



## PORT OF OAKLAND

### SUPPLEMENTAL BOARD AGENDA

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Thursday, January 25, 2018

Board Room – 2nd Floor

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***The Public Portion Of The Meeting Will Begin At 4:00 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 REAL PROPERTY NEGOTIATOR - (Pursuant to California Government Code Section 54956.8)

**Property:** One Airport Drive, Oakland, CA

**Negotiating Parties:** Southwest Airlines and Port of Oakland

**Agency Negotiator:** Bryant L. Francis, C.M., Director of Aviation

**Under Negotiation:** Price and Terms of Tenancy

**Property:** Oakland International Container Terminal (Berths 55-59) 1717 Middle Harbor Road and Matson Terminal (Berths 60-63) 1579 Middle Harbor Road - Port of Oakland

**Negotiating Parties:** SSA Terminals, LLC and Port of Oakland

**Agency Negotiator:** John Driscoll, Director of Maritime

**Under Negotiation:** Price and Terms of Tenancy

**Property:** 333 Maritime Street, Oakland, CA

**Negotiating Parties:** BNSF Railway Co. and Port of Oakland

**Agency Negotiator:** John Driscoll, Director of Maritime

**Under Negotiation:** Price and Terms of Tenancy

**Property:** Parcel just northwest of Maritime Street/17th Street

**Negotiating Parties:** GAWFCO Enterprises, Inc. and Port of Oakland

**Agency Negotiator:** John Driscoll, Director of Maritime

**Under Negotiation:** Price and Terms of Tenancy

**File ID:** [042-18]

- 1.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION** - (Initiation of Litigation Pursuant to Paragraph (4) of Subdivision (d) of California Government Code Section 54956.9): Number of **Matters 1**

**File ID:** [043-18]

- 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:** [044-18]

## 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 4459**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director Enter Into A First Amendment To The 1999 Grant Of Easement Agreement With The Bay Area Rapid Transit District By Berth 30 To Allow For The Installation, Maintenance, And Operation Of An Emergency Generator.

**File ID:** [\[039-18\]](#)

**Attachments:** [Ordinance 4459](#)

- 2.2 Ordinance 4460**, 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Amend The License And Concession Agreement With California Generator Service Corporation To Expand Into 7719 Oakport Street, Oakland, California And To Increase Monthly Rent By \$4,125.00.

**File ID:** [\[040-18\]](#)

**Attachments:** [Ordinance 4460](#)

- 2.3 Ordinance 4461**, 2nd Reading Of An Ordinance Authorizing And Approving The Extension Of Space Assignment Agreements That Have Been In Effect For More Than One Year As Of December 14, 2017, The Extension Of Certain Space Assignment Agreements That Are Likely To Be In Effect For More Than One Year As Of December 31, 2018, And The Waiver Of The Three-Month Security Deposit Requirement For Certain Tenants.

**File ID:** [\[041-18\]](#)

**Attachments:** [Ordinance 4461](#)

- 2.4 Minutes:** Approval of the Minutes of the Regular Meetings of November 30, 2017, December 14, 2017 and the Special Meeting of January 8, 2018. **(Board)**

**File ID:** [\[001-18\]](#)

**Attachments:** [November 30, 2017 Minutes](#)

[December 14, 2017 Minutes](#)

[January 8, 2018 Minutes](#)

- 2.5 Report:** Report of Appointments, Separations and Leaves of Absence for FY 2017-18, 2nd Quarter (October 1, 2017 - December 31, 2017). **(Finance & Admin)**

**File ID:** [\[004-18\]](#)

**Attachments:** [Report](#)

### 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.*

- 3.1 Report:** Update on GoPort Program in Partnership with Alameda County Transportation Commission **(Engineering/Maritime)**

**File ID:** [\[017-18\]](#)

**Attachments:** [Report](#)

- 3.2 Resolution:** Authorize the Executive Director to: 1) Accept Federal FY17 Department of Homeland Security/Federal Emergency Management Agency Port Security Grant Program Funding in the Amount of \$1,824,201, 2) Take Certain Actions Necessary to Implement the Approved Security Projects Including Approval of Capital Budget of \$727,500, and 3) Enter into a Memorandum of Understanding and/or Reimbursement Agreement with the Alameda County Transportation Commission to Fund Certain Elements of the Approved Security Projects **(Maritime/Engineering)**

**File ID:** [\[035-18\]](#)

**Attachments:** [Agenda Report](#)

[Resolution Item 3.2](#)

#### 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:** External Auditor's Report to the Board of Port Commissioners for the Year Ended June 30, 2017. **(Finance & Admin)**

**File ID:** [\[006-18\]](#)

Attachments: [Report](#)  
[Attachment](#)

- 4.2 Report:** Comprehensive Annual Financial Report for the Years Ended June 30, 2017 and 2016. **(Finance & Admin)**

**File ID:** [\[005-18\]](#)

Attachments: [Report](#)  
[Attachment](#)

- 4.3 Report:** Unaudited Financials for 5 months ended November 30, 2017. **(Finance & Admin)**

**File ID:** [\[003-18\]](#)

Attachments: [Report](#)

#### 5. STRATEGY & POLICY

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

- 5.1 Report:** Port Sustainability Policy and Update of Procedures **(Engineering)**

**File ID:** [\[023-18\]](#)

Attachments: [Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)

#### 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:** Authorization to Extend the Exclusive Negotiating Agreement with GAWFCO Enterprises Inc., for the Development and Lease of a Fuel Station and Drayage Truck Services Center **(Maritime)**

**File ID:** [\[034-18\]](#)

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

- 6.2 Resolution:** Authorize the Executive Director to Execute an Agreement with Stanley Convergent Security Solutions, Inc., for Port Maritime Security System Maintenance for up to Five (5) Years in an Amount Not to Exceed \$1,959,951 **(Maritime)**

**File ID:** [\[033-18\]](#)

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

- 6.3 Resolution:** Approval of a Second Supplemental Agreement with Consolidated Engineering Laboratories for On-call Structural Inspection and Material Testing Services for an Additional \$600,000 in Contract Authority and Increasing the Contract to a Maximum Not to Exceed Amount of \$1,300,000 **(Engineering)**

**File ID:** [\[020-18\]](#)

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

- 6.4 Resolution:** Approve a Fourth Supplemental Agreement with Liftech Consultants, Inc. for On-call Crane-Related Structural Engineering Services Including Urgent and Emergency Work for Port Container Cranes at Berths 25/26 and Berths 55-59 in the amount of \$800,000 for a Maximum Not-to-Exceed Contract Amount of \$2,000,000. **(Engineering)**

**File ID:** [\[019-18\]](#)

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

- 6.5 Resolution:** Approve Project Budget of \$771,000; Delegate Authority to Approve Plans and Project Manual to the Director of Engineering; and Authorize the Executive Director to Enter into a Contract with Vortex Marine Construction, Inc. in the amount of \$387,200 for the Replacement of Fender Systems At Berth 25 Outer Harbor Oakland, California Project. **(Engineering)**

**File ID:** [\[022-18\]](#)

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

- 6.6 Resolution:** Authorization to Award Procurement Contract for New Electrical Switchgear at Substation SS-C-48 in the Amount of \$533,687 (**Engineering**)

**File ID:** [\[018-18\]](#)

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

- 6.7 Resolution:** Delegation of Authority to the Executive Director to Execute Local Resource Adequacy Capacity Purchase Agreements with the City of Santa Clara (dba Silicon Valley Power) in an Amount Not-to-Exceed \$458,000 for Calendar Years 2018, 2019 and 2020 (**Engineering**)

**File ID:** [\[015-18\]](#)

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

- 6.8 Ordinance:** Approval of a Five (5) Year License & Concession Agreement with Oakland Athletic Rowing Society for a Monthly Rental Rate of \$1,849 for the Premises Located at the Livingston Street Pier (**CRE**)

**File ID:** [\[038-18\]](#)

**Attachments:** [Agenda Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Ordinance Item 6.8](#)

## 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 February 8, 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](http://www.portoakland.com)

To receive Port Agendas and Agenda Related Materials by email, please email your request to: [dedgerly@portoakland.com](mailto: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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(510) 627-1337

### 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.

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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.