

## AGENDA REPORT

**Resolution:** Authorize the Executive Director to 1) Enter into a Contract with Blocka Construction, Inc. in an Amount Not-to-Exceed \$745,500, 2) Execute Contract Change Orders to the Extent Necessary in the Amount Not-to-Exceed \$100,000, and 3) Execute an Annual Maintenance Support Contract with Blocka Construction, Inc. for up to 10 Years in An Aggregate Amount Not-To-Exceed \$1,000,000 for the Shore Power System Computer Replacement Project. **(Engineering/Maritime)**

**MEETING DATE:** 5/13/2021

**AMOUNT:** \$745,500 Capital Expenditure  
(Part of a \$1,155,500 Total Project Cost)  
\$1,000,000 Operating Expense over 10 years

**PARTIES INVOLVED:** Blocka Construction, Inc.  
Robert A. Blocka, President  
Pleasanton, California

**SUBMITTED BY:** Kristi McKenney, Chief Operating Officer  
Bryan Brandes, Director of Maritime

**APPROVED BY:** Danny Wan, Executive Director

**ACTION TYPE:** Resolution

### **EXECUTIVE SUMMARY**

The Port's shore power systems allow equipped vessels to plug into electrical infrastructure and while at berth reducing air emissions including diesel particulate matter. The electrical infrastructure has computers and related technology that allow staff to manage the system, track usage, and properly bill tenants. The current technology equipment is at end of life and needs to be replaced.

### **BACKGROUND**

The Port has a total of twelve shore power systems at the Seaport (see attached map), allowing vessels to plug in to the electrical system while berthed to eliminate diesel particulate emissions and meet regulatory requirements. The shore power system is used by most vessels calling at the Port. During 2020, 920 vessels plugged in and used the shore power system.

Each berth has a dedicated shore power substation, and each substation has a computer inside to control and monitor shore power connections. If the computer fails, the shore

system at that berth is inoperable until repairs are made. The existing computers are original equipment and have reached the end of their service life. This project will also replace the related existing Programmable Logic Controllers and the Supervisory Control and Data Acquisition software system for the substations at Berths 56, 57 and 58.

## **ANALYSIS**

Staff solicited bids through the formal public works procurement process in accordance with Port Ordinance No. 4321. The project was advertised on ebidboard, the Port of Oakland website, and the Oakland Tribune. A pre-bid meeting was held via teleconference on March 9, 2021. Six contractor representatives attended the pre-bid meeting and all but one attended the site walk. On March 23, 2021, one bid was received shown in Table 1.

Table 1  
Shore Power Computer and PLC Replacement Bid Summary

<b>Bidder</b>	<b>Location</b>	<b>Total Bid Price</b>	<b>Certified LIA/LBA/SBE/VSBE</b>
Blocka Construction, Inc.	Pleasanton, CA	\$745,500	LBA

As part of the bidding qualifications, Port staff required contractors bidding on the project to have experience and proficiency with the type of shore power computer system used at the Port. This system, although not complex, is specialized. Staff recommends that the Board authorize the Executive Director to award the Shore Power System Computer Replacement Project to Blocka Construction, the lowest responsive, responsible bidder in an amount not to exceed \$745,500. Blocka Construction is appropriately licensed to perform the work and their team has experience with the type of shore power computer system used at the Port.

As part of the solicitation for bids, staff requested a bid for annual maintenance and support for up to 10 years as an alternate item. The proposed maintenance and support cost received is not-to-exceed \$100,000 annually. This includes software updates for all 12 computers, annual maintenance, troubleshooting as needed, miscellaneous hardware replacements, and system diagnostics.

## **BUDGET & STAFFING**

This project is included in the Fiscal Year (FY) 2021 capital budget and the upcoming FY 2022 Capital Budget Request. There is no anticipated impact to the approved FY 2021 budget.

The total Project budget is shown in Table 2.

Table 2  
Total Project Budget Summary

	<b>Planning/Design Phase</b>	<b>Construction Phase</b>	<b>Total Project Budget</b>
Consultant <sup>1,2</sup>	\$ 5,000	n/a	\$ 5,000
Construction Award <sup>3</sup>	n/a	\$ 745,500	\$ 745,500
Construction Contingency (13%)	n/a	\$ 100,000	\$ 100,000
Port Labor <sup>2</sup>	\$ 75,000	\$ 180,000	\$ 255,000
Other Related Costs <sup>2,4</sup>	n/a	\$50,000	\$ 50,000
<b>Totals</b>	<b>\$ 80,000</b>	<b>\$ 1,075,500</b>	<b>\$1,155,500</b>

<sup>1</sup> Consultant costs, including inspection services, and material testing

<sup>2</sup> Staff may exceed the individual category cost of Consultants and Other Related Costs if: i) the effort is needed; and ii) the total spent on these items do not exceed the sum of these two category costs as shown in the Table.

<sup>3</sup> Contractor's bid amount.

<sup>4</sup> Other Costs include permitting, OCIP, MAPLA, outside legal costs.

Annual maintenance costs will be requested in the operating budget during the annual budget request, starting in FY 2023. Utility related rates are intended to recover costs related to shore Power pursuant to Port Ordinance 4468 and Port Tariff No. 2-A, and the rates may be adjusted in the future to reflect any changes in maintenance costs.

There is no anticipated staffing impact.

### **MARITIME AVIATION PROJECT LABOR AGREEMENT (MAPLA)**

The provisions of the Port of Oakland Maritime and Aviation Project Labor Agreement (MAPLA) apply to this work.

### **STRATEGIC PLAN**

The action described herein would help the Port achieve the following goals and objectives in the Port's Strategic Business Plan (2018-2022).

<https://www.portofoakland.com/wp-content/uploads/Port-of-Oakland-Strategic-Plan.pdf>

- Goal: Modernize and Maintain Infrastructure.
- Goal: Care for Our Environment.

### **LIVING WAGE**

Living wage requirements, in accordance with the Port's Rules and Regulations for the Implementation and Enforcement of the Port of Oakland Living Wage Requirements (the "Living Wage Regulations"), do not apply because the contract is a construction contract covered by state prevailing wage rules and the prevailing rate of wage is higher than the wage required by the Living Wage Regulations.

## **SUSTAINABILITY**

The proposed project supports the use of shore power while ships are berthed, which substantially reduces harmful air emissions. Port Staff reviewed the Port's 2000 Sustainability Policy and did not complete the Sustainability Opportunities Assessment Form. Port Staff concluded that there are no additional sustainability opportunities associated with this Project.

## **ENVIRONMENTAL**

California CEQA Determination: The Port has determined that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment or topographic features, involving negligible or no expansion of existing or former use.

## **GENERAL PLAN**

This project involves maintenance of existing facilities being used in conformance with the Oakland General Plan, pursuant to Section 727 of the City of Oakland Charter, and will not change the use of any facility(ies).

## **OWNER-CONTROLLED INSURANCE PROGRAM (OCIP)**

As the construction project is a capital improvement project, the applicable Owner Controlled Insurance Program (OCIP) coverages and provisions apply to the construction phase.

## **OPTIONS**

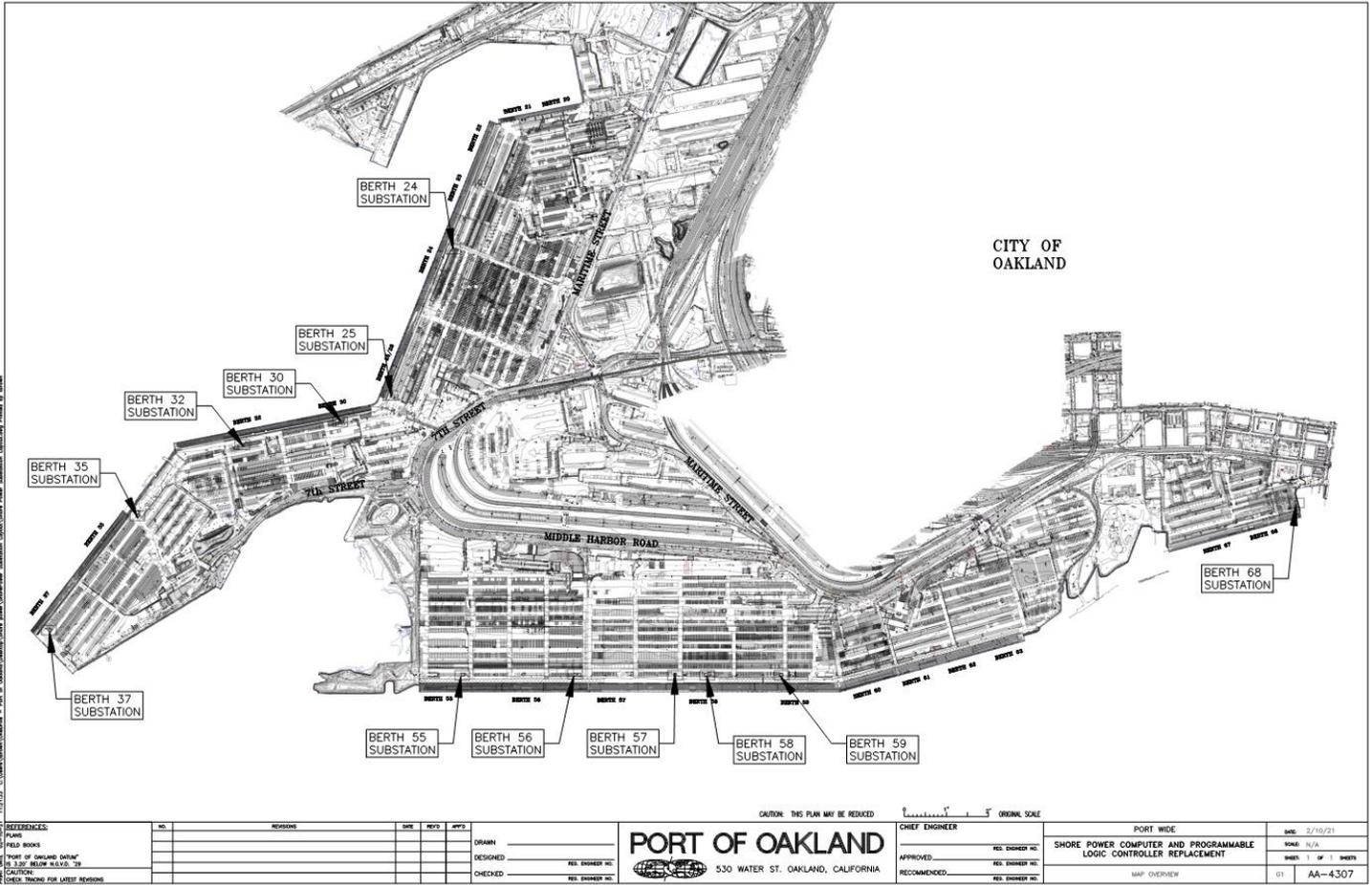
The following are options for the Board's consideration:

1. Approve the actions as outlined in this agenda report. This is the recommended option.
2. Do not approve the actions outlined in this agenda report. Reject all bids and direct Staff to change the scope of the Project and rebid the Project.

## **RECOMMENDATION**

Staff recommends that the Board adopt a resolution to:

1. Authorize the Executive Director to enter into a contract with Blocka Construction in an amount not-to-exceed \$745,500 for the Shore Power System Computer Replacement Project;
2. Authorize the Executive Director to execute contract change orders to the extent necessary in an amount not-to-exceed \$100,000 for the Shore Power System Computer Replacement Project; and
3. Authorize the Executive Director to execute a maintenance and support contract with Blocka Construction, Inc. in an amount not-to-exceed \$100,000 per year for a total of 10 years (\$1,000,000 total) to maintain the Shore Power System Computers.



Shore Power Computer Location Map