed Maximum Price of \$37,957,844.31; and

B. Increase the maximum compensation for Webcor's prime builder services contract by \$11,500,000 for a total amount not to exceed \$51,500,000;

C. Execute an amendment to increase the maximum compensation for On-Call Architecture and Engineering Services Contract with HNTB Corporation ("HNTB On-Call Contract") by \$5,300,000 for a not-to-exceed total amount of \$17,800,000, and extending the term of the HNTB On-Call Contract until December 31, 2028;

D. Apply for and accept grant awards of approximately \$29,000,000, or more if additional funding becomes available;

E. Approve the de-accessioning of public art at the restroom privacy walls in Terminal 2; and

F. Make such additions, modifications, or corrections as necessary to issue the Contract or to correct errors, subject to the limitations set forth herein and provided that any such addition, modification, or correction does not materially differ from the terms and conditions set forth herein and in the Agenda Report and is approved as to form and legality by the Port Attorney.

Section 3. The Board further finds that the Director of Engineering, the Chief Engineer, and the Principal Engineer are each authorized to approve the project manual and plans for each instance of work performed under the Contract in advance of construction, pursuant to Government Code Section 830.6.

Section 4. This resolution is not evidence of and does not create or constitute (a) a contract, or the grant of any right, entitlement or property interest, or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. Unless and until a separate written agreement is duly executed on behalf of the Board as authorized by this resolution, is signed as approved as to form and legality by the Port Attorney, and is delivered to other contracting party, there shall be no valid or effective agreement.

Section 5. This resolution shall be effective immediately upon adoption by the Board.

At the Regular Meeting held on October 9, 2025

Passed by the following vote:

Ayes: Commissioners Dominguez Walton, Martinez, Myres, Wong and President Cluver – 5

Noes: – 0

Excused: Commissioners Leslie and Muhammad – 2

**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

RESOLUTION NO. 25-83

10/9/2025
Item No.: 6.3 (A)
DC/pcm



**RESOLUTION RATIFYING AND APPROVING A MEMORANDUM OF
UNDERSTANDING WITH THE INTERNATIONAL FEDERATION OF
PROFESSIONAL AND TECHNICAL ENGINEERS, LOCAL 21 FOR
A TERM COMMENCING OCTOBER 1, 2025 THROUGH JUNE 30,
2028.**

WHEREAS, the Board of Port Commissioners ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 6.3, dated October 9, 2025 ("Agenda Report") and related materials, has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; and

WHEREAS, the Port and the International Federation of Professional and Technical Engineers, Local 21 ("IFPTE Local 21"), reached agreement on a Comprehensive Tentative Agreement ("TA") dated September 12, 2025 to extend the terms and conditions of employment and certain benefits as set forth in the parties' 2022-2025 Memorandum of Understanding for a thirty three (33) month period commencing October 1, 2025 through June 30, 2028; and

WHEREAS, the TA provided for the following cost of living adjustments: an increase effective the first day of the pay period containing January 1, 2026 equal to the October 2024-October 2025 Consumer Price Index for All Urban Consumers (CPI-U) which shall not be less than one percent (1.0%) and no more than three percent (3%); an increase effective the first day of the pay period containing July 1, 2026 equal to the April 2025-April 2026 CPI-U which shall not be less than one percent (1.0%) and no more than three percent (3%); an increase effective the first day of the pay period containing July 1, 2027 equal to the April 2026-April 2027 CPI-U which shall not be less than one and one-half percent (1.5%) and no more than three and one-half percent (3.5%); and, for the final contract year starting July 1, 2027, if the CPI exceeds 4.5% at the April 2027 measured date, upon request of IFPTE Local 21, the parties will meet over economics with any changes by mutual agreement only; and

WHEREAS, the Port and IFPTE Local 21 also reached agreement on a "Sideletter Agreement on Additional Leave Time" dated September 22, 2025 which provided for six (6) days of additional paid leave time: three (3) days effective October 1, 2025; two (2) days effective July 1, 2026; and, one (1) day effective July 1, 2027; the additional paid leave has no cash value, and if not used by June 30, 2028, such leave will be irrevocably forfeited; and

WHEREAS, that in acting upon the matters contained herein, the Board has exercised its independent judgment based upon substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in related materials and in testimony received;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. Based upon the information contained in the Agenda Report and in testimony received, the Board finds and determines that:

A. The proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") because it is not a "project" as defined in Public Resources Code Section 21065.

B. The terms and conditions of employment and certain benefits as set forth in the Memorandum of Understanding between the Port and IFPTE Local 21, for a thirty-three (33) month term commencing October 1, 2025 through June 30, 2028, to be effective on October 1, 2025, as more fully described in the Agenda Report, are hereby ratified and approved.

Section 2. The Board hereby approves and authorizes the Executive Director to execute said Memorandum of Understanding for and on behalf of this Board, provided, however, the same shall be approved as to form and legality by the Port Attorney.

Section 3. This resolution shall be effective immediately upon adoption by the Board.

At the Regular Meeting held on October 9, 2025
Passed by the following vote:

Ayes: Commissioners Dominguez Walton, Martinez, Myres, Wong and President Cluver – 5

Noes: – 0

Excused: Commissioners Leslie and Muhammad – 2