



PORT OF OAKLAND

SUPPLEMENTAL BOARD AGENDA

Thursday, April 12, 2018

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 3:00 p.m.

ROLL CALL

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

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 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION** (Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matters 2**

File ID: [125-18]

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

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: [126-18]

- 1.3 CONFERENCE WITH LABOR NEGOTIATORS** (Pursuant to California Government Code Section 54956.6):

- International Federation of Professional and Technical Engineers, Local 21; Service Employees International Union, Local 1021; Western Council of Engineers; International Brotherhood of Electrical Workers, Local 1245

File ID: [127-18]

OPEN SESSION/ROLL CALL

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

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 Ordinance 4470**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To: (1) Amend The Lease With SSA Terminals (Oakland), LLC For An Approximately 14 Acre Parcel In The Roundhouse Area To Extend The Term Through December 31, 2018 And To Increase The Rental Rate To \$0.247 Per Square Foot Per Month On July 1, 2018; And (2) Extend The Temporary Assignment By SSA Terminals, LLC Of An Approximately 19 Acre Parcel From The Berths 60 63 Marine Terminal To SSA Terminals (Oakland), LLC At The Berths 55 59 Marine Terminal Through December 31, 2018.

File ID: [\[123-18\]](#)

Attachments: [Ordinance 4470](#)

- 2.2 Minutes:** Approval of the Minutes of the Regular Meetings of February 22, 2018 and March 8, 2018. **(Board)**

File ID: [\[122-18\]](#)

Attachments: [February 22, 2018 Minutes](#)

[March 8, 2018 Minutes](#)

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.

- 4.1 Report:** Unaudited Financials for 7 Months Ended January 31, 2018. **(Finance & Admin)**

File ID: [\[011-18\]](#)

Attachments: [Report](#)

5. STRATEGY & POLICY

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

- 5.1 Resolution:** Approval of the Business Terms and Conditions to be Incorporated into the Request for Proposals for Food & Beverage Concessions Opportunities at Oakland International Airport Covering 23,000± Square Feet in Sixteen Locations to be Offered in Four Packages for a Term of Almost 11 Years; These Concessions Generated \$45.5 Million in Gross Sales Revenue in Calendar Year 2017. **(Aviation)**

File ID: [\[119-18\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 5.1](#)

- 5.2 Report:** Maritime Air Quality Improvement Plan ("MAQIP") Calendar Year 2018 1st Quarter Status Report **(Engineering)**

File ID: [\[086-18\]](#)

Attachments: [Report](#)

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:** Authorize Capital Budget of \$1,800,000 and Operating Budget of \$977,000, Waive Competitive Bidding, and Authorize the Executive Director to Enter Into Contract with COBUS for the Purchase of 3 Airfield Buses for an Amount not to Exceed \$1,600,000, and with Keith Consolidated Industries for Purchase of an Airfield Passenger Ramp for an Amount Not to Exceed \$150,000, Approve a Contract Amendment in the Amount Not to Exceed \$30,000 with Stanley Convergent Security Solutions, Inc. to Procure and Install Security Cameras, Approve a Capital Budget of \$20,000 for Port-Installed Infrastructure, Approve a Contract Amendment with SP Plus Corporation to Provide Bus Operations for an Amount Not to Exceed \$977,000 to Facilitate Airfield Ground Loading Operations at Oakland International Airport **(Aviation)**.

File ID: [\[121-18\]](#)

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

- 6.2 Resolution:** (1) Approve a Budget of \$1,100,000 for the Terminal 1 (M102) Outbound Baggage Screening Device (CT-80) Interim Placement Project. (2) Authorize a Contract Change Order to Turner Construction Company's Construction Manager at Risk Services to add the M102 CT-80 Interim Placement Project for an Amount Not to Exceed \$688,000. (3) Find that it is in the Best Interest of the Port to Waive Competitive Bidding and Authorize the Executive Director to Execute a Single Source Professional Services Agreement with MWA Architects to Provide Design Services for an Amount Not to Exceed \$200,000. (4) Authority for the Executive Director to Execute a Memorandum of Agreement (MOA) with the Transportation Security Administration (TSA). **(Aviation/Engineering)**

File ID: [\[116-18\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.2](#)

- 6.3 Resolution:** Approval of Additional \$338,000 in Project Budget for Construction of Rental Car Center Improvements at Oakland International Airport. **(Engineering)**

File ID: [\[085-18\]](#)

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

- 6.4 Resolution:** Approve and Authorize the Executive Director to Execute an Agreement with Cypress Private Security, LP for Port of Oakland Security Operations Center Staffing Services in the Maritime Area for a Term of Approximately Three (3) Years with Two (2) One-Year Options, in an Amount Not to Exceed \$2,400,000. **(Maritime)**

File ID: [\[118-18\]](#)

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

- 6.5 Resolution:** Delegate Authority to Approve Plans and Project Manual to the Director of Engineering and Authorize the Executive Director to Enter into a Contract with Oliver de Silva, Inc. dba Gallagher & Burk, Inc. in the amount of \$557,965 for the Howard Terminal Pavement Repair FY18 Project. **(Engineering)**

File ID: [\[113-18\]](#)

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

- 6.6 Resolution:** Delegate Authority to Approve Plans and Project Manual to the Director of Engineering and Authorize the Executive Director to Enter into a Contract with Oliver De Silva Inc. dba Gallagher & Burk, Inc. in the amount of \$379,355 for the Berths 35-38 Pavement Replacement, Oakland, California Project. **(Engineering)**

File ID: [\[112-18\]](#)

Attachments: [Agenda Report](#)
[Resolution Item 6.6](#)

- 6.7 Resolution:** Approve Project Budget of \$994,000; Delegate Authority to Approve Plans and Project Manual to the Director of Engineering; and Authorize the Executive Director to Enter into a Contract with O.C. Jones & Sons, Inc. in the amount of \$ 673,034.50 for the Roundhouse Pavement Reconstruction FY18 Project. **(Engineering)**

File ID: [\[114-18\]](#)

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

- 6.8 Ordinance:** Approve and Authorize the Executive Director to Execute a Second Amendment to Lease for the Premises Located at 530 Water Street, 5th Floor, and Execute a New License and Concession Agreement for Premises Located at 516 Water Street, Oakland, both for a Term of Approximately Five (5) Years, with GSC Logistics, Inc., for a Monthly Rent of \$32,090.00. **(CRE)**

File ID: [\[120-18\]](#)

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

- 6.9 Ordinance:** Approve and Authorize the Execution of a Lease with the East Bay Regional Parks District for a Term of 33 Years for an Initial Monthly Rental Amount of \$2,300 for Property Located at 1441-1551 Embarcadero Road, Oakland **(CRE)**

File ID: [\[117-18\]](#)

Attachments: [Agenda Report](#)
[Attachment](#)
[Ordinance Item 6.9](#)

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

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 April 26, 2018.

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.

Daria Edgerly, Secretary of the Board
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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.