

MARITIME COMMITTEE
MEETING MINUTES
Thursday, September 26, 2002
12 noon – 2:00 p.m.
Boardroom Conference Room

Attendees:

Commissioner David Kramer
Commissioner Phil Tagami
Commissioner Peter Uribe
John Glover
Joe Wong
Tom Clark
Jim Allen
Rick Weiderhorn

Gay Joseph
John Betterton
Michael Beritzhoff
Jerry Serventi
Tom Daniels
Sal DiGrande
Dan Westerlin

The Maritime Committee meeting was called to order at 12:09 p.m.

Calendar Items:

Approval of Items for Board Meeting of October 1, 2002.

Seven discussion items were reviewed and recommended for consideration to the full Board:

Items for Discussion

1. Authorization to Apply for a Permit from the San Francisco Bay Conservation and Development Commission and Approval of an Agreement with American President Lines, Ltd. For Placement of New Crane at Middle Harbor Terminal. **(E) [Board Letter Enclosed] [Board Item: 32] Commissioner Kramer remarked that the purchase of a new crane speaks to APL's commitment to a future at the Port of Oakland. Recommended for Board approval.**
2. Authorization to Dispense with Standard Bidding Procedures for Removal of Alliance Cranes X441 and X442 at American President Lines Terminal, Oakland, California. **(E) [Board Letter Enclosed] [Board Item: 34] PULLED. ZPMC incurred a permitting problem in China that was recently resolved. The Board item was initially created to assist with this problem and to continue the removal of cranes. Under the circumstances, we are able to proceed with the previous Board approved agreement with ZPMC taking the cranes.**
3. Authorization for Procurement of Sheet Pile for the Construction of Berths 32/33 Wharf Rehabilitation Project, Outer Harbor. **(E) [Board Item Enclosed] [Board Item: 35] Acquiring sheet pile is an expensive and timely process. We would like to move forward to secure sheet pile at this time and enter construction contracts for the entire project at a later date. Recommended for approval.**
4. Approval to Establish Executive Director's Authority to Authorize Changes in Scope to Agreement with Consolidated CM for Construction Management Services for Construction of Berths 57-59 Container Wharf, Fill and Middle Harbor Shoreline Modifications, Vision 2000. **(E) [Board Item Enclosed] [Board Item: 36] Tagami requested consultant information and plans from Joe Wong to assist him to understand claims and unsettled construction issues. Further discussion to be held at next meeting during closed session. A similar matrix to Aviation report would suffice. Recommended for approval.**

5. Ratification of Change Order to the Contract for Replacement of Domestic Water Lines to Buildings B-319, B-322 and Ships Water Supply at Berths 20, 21, and 22 – Replace Domestic Water Line Under Wharf at Berth 20. **(E) [Board Item Enclosed] [Board Item: 37] Recommended for approval.**
6. Ratification of Submittal of Application for MARAD/TSA Federal Security Grants and Authorization to Execute Grant Awards; Delegation of Authority to Resolve Bid Protests. **(M) [Board Item Enclosed] [Board Item: 31] To accept the Department of Transportation grant awards funding and move forward to complete projects. Also within this item is a request for the Board to authorize Executive Director authority to resolve any future bid protest. Commissioner Tagami requests updates of security enhancement projects. Recommended for approval.**
7. Modification to “Approval of Consultant Agreement for Architectural and Engineering Services for Facilities Redevelopment of American Resident Lines Middle Harbor Terminal, Port of Oakland” to provide for 30% design. **(M) [Board Letter Enclosed] [Board Item: 37] Recommended for approval.**
8. Approval to Negotiate and Enter into a Consultant Agreement with Alpha Spectrum Productions, Inc. for Preparation of an Educational Documentary Video; Approval to Dispense with Standard Competitive Bidding Procedures. **(M) [Board Item Enclosed] Staff explained the Port negotiated an agreement with the State Historic Preservation Department to mitigate the demolition of the Jetty and FISCO properties. We will document the rebuilding process of portions of the wall for mitigation purposes. A video was agreed upon by Landmarks Commission, Heritage Alliance and Port to comply with mitigation monitoring efforts. Commissioners were very supportive and pleased that we are coordinating with Landmarks Board. Commissioner Uribe cited the costs of this item \$20K, as an example of items that the Executive Director should be able to approve. Commissioner Tagami requested that John Glover discuss this issue with the Administrative Committee and move forward to obtain Executive authority to approve specific items. Staff explained that the process has been underway and they are now working with legal for the appropriate language to move forward with this action. Recommended for approval.**

Item 2: Maritime Items Scheduled for Board Consideration on October 22, 2002:

Two discussion items were reviewed and recommended for consideration to the full Board:

Items for Discussion

1. Ratification of Addendum and Award of Contract for Construction of Storage Track, Compressed Air System, and Miscellaneous Improvements to the Joint Intermodal Terminal, Vision 2000. **(E) [Board Letter Enclosed] [PULLED]**
2. Approval to Increase Executive Director’s Authority to Authorize Changes in Scope to Moffatt & Nichol Engineers for engineering Design Services for the container Yard and Gate at Berths 57 and 58, Inner Harbor channel, Vision 2000 Program. **(E) [Board Letter Enclosed] The Port entered into an agreement with Moffatt & Nichol engineers in 1999. The agreement has subsequently been amended and the scope of work increased three times to add additional work. The amendments did not increase the Executive Director’s authority to authorize changes in scope revisions. The estimate of additional change in scope design revision is \$225,000. The Commissioners requested a report that will outline existing costs and future projected costs prior to October 22nd meeting. They would also like updates to the Board as this project continues. Consultant projections – currently we are close to completing terminals 57-59. JIT, we have already requested more funding and it should be completed with the authorized funding. Berth 55-56 and Middle Harbor Shoreline Park should be completed as authorized. Commissioner Tagami requested reports from Joe Wong regarding the current status of projects, range of consultants and outstanding contractor issues to be discussed at Maritime Committee’s next meeting during closed session. Recommended for approval.**
3. Approval of a Management Agreement for the Middle Harbor Shoreline Park with the East Bay Regional Park District. **(M) [Oral Report] Negotiations with Park District are nearing completion. No board letter was prepared due to ongoing negotiations. Next Friday, Port Attorney will meet with East Bay**

Regional Park District to complete negotiations. Commissioner Tagami has received a request from West Oakland residents to name the park after a West Oakland Activist/Environmentalist. Port Attorney, Tom Clark suggests Port's authority to name the park and any other rights that may affect the aforementioned agreement should be incorporated into the final Management agreement. Commissioner Tagami requests to meet with Mike Beritzhoff and Tom Clark to discuss impacts of requests received from West Oakland residents. Commissioner Tagami will meet with Joe Wong to discuss potential funding available for mapping. A State Senator spoke of working on legislation to support funding for these types of projects that benefit the State and all Ports throughout the area. It requires accurate data showing what we own, property easements, utility line information etc. Then we can move forward to present a report that would support potential funding resources through the State.

Information Items:

Maritime Development Plan. - BCDC approved plans in the Seaport Plan. We propose to do now is look at what we had a few years ago and begin to plan what we must phase in and begin to put it in a format we can understand and present to the Board. This work will require requests for proposals for roadway traffic, rail analysis, terminal planning. We would like to have a pre-proposal meeting October 2nd. This process will take 8 to 12 months and some funding is available currently in the budget under Oakland Army Base. We enlist tenant participation as well. Staff explained that we would work together as a group to minimize those types of problems and impacts. We are not doing any designing at this time, simply beginning long range plans for future enhancements that would serve the Port for years to come. Commissioner Uribe warns staff to be absolutely clear on product and cost to ensure the optimum efficiency.

Staff would like to begin analyzing (1) Terminal planning efforts. Older facilities developed in the late 60's that need wharf reconstruction. We must also start evaluating how we can combine these facilities with Maersk Sealand, future growth and expansion. Maritime Street relocation and future cargo concerns among a few. (2) Utility Issues some utilities date back to the 30's. Existing roadway system – how it functions and functions with security issues we are responding to – access to the park. Traffic perspective and rail perspective review. Commissioner Tagami voiced concerns about the process of communication internally and externally, contractor roles and process. He requested to meet with Maritime and Engineering prior to the pre-proposal meeting.

Appearances:

No appearances.

Items Requiring Closed Session: Meeting entered closed session at 1:06p.m. Open meeting resumed at 1:30 p.m. with no additional discussion items.

Next Meeting:

The Committee's next meeting is tentatively scheduled for **Thursday, October 31, 2002, in the Boardroom Room at 12:00p.m.**

Meeting adjourned at 1:30p.m.