REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, January 5, 1982 at the hour of 4:05 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given members of the Board.

Commissioners present: Connolly, Eng, Higgins, Hunter, Pineda and President Smith - 6

Commissioners absent: Creque - 1

Also present were the Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Director of Aviation; Assistant Airport Manager; Manager, General Aviation; Director of Properties; Director of Fiscal Affairs; Special Assistant for Public Affairs; and Secretary of the Board.

The minutes of the regular meeting of December 15, 1981 were approved as submitted and ordered filed.

At the hour of 4:10 p.m., the Board held a public hearing on certain revisions to the Port's Shoreline Plan. The revisions would provide for the designation of the Port of Oakland Distribution Center from "Transportation" to a use of "Commercial" and/or "Manufacturing or Wholesaling." There was no further testimony; the report, including the Final Environmental Impact Report, was considered; and the hearing was closed at the hour of 4:15 p.m.

BOARD OF PORT COMMISSIONERS
MEETING OF JAN 19 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

The Final Environmental Impact Report entitled "Port of Oakland Distribution Center Redesignation and Development Plan" was certified with a finding of no significant adverse impact on the environment on passage of Resolution No. 26929. It was also recommended that the Board request the City of Oakland to take the necessary action concerning the Land Use Element of the Oakland General Plan to reflect the proposed revisions to the Shoreline Plan. The recommendation was approved on a motion by Commissioner Connolly, seconded and passed unanimously.

Certification of Negative Declaration, Airport Dike Strengthening was the subject of a memo to the Board from Port Principal Engineer Keith Quan, notifying the Board that the dike to extend the runway at the end of Runway 1129, constructed in mid-1960's, was originally installed in a temporary location. Recent standards by the Federal Aviation Administration has now determined that the dike location should become permanent and the dike strengthened. In association with the necessary permit process, it was recommended that the Board certify a Negative Declaration concerning the location and strengthening of the dike. It was noted that additional environmental review would be needed for the runway extension. The recommendation was approved on passage of Resolution No. 26916.

New License Agreements--Transamerica Airlines was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreements covering space in Buildings L-729 and L-812 used for airline seat repair and material sales at a new combined monthly rental of $4,163.76. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Real Property Waiver—Western Airmotive was the subject of a memo to the Board from the Director of Properties, recommending approval to execute a real property waiver to disclaim any interest in a leased telephone system installed for Western Airmotive in Hangar 7. The recommendation was approved on passage of Resolution No. 26926.

Contract Completion, Reroofing of Building L-150 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Roofing Constructors, Inc. dba Western Roofing Service, be extended through December 22, 1981, and accepted as complete as of that date, with a contract price of $96,443.00. The recommendation was approved on passage of Resolution No. 26927 for extending time and Resolution No. 26928 for accepting work.

Supplemental Agreement to Sea Cross Lease was the subject of a memo to the Board from the Director of Properties, recommending approval to amend the lease by a second supplemental agreement to provide for Sea Cross to submit a letter of credit as an alternative to furnishing performance and labor and materials bonds. The letter of credit would be in the amount of $300,000 and would be reduced during construction by amounts paid out for construction by the bank. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed with 5 aye votes, with Commissioner Eng abstaining.

Execution of Department of Boating and Waterways Loan Agreement Amendment was the subject of a memo to the Board from the Chief Engineer, recommending approval to execute the loan agreement which provides for the second phase of the Port's loan application for $1,000,000 for the development of the Union Point Basin Marina. It was noted that the loan is for 30 years at 10.75% interest. The recommendation was approved on passage of Resolution No. 26917.

Sale of Land to State of California was the subject of a memo to the Board from the Director of Properties, notifying the Board of a right of entry for the State to construct certain improvements in association with the widening of Doolittle Drive easterly of the Airport access road. Negotiations have now been concluded, and it was recommended that the Board approve the sale of the 23,227 sf parcel plus a temporary construction easement for 2,060 sf for $93,800.00. The recommendation was approved on passage of an ordinance to print.

Supplemental Lease Agreement--U.S. Customs was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for 1,000 sf of office space on the first floor of the Port Building at a new rental of $1,000 per month. The recommendation was approved on passage of Resolution No. 26910.

Amendment to Agreement with Woodward-Clyde Consultants for Geotechnical Engineering Services, Embarcadero Cove Marina, Union Point Basin was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the existing agreement and the work performed in connection with the analysis and design of stable slopes along the shoreline of the proposed development. Additional studies now show that it would be desirable to design the bank slope so that the berthing area could be easily deepened in the future to twenty feet. It was recommended that the Board approve of an amended agreement providing for a maximum compensation increase of $11,900.00 which includes a new fixed fee of $2,300.00. The recommendation was approved on passage of Resolution No. 26918.

Approval of Sublease--Hilken-Hansen was the subject of a memo to the Board from the Director of Properties, notifying the Board of the 50-year ground lease for a 2.892-acre site on Hegenberger Road and recommending approval of a 5 year sublease to Pacific Telephone. The site will be used for truck maintenance. The recommendation was approved on passage of Resolution No. 26911.

Renewal of Port of Oakland European Representation Agreement was the subject of a memo to the Board from the Deputy Executive Director, notifying the Board of the agreement with van Ommeren B.V., to represent the Port's interests in Europe. The original agreement has been in an holdover basis since July of 1981. It was recommended that the services be renewed on a less than full time basis. The new agreement would provide for an annual compensation of $36,000.00 with certain additional expenses controlled locally. It was noted that the representation is approximately 60% of the previous agreement. The recommendation was approved on a motion by Commissioner Pineda, seconded and passed unanimously.

Lease Agreement with Shippers Imperial was the subject of a memo to the Board from the General Manager, Marine Terminals Department, notifying the Board that the trucking firm operates a container freight station in the old Railway Express Agency facility and that various improvements have been made to the facility. The firm now desires a 5-year lease which will allow for additional improvements with the opportunity to amortize these improvements. It was recommended that the Board appove the proposed lease which provides for, in the first year, a monthly rental of $12,083.00; the second year, $13,058.00; the third year, $14,120.00; the fourth year, $15,309.00; and the fifth year, $16,606.00. The agreement will also provide for certain buy-out provisions in the event the Port requires the facility.

It was noted that the rental would be effective January 1, 1982, under an amended license agreement until the new lease is prepared. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the ratification of travel of the Executive Director to Washington, D. C., on or about January 4, 1982, for certain meetings with administration officals; travel of the Executive Director to Sarasota, Florida, on or about January 24, 1982, to attend a Board of Directors meeting of Airport Operators Council International; travel of the Executive Director, the Director, Management Planning, and the General Manager, Marine Terminals Department, to New Orleans, Louisiana, on or about January 27, 1982, to attend a "Port Pricing Conference" sponsored by the American Association of Port Authorities; and the travel of Civil Engineer, Clifford R. King, to Washington, D.C., and New York, New York, on or about January 17, 1982, to confer with UMTA officials on AirBART issues, attend the annual meeting of the Transportation Research Board, and inspect certain ground transportation facilities. The recommendation was approved on passage of Resolution No. 26919.

State Land Commission's Exercise of Option Granted by Compromise Title Settlement Agreement was the subject of a letter to the Board from the Port Attorney, notifying the Board of the recent settlement with the State Lands Commission concerning the 66 year lease with Equitec 79 Real Estate Investors covering approximately 9.5 acres of land in the Oakland Airport Business Park. One of the provisions in the settlement concerned the requirement to exchange the State's easement in the lease premises for other property of equal value having commerce, navigation or fisheries benefits to

the State. The State Lands Commission has now authorized exercise of its option to exchange for the interest quitclaimed to SLC in the 50,175 square feet of the Equitec parcel a 26.87% undivided fee interest and a 77.7 acre land bank open wetland parcel located in and now owned by the City of Hayward. It was recommended that the Board approve the proposed exchange with payment to the State Lands Commission or its designee of the sum of $31,500.00 upon: (1) the State Lands Commission's grant to the Port of a patent to the 50,715 square foot parcel free of any State right, title or interest and terminating the public easement therein, (2) the issuance to the Port of a standard CLTA title insurance policy subject to the exceptions acceptable to the Port, and (3) the delivery to the State Lands Commission of a grant deed from the City of Hayward of an undivided 26.86% fee interest in the Hayward land bank; and authorize the filing and prosecution of a quiet title action, as required by the Equitec Agreement, to establish the Port's title to the 50,715 square foot parcel. The recommendation was approved on passage of Resolution No. 26930 for quiet title and Resolution No. 26931 for property exchange.

At the hour of 4:25 p.m. the Board entered into Executive Session on personnel matters and reconvened in open session at the hour of 5:00 p.m.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Thomas R. LaBasco, as Civil Engineer, effective January 5, 1982, at $2653 per month; Neil B. Werner and Romeo C. Wui, as Civil Engineer, effective January 5, 1982, at $2786 per month; Carolyn R. Frazier, as Intermediate Typist Clerk, effective December 22, 1981, at $1336 per month; Melvin S. Wax, as Extra Position #1 (Special Assistant to the Executive Director, Class "AA"), effective January 7, 1982, at $4042 per month; Deborah A. Johnson, Wendell Walker, Phillip T. Peay, Steven McCoy, James E. Duncan, Jose Ramirez, and Roy L. Whitfield, as

Youth Aide, Class "BB", effective January 5, 1982, at $8.32 per hour; Elaine M. Bryan, as Youth Aide, Class "B", effective December 16, 1981, at $7.32 per hour; and Sandra K. Weber, as Relief Reservation Clerk, effective January 4, 1982, at $7.16 per hour. Also recommended was the retitling of the position of Director of Public Relations and Advertising to Director of Public Affairs, and an increase in salary for the new position to $4,167 per month. Further recommended was a salary increase for Civil Engineer, Yan Yan Chew, to salary rate "d" of his salary schedule in recognition of his licensing by the State; a materni[illegible] of absence for Margaret Hamilton, Reservation Clerk, for 67 working days; and a military leave of absence for Peter G. Martinez, Airport Serviceman, for 2 working days. Additionally recommended was a 20% hardship premium of their monthly-based salary for Donald Hensinger and Carlos Caipo, both individuals stationed in Lazero Cardenas, as part of the Port's Mexican Training Program. The recommendations were approved on passage of Resolution No. 26912 for appointments; Recommendation No. 26913 for Chew salary; Resolution No. 26914 for leaves of absence; Resolution No. 26933 for Wax appointment; and on an ordinance passed to print for retitling of positions and salary adjustments.

The following reports were noted and ordered filed:

Report of the Port Attorney on Ligitation Matters.

Status of Construction Contracts in Progress as of January 1, 1982.

Status of Consultants Contracts in Progress as of January 1, 1982.

Summary of Cash - Port Revenue and Construction Fund as of December 21, 1981.

Summary of Claims Paid from Various Funds for the Period November 25, 1981 through December 22, 1981.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Eng, Higgins, Hunter, Pineda and President Smith - 6
Noes:	None
Absent:	Commissioner Creque - 1

"RESOLUTION NO. 26910

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL LEASE AGREEMENT WITH THE UNITED STATES OF AMERICA."

"RESOLUTION NO. 26911

RESOLUTION CONSENTING TO SUBLEASE BY ELEANOR ENGS HILKEN AND ROY D. HANSEN TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY."

"RESOLUTION NO. 26912

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 26913

RESOLUTION ASSIGNING YAN YAN CHEW AND FINDING HIM TO BE ENTITLED TO A CERTAIN RATE WITHIN SALARY SCHEDULE NO. 56 FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 26914

RESOLUTION RATIFYING GRANTING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 26915

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH BOREL RESTAURANT CORPORATION."

"RESOLUTION NO. 26916

RESOLUTION CERTIFYING REVIEW AND CONSIDERATION OF AND APPROVING NEGATIVE DECLARATION AND MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH FOR AIRPORT DIKE STRENGTHENING, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

"RESOLUTION NO. 26917

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH THE CALIFORNIA DEPARIMENT OF BOATING AND WATERWAYS."

"RESOLUTION NO. 26918

TION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL ENT WITH WOODWARD-CLYDE CONSULTANTS."

"RESOLUTION NO. 26919

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 26920

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AGREEMENT WITH T. J. INTERNATIONAL, INC."

"RESOLUTION NO. 26921

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH YUEN-FENNER, INC."

"RESOLUTION NO. 26922

RESOLUTION DENYING APPLICATION OF NEWTON P. CHIU FOR LEAVE TO PRESENT LATE CLAIM."

"RESOLUTION NO. 26923

RESOLUTION GRANTING MARINE TERMINALS CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 26924

RESOLUTION GRANTING WORLD AIRWAYS, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 26925

RESOLUTION GRANTING ROSENDIN ELECTRIC, INCORPORATED PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 26926

RESOLUTION AUTHORIZING EXECUTION OF CONSENT TO INSTALLATION AND WAIVER CONCERNING WESTERN AIRMOTIVE COMPANY, INC."

"RESOLUTION NO. 26927

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH ROOFING CONSTRUCTORS, INC. DBA WESTERN ROOFING SERVICE."

"RESOLUTION NO. 26928

RESOLUTION ACCEPTING WORK PERFORMED BY ROOFING CONSTRUCTORS, INC. DBA WESTERN ROOFING SERVICE AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 26929

RESOLUTION CERTIFYING REVIEW AND CONSIDERATION OF FINAL ENVIRONMENTAL IMPACT REPORT ON DISTRIBUTION CENTER RE-DESIGNATION AND DEVELOPMENT PLAN AND MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH."

"RESOLUTION NO. 26930

RESOLUTION AUTHORIZING FILING OF ACTION BY PORT ATTORNEY TO QUIET TITLE TO OAKLAND AIRPORT BUSINESS PARK PROPERTY."

"RESOLUTION NO. 26931

RESOLUTION APPROVING EXERCISE OF PROPERTY INTEREST EXCHANGE OPTION BY STATE LANDS COMMISSION AND AUTHORIZING PAYMENT THEREFOR SUBJECT TO SATISFACTION OF CERTAIN CONDITIONS."

"RESOLUTION NO. 26932

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH SIERRA ACADEMY OF AERONAUTICS, INC."

"RESOLUTION NO. 26933

RESOLUTION APPOINTING MELVIN S. WAX TO THE POSITION OF EXTRA POSITION NO. 1 (SPECIAL ASSISTANT TO THE EXECUTIVE DIRECTOR, CLASS "AA")."

Port Ordinance No. 2425 being, "AN ORDINANCE AMENDING SECTIONS 1 AND 21 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR SELF-DELIVERY OF AVIATION FUEL AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT," and Port Ordinance No. 2426 being, "AN ORDINANCE AUTHORIZING EXECUTION OF THIRD SUPPLEMENTAL AGREEMENT WITH MALRITE OF CALIFORNIA, INC.," and Port Ordinance No. 2427 being, "AN ORDINANCE AMENDING SECTIONS 6.041 AND 8.05 OF PORT ORDINANCE NO. 867 TO CREATE ONE ADDITIONAL POSITION OF LEGAL SECRETARY II AND THREE ADDITIONAL POSITIONS OF CIVIL ENGINEER," were read a second time and passed by the following vote:

Ayes:	Commissioners Connolly, Eng, Higgins, Hunter, Pineda and President Smith - 6
Noes:	None
Absent:	Commissioner Creque - 1

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 5.09 OF PORT ORDINANCE NO. 867 TO RETITLE POSITION OF DIRECTOR OF PUBLIC RELATIONS AND ADVERTISING AND CHANGING THE SALARY THEREFOR, AND AMENDING SECTION 5.17 OF PORT ORDINANCE NO. 867 DESIGNATING CERTAIN POSITIONS AS DEPARTMENT HEADS," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 2.01 OF PORT ORDINANCE NO. 867 ADOPTING NEW SALARY SCHEDULE 66.7X AND ASSIGNING THE POSITION OF PORT TRAFFIC REPRESENTATIVE TO SALARY SCHEDULE 66.7X," and Port Ordinance No. _____ being, "AN ORDINANCE APPROVING AN AGREEMENT WITH THE STATE OF CALIFORNIA FOR PURCHASE OF CERTAIN REAL PROPERTY LOCATED ADJACENT TO DOOLITTLE DRIVE AND AUTHORIZING THE EXECUTION THEREOF," were read a first time and passed to print by the following vote:

Ayes: Commissioners Connolly, Eng, Higgins, Hunter, Pineda and President Smith - 6

Noes: None

Absent: Commissioner Creque - 1

At the hour of 5:10 p.m. on a motion duly made and seconded the meeting was adjourned.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, January 19, 1982, at the hour of 4:20 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Manager, General Aviation; Director of Properties; Assistant Director of Properties and Senior Commerical Representative; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Ray Gallagher, representing the Elegant Farmer Restaurant.

The minutes of the regular meeting of January 5, 1982, were approved as submitted and ordered filed.

Mr. John X. Stefanki, representing the Air Safety Institute, presented the Board with their Airport Safety Award for 1980. It was noted that the award was given to only six airports for 1980 and recognizes crash fire rescue and medical preparedness and response for air travelers.

BOARD OF PORT COMMISSIONERS
MEETING OF FEB 2 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

Assignment of Duty Free Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board of the lease for the newsstand, gift shop, and duty free shop concession at the Airport and that the lessee is now DFS North America Limited, a wholly-owned subsidiary of DFS Group Limited. The firm has now requested that the lease be assigned back to Duty Free Shoppers Limited as part of their technical internal reorganization. It was recommended that the assignment be approved. The recommendation was approved on passage of Resolution No. 26938.

License Agreement Renewal--Air Carrier Service was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for space in Building I-802, used in their aircraft parts business, for a new total monthly rental of $861.40. The recommendation was approved on a motion by Commissioner Connolly, seconded and passed unanimously.

Lease Agreement and Building Permit Application - Phase II, Elegant Farmer, Inc. was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of the Phase II improvements which consist of the expansion of the existing cocktail lounge approximately 16 feet southwesterly towards the parking lot. The main improvements of the program include constructing a 79 foot long green house-type glass enclosure with a fireplace and chimney along the new southwesterly wall; installing new 18 inch wide brick faced planter boxes outside and along the entire length of the southwesterly wall; expanding and creating two banquet rooms with small storage and equipment areas; removing the existing bar and constructing a new bar and cocktail lounge area; and constructing new rest rooms and rearranging plumbing to accommodate the new improvements. The

estimated cost of the work is $380,000.00. The work is considered to be of a structural nature, qualifying for rental credit under the provision to be included in the amendment of the Elegant Farmer lease. The expanded premises of 18 feet to accommodate the building expansion will be included in the supplemental agreement to the lease and an interim license agreement has been prepared to allow for the work to proceed. The recommendation was approved on passage of Resolution No. 26950 for the interim license agreement; Resolution No. 26951 for building permit; and on a motion by Commissioner Creque, seconded and passed unanimously for the supplemental lease provision.

Seabreeze Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board that Seabreeze has under previous negotiations demolished three disintegrating wharves in exchange for payment of certain rentals due to the Port and negotiations have been concluded for a 10-year lease. It was recommended that the new lease be approved. Basic terms include premises consisting of Parcel 1, water area, of 139,336 sf at $0.0185 psf for $2,577.71; Parcel 2, land area and Building H-110, 78,568 sf at $0.025 psf for $1,964.20, and 8,000 sf at $0.12 psf for $960.00, for a monthly minimum rental of $5,501.91. Seabreeze would offer an alternate location on Seabreeze's existing premises to Don Philbrick and demolish the substandard building Philbrick is currently using. This addition would add 14,168 sf at $0.025 psf for $354.20, totalling $5,856.11 per month. The minimum rental would be against 15% of berthing receipts against the minimum rental from Parcel 1; 1% of sales of new and used boats, 10% of insurance commissions, and 5% from all other sales and activities against the minimum rental from Parcel 2. A performance deposit of $16,500.00 will be placed with the Port and adjusted in accordance with changes in the minimum rental at the same percentage change. The minimum rental for each parcel would be adjusted

at 30-month intervals in accordance with the percentage change in the CPI or 75% of the actual rent paid to the Port during the preceding 12 months. The use of Parcel 1 would be for boat berthing, and for Parcel 2 the use would be boat building, sales, repair, storage and for the furnishing of marine services to yachts and pleasure boats. There would be no off-loading of commercial fishing boats, and no commercial fish buying or selling activities on any portion of the premises. The lessee would take the premises "as is" and upon termination of the lease, at the sole option of the Port, all existing or added improvements would either be removed by the lessee or become the property of the Port at the conclusion of the lease term. Within one year of the commencement of the lease term the lessee would repair all electrical wiring in the marina and shore side structures and bring into conformance with City codes; install fire standpipes in accordance with the state and local ordinances and codes; construct new restrooms for the use of boat owners and visitors as required by the California Health & Safety Codes and the State Water Quality Control Board; clean up all debris and trash on land and water areas and keep the premises in a condition acceptable to the Port; install paved asphalt parking on premises so that every two berths would have one parking stall; and install railings or handrails along Clinton Basin shoreline bank nearest Embarcadero. Within two years the lessee would replace or repair berthing and pilings to make the marina structurally sound. If Philbrick's site is incorporated in the lease, within one year the lessee would remove Port Building H-103 and an open shed and provide for additional paved parking on the site. The lessee would be responsible for all maintenance and repair and would maintain the berths, marina wharves and docks in a first class manner. The lessee would carry public liability and property damage insurance and certain other insurance as required by the Port. The Port would have the

right to terminate the lease upon six months' prior written notice. The Port would agree to pay to Seabreeze the unamortized portion of improvements on any areas required by the Port not to exceed a total payment of $150,000.00, subject to audit by the Port, to result in the lowest buy-out cost to the Port. The lessee would pay for all utilities, taxes and assessments. The lessee would enforce the prohibition against live-on-board and commercial activities on the water. The lease could not be assigned nor any sublease entered into without prior Port approval. The lessee would obtain all licenses and permits. The lessee would not be entitled to any relocation assistance or payments. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Supplemental Agreement - Equipment Management Services was the subject of a memo to the Board from the Director of Properties, notifying the Board that the firm occupies Building J-321 and adjacent land within the Union Point redevelopment area and was under instruction to vacate the premises effective October 31, 1981. EMS has not vacated the premises and the Port has filed an unlawful detainer action against EMS. EMS has now agreed to enter into a supplemental agreement with the Port which allows the Port to gain access to the site for purposes of building demolition and other preparation work necessary for the Union Point redevelopment. EMS further agrees that they will vacate the site effective April 30, 1982, has agreed to deposit with the Port a $12,000.00 Certificate of Deposit guaranteeing performance, and signed a stipulated judgment agreeing to the Port's right to proceed with a judgment and court order for restitution of the premises on April 30, 1982. It was recommended that the supplemental agreement be approved. The recommendation was approved on passage of Resolution No. 26953.

Plans and Specifications, Demolition of Firehouse No. 2, Building F-513, Jack London Square was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the demolition work. The project is part of the redevelopment of the site for a new restaurant. The environmental document associated with the work was previously considered by the Board. The recommendation was approved on passage of Resolution No. 26939.

Mardeco Sublease was the subject of a memo to the Board from the Director of Properties, recommending approval for Mardeco, Inc., to sublease the Spice Box store and fueling concession at the foot of the Webster Street Pier to Neil Weinberg. The sublease is to be effective March 1, 1982 for a 5-year term with one 5-year option at a minimum rent of $1,000.00 per month, with CPI adjustments on an annual basis, against a percentage rent of 10% of gross sales. The sublessee is to construct and maintain a floating platform and gangway for fueling boats. The recommendation was approved on passage of Resolution No. 26940.

Assignment of Jack London Village Sublease was the subject of a memo to the Board from the Director of Properties, recommending approval to assign the "What's Your Bag?" store sublease from John K. Walter to Chuck K. Lam and Florence F. Lam. The recommendation was approved on passage of Resolution No. 26941.

Supplemental to Existing Preferential Wharf Assignment--Oscar Niemeth Towing Corporation, Inc. was the subject of a memo to the Board from the Manager, Marine Operations and Tenant Services, notifying the Board that the firm has a preferential wharf assignment agreement for Berth 1, Outer Harbor Terminal. The wharf area and the fender system of Berth 1 have not been maintained for maritime use since 1970, and the fender piles have

deteriorated. Mr. Niemeth is willing to perform the actual work of driving the fender piles and securing them to the wharf. It was recommended that the Board approve a supplement to the wharf assignment which provides for Oscar Niemeth Towing Corporation, Inc. to perform the installation of the fender piles and granting reimbursement in the form of monthly tariff charge credits not to exceed half the total costs of installation, or $4,500.00, whichever is the lesser amount. The recommendation was approved on passage of Resolution No. 26942.

Contract Completion, Asphalt Concrete Paving of Berth 10 Entrance was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Gallagher & Burk, Inc. be accepted as complete as of December 15, 1981, with a contract price of $21,537.78. The recommendation was approved on passage of Resolution No. 26952.

Plans and Specifications, Asphalt Concrete Paving and Construction of Railroad Track for Phase I, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the construction of approximately 24 acres of yard improvements including placement of fill material, base rock, asphalt concrete, fencing, and the construction and installation of railroad tracks, truck scales, and guard house. The environmental document associated with the work was previously considered by the Board. The recommendation was approved on passage of Resolution No. 26934.

Plans and Specifications, Construction of Additional Pin Sockets for Stowage, Berths 4, 5, and 6, Outer Harbor Terminal, and Berths G, H and I, Seventh Street Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority

to advertise for bids for the installation of additional receptacles for crane stowage pins. The additional pins reduce the required travel distance to stow the cranes during periods of inactivity or conditions of sudden high winds. The work is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 26943.

Personnel Items contained in a memo from the Port Employee Relations Officer, recommended the appointment of Melvin S. Wax, as Director of Public Affairs, effective January 19, 1982, at $4167 per month; Robert A. Holmes, Alvin J. Gatewood and Elia G. Lerma, as Janitors, effective January 25, 1982, at $1342 per month; Arbeuteus E. Johnson, as Youth Aide, Class "B", effective January 19, 1982, at $7.32 per hour; Zenaida D. Soriano, as Port Senior Auditor, effective January 20, 1982, at $2252 per month; Jorge L. Parra, as Youth Aide, Class "A", effective January 13, 1982, at $9.33 per hour; Cheryl C. Warner, as Youth Aide, Class "B", effective January 19, 1982, at $7.32 per hour. Also recommended was an extension of appointment for Denise M. Taylor, Relief Telephone Operator, through February 20, 1982; and a salary increase for Carlos R. Caipo, Port Traffic Representative, to step "d" of his schedule for hardship duties at Lazaro Cardenos. Further recommended was the creation of one additional position of Janitress; one additional position of Administrative Secretary; and approval of examination announcements for the positions of Port Electrician, Supervising Drafting Technician, and Intermediate Drafting Technician. The recommendations were approved on passage of Resolution No. 26944 for appointments; Resolution No. 26945 for appointment extension; Resolution No. 26946 for salary increase; Resolution No. 26947 for examination annoucements; and on an ordinance passed to print for creation of positions.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Airport Manager, and the Manager, Data Processing, to Houston, Texas, on or about January 13, 1982, to participate in the Airport Operator Council International work group on in-house computer capabilities to serve airport needs. The recommendation was approved on passage of Resolution No. 26935.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of January 8, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the Month of December 1981.

Accounts Receivable - 35 Days or More in Arrears as of January 19, 1982.

Accounts Receivable - Referred to Port Attorney as of January 19, 1982.

Summary of Claims Paid from Various Funds for the Period December 23, 1981 through January 5, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 26934

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR ASPHALT CONCRETE PAVING AND CONSTRUCTION OF RAILROAD TRACK FOR PHASE I, CHARLES P. HOWARD TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26935

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 26936

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH UNITED STATES OF AMERICA."

"RESOLUTION NO. 26937

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH SIERRA ACADEMY OF AERONAUTICS."

"RESOLUTION NO. 26938

RESOLUTION CONSENTING TO ASSIGNMENT OF AGREEMENTS FROM DFS NORTH AMERICA LIMITED TO DUTY FREE SHOPPERS LIMITED."

"RESOLUTION NO. 26939

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR DEMOLITION OF FIREHOUSE NO. 2, BUILDING F-513, JACK LONDON SQUARE, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26940

RESOLUTION CONSENTING TO SUBLEASE BY MARDECO, INC., TO NEIL WEINBERG."

"RESOLUTION NO. 26941

RESOLUTION CONSENTING TO ASSIGNMENT OF SUBLEASE OF OAKLAND VILLAGE CORPORATION."

"RESOLUTION NO. 26942

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL AGREEMENT WITH OSCAR NIEMETH TOWING CORPORATION, INC."

"RESOLUTION NO. 26943

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ADDITIONAL PIN SOCKETS FOR CRANE STOWAGE, BERTHS 4, 5 AND 6, OUTER HARBOR TERMINAL, AND BERTHS G, H AND I, SEVENTH STREET TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26944

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 26945

RESOLUTION RATIFYING EXTENSION OF LIMITED DURATION APPOINTMENT OF DENISE M. TAYLOR TO THE POSITION OF RELIEF TELEPHONE OPERATOR."

"RESOLUTION NO. 26946

RESOLUTION ASSIGNING CARLOS R. CAIPO AND FINDING HIM TO BE ENTITLED TO A CERTAIN RATE WITHIN SALARY SCHEDULE NO. 66.7X FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 26947

RESOLUTION APPROVING EXAMINATION ANNOUNCEMENTS FOR THE POSITIONS OF SUPERVISING DRAFTING TECHNICIAN, INTERMEDIATE DRAFTING TECHNICIAN AND PORT ELECTRICIAN."

"RESOLUTION NO. 26948

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH LIFTECH CONSULTANTS, INC."

"RESOLUTION NO. 26949

RESOLUTION GRANTING ROSENDIN ELECTRIC, INCORPORATED PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 26950

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH THE ELEGANT FARMER, INC."

"RESOLUTION NO. 26951

RESOLUTION GRANTING THE ELEGANT FARMER, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 26952

RESOLUTION ACCEPTING WORK PERFORMED BY GALLAGHER & BURK, INC. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 26953

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH EQUIPMENT MANAGEMENT SERVICES, INC."

"RESOLUTION NO. 26954

RESOLUTION OF CONDOLENCE UPON THE PASSING OF GEORGE SCOTLAN."

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Creque, Higgins, Hunter, Pineda and President Smith - 6
Noes:	None
Abstained:	Commissioner Eng - 1
Absent:	None

"RESOLUTION NO. 26955

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH SEA CROSS, INC."

Port Ordinance No. 2428 being, "AN ORDINANCE AMENDING SECTION 5.09 OF PORT ORDINANCE NO. 867 TO RETITLE POSITION OF DIRECTOR OF PUBLIC RELATIONS AND ADVERTISING AND CHANGING THE SALARY THEREFOR, AND AMENDING SECTION 5.17 OF PORT ORDINANCE NO. 867 DESIGNATING CERTAIN POSITIONS AS DEPARTMENT HEADS," and Port Ordinance No. 2429 being, "AN ORDINANCE AMENDING SECTION 2.01 OF PORT ORDINANCE NO. 867 ADOPTING NEW SALARY SCHEDULE 66.7X AND ASSIGNING THE POSITION OF PORT TRAFFIC REPRESENTATIVE TO SALARY SCHEDULE 66.7X," and Port Ordinance No. 2430 being, "AN ORDINANCE APPROVING AN AGREEMENT WITH THE STATE OF CALIFORNIA FOR PURCHASE OF CERTAIN REAL PROPERTY LOCATED ADJACENT TO DOOLITTLE DRIVE AND AUTHORIZING THE EXECUTION THEREOF," were read a second time and passed by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTIONS 5.021 AND 10.10 OF PORT ORDINANCE NO. 867 TO CREATE ONE ADDITIONAL POSITION EACH OF ADMINISTRATIVE SECRETARY AND JANITRESS," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

At the hour of 4:47 p.m. the Board entered into Executive Session on personnel matters and reconvened in open session at the hour of 5:27 p.m. at which time the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, February 2, 1982, at the hour of 4:15 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Creque, Eng, Higgins, Pineda and President Smith - 5

Commissioners absent: Connolly and Hunter - 2

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Manager, General Aviation; Director of Properties; Commercial Representative Robert O'Maley; Port Equal Opportunity Officer; Director of Public Affairs; Special Assistant for Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Mark Polakoff, representing California Air Charter; Mr. John K. Kealy and Mr. Patrick Kealy, representing the John K. Kealy Company.

The minutes of the regular meeting of January 19, 1982, were approved as submitted and ordered filed.

At the hour of 4:15 p.m., the Board held a public hearing on Oscar Niemeth Towing Corporation's application to drive fender piles at Berth 1, Outer Harbor. The work includes the placement of fourteen fender piles along the face of Berth 1 and is estimated to cost $9,000.00. The project is

BOARD OF PORT COMMISSIONERS
MEETING OF FEB 16 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

categorically exempt and an environmental impact report is not required. There was no further testimony, the report was considered, and the hearing was closed at the hour of 4:16 p.m. The application was approved on passage of Resolution No. 26956.

The following individuals received service recognition awards: Francis R. Donald, Janitor, 10 years; Jerry Bell, Airport Serviceman, 10 years; K. C. Jones, Airport Serviceman, 10 years; Olaf Hansen, Port Operations Clerk, 35 years; Adolfo Munoz, Airport Business Assistant, 10 years; Gerald Pope, Director of Administrative Services, 10 years; and Mr. Dennis Everhart, Airport Serviceman, 15 years.

Supplemental to License Agreement--California Air Charter was the subject of a memo to the Board from the Director of Properties, notifying the Board that the firm now occupies a portion of Building L-210 with adjacent apron area used for their air courier service. The firm has requested the right to self-fuel its own aircraft and will pay the appropriate flowage fees, install underground fuel tanks, and obtain its own fuel allocation. Additionally, they are requesting occupancy of all of Hangar L-210 under a lease conditioned on Clorox moving from its portion of the hangar after Clorox's new corporate jet facility is completed. It was recommended that their license agreement be amended to provide for this request. The basic new provisions will include fueling of its own aircraft and other aircraft under its operational control on the premises. California Air Charter would be required to install its own underground fuel storage tanks and obtain its own fuel allocation. They would pay a flowage fee to the Port on all fuel dispensed of $0.14 per gallon or the same payment per gallon as the Port is then receiving from the primary fueler at the North Airport, whichever is greater. They would provide liability insurance of at least $5,000,000.00 of

coverage for public liability and property damage, products, completed operations, contractual, broad form property damage, and personal injury; to at least $3,000,000.00 of coverage for aircraft; and to at least $1,000,000.00 of coverage for owned and nonowned automobiles. Also included in the recommendation was approval to initiate negotiations for a proposed lease of Building L-210. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

Plans and Specifications, Upgrading of Electrical Services to Building L-815 was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending their approval and authority to advertise for bids for the additional electrical power required by the tenant, National Airmotive. The work includes the installation of a 1,000 KVA transformer which will be installed by Port forces. The improvements are required for new equipment being installed by National Airmotive. The recommendation was approved on passage of Resolution No. 26967.

Use Approval, John K. Kealy Company was the subject of a memo to the Board from the Port Environmental Planner, notifying the Board that the firm has occupied a warehouse/office building in the Airport Business Park since 1971 and operates a small retail store for their products. It was recommended that the Board approve the retail use of a proposed expansion of the retail store. At the request of Commissioner Higgins, the item was referred to the Real Estate Committee for appropriate review.

License Agreement Renewal--Jal Vue was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for warehouse space in Building H-101 and Building H-104 with adjacent land area at Sixth Avenue and Embarcadero, for a new total monthly rental of $4,230.25. The recommendation was approved on a motion by

Commissioner Creque, seconded and passed unanimously.

Request for Contract Extension for Construction and Installation of Container Cranes, Howard Terminal was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending approval to grant contract time extensions of four calendar days for the first crane, and three calendar days for the second crane due to delays beyond the control of the contractor, Hitachi American, Ltd. It was noted that Hitachi now expects to complete the first crane on March 8, 1982, 37 days after the contract completion date of January 30, 1982, and to complete the second crane on April 8, 1982, 18 days after the contract completion date of March 21, 1982. The recommendation was approved on passage of Resolution No. 26957.

Contract Completion, Replacement of Fender Systems at Berths 6, 8, 9 and 10 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the contract with DHL Marine was not completed on time and recommending that the contract time be extended through October 5, 1981, without liquidated damages and that liquidated damages in the sum of $1,600.00 be assessed for the period including October 6, 1981, through October 13, 1981, with a final contract price of $444,692.56. The recommendation was approved on passage of Resolution No. 26958 for time extension and Resolution No. 26959 for accepting contract.

Contract Completion, Berth 5, Phase II, Outer Harbor Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Gallagher & Burk for the completion of the lighting system be accepted as complete with the contractor paid the $50,000.00 originally retained by the Port under a previous contract. The recommendation was approved on passage of Resolution No. 26968.

Lease from Mardeco was the subject of a memo to the Board from the Director of Properties, recommending approval to lease approximately 3,278 sf of office space at 77 Jack London Square at an initial rental of $1.20 psf or $3,923.00 per month. It was noted that the proposed lease will allow for the relocation of the Public Relations Department, in order to provide expansion space for radio stations KNEW and KSAN. It was the original intent to move the department to the former KTVU building; however, recent studies indicate that it may be desirable to demolish the building for redevelopment. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

1982 High School Internship Program was the subject of a memo to the Board from the Port Equal Opportunity Officer, recommending approval of the program which provides a working experience and environment for eight students selected by the Oakland Parochial Schools and the Oakland Public Schools. The work schedule will not exceed four hours per day for five days per week at a minimum hourly wage rate of $3.35 per hour. Students participating in the program will also receive school credit equivalent to two school subjects. The program is estimated to cost $15,800.00 and would run from February to the end of August. The Board asked that the students be as representative of the community as possible. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Mexican Ports Project - Training Consultant Contract was the subject of a memo to the Board from the Executive Director, notifying the Board that the American Analysis Corporation was retained by the Port to assist in the development of the Master Training Plan. As the firm has been utilized more than orginally invisioned, it was recommended that the Board authorize an amendment to the existing contract to provide for an additional

$25,000.00 above the original $15,000.00 fee. The recommendation was approved on passage of Resolution No. 26977.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Edison L. Lee, as Supervising Drafting Technician, effective January 27, 1982, at $2644 per month; Barbara L. Urban, as Assistant Civil Engineer, effective January 27, 1982, at $2317 per month; Opal L. Belland, as Secretary to the Port Attorney and Supervising Legal Secretary, effective February 8, 1982, at $1796 per month; Thomas Lemon and Ronald L. Mikel, as Janitor, effective January 25, 1982, at $1342 per month; Cheryl Weathersby, as Intermediate Typist Clerk, effective January 25, 1982, at $1206 per month; Margarita Bouzas, as Youth Aide, Class "BB", effective February 8, 1982, at $8.32 per hour. Also recommended was the rescission of the appointment of Ms. Elia G. Lerma to Extra Position No. 1 (Janitress), as she has declined the appointment; and amendment of the appointment of Zenaida D. Soriano to Extra Position No. 2 (Port Senior Auditor) from Port Senior Auditor as there were insufficient positions to complete the hiring procedure. Additionally recommended was approval for the examination annoucement for the position of Assistant Mechanical/Electrical Engineer; the retitling of the position of Key Punch Operator to Data Entry Operator and the appointment of the incumbents to the positions; and the creation of one additional position of Port Senior Auditor and one Limited Duration (Part-Time) position of Utilities Supervisor. Further recommended was a military leave of absence without pay for Bruce M. Laurich, for 10 working days; a maternity leave of absence for Mrs. Gwendolyn D. Wynne, Account Clerk, for 56 working days; a medical leave of absence for Mr. Armando Andrade, Deliveryman, for 41 working days; a medical leave of absence for Cheryl M. Lawrence, Administrative Secretary, for 30 working days;

and a maternity leave of absence for Ms. Dorothy L. Carter; Relief Telephone Operator, for 49 working days. The recommendations were approved on passage of Resolution No. 26972 for appointments; Resolution No. 26973 for rescinding appointment; Resolution No. 26974 for amending appointment; Resolution No. 26975 for examination announcement; Resolution No. 26976 for leaves of absence; and on an ordinance passed to print for retitling and creation of positions.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Assistant Port Attorney to Washington, D. C., on or about January 27, 1982, to participate in a Civil Aeronautics Board Case; travel of the Director of Public Affairs, to Tampa, Florida, on or about February 22, 1982, to attend a Public Relations Seminar sponsored by the American Association of Port Authorities. The recommendation was approved on passage of Resolution No. 26960.

Contract Completion, Remodeling of Building E-414 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the contractor, Feinstein Construction, Inc., was delayed in the completion of the work and recommending that the contract be accepted as complete as of September 24, 1981; liquidated damages in the amount of $1,400.00 be assessed; and that the contractor be paid $169,699.00 for the work. The recommendation was approved on passage of Resolution No. 26961.

Mexican Ports Project—Quarterly Preauthorization of Travel was the subject of a memo to the Board from the Executive Director, recommending approval for the estimated second-quarter air travel trips between Oakland and Mexico City and within Mexico, including the ratification of travel for four members of the Mexican Ports Project team to Mexico City and within Mexico for the period January 25 through February 2, 1982. The recommendation was

approved on passage of Resolution No. 26962.

Appointment of Small Claims Court Representative was the subject of a letter to the Board from the Port Attorney, recommending approval to designate Janet W. Holst, Senior Clerk, as a person to appear on behalf of the Port in association with her duties for the administration of the monthly billing for tiedowns and t-hangars at the North Airport. The recommendation was approved on passage of Resolution No. 26963.

Commissioner Higgins moved that the Board proceed with a policy to increase the effective minority operating equity participation in business opportunities on Port properties. The motion failed to receive a second and Commissioner Higgins withdrew the motion. It was noted by the Executive Director that the subject would be placed on the next work session of the Board.

At the hour of 4:57 p.m., Commissioner Hunter joined the meeting.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of February 1, 1982.

Status of Consultant Contracts in Progress as of February 1, 1982.

Summary of Cash - Port Revenue and Construction Fund as of January 25, 1982.

Summary of Claims Paid from Various Funds for the Period January 5, 1982 through January 19, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6
Noes:	None
Absent:	Commissioner Connolly - 1

"RESOLUTION NO. 26956

RESOLUTION GRANTING PERMIT TO OSCAR NIEMETH TOWING CORPORATION, INC. TO FILL AND DREDGE AND PERFORM OTHER WORK IN THE OAKLAND ESTUARY."

"RESOLUTION NO. 26957

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH HITACHI AMERICA, LTD."

"RESOLUTION NO. 26958

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH D H L MARINE."

"RESOLUTION NO. 26959

RESOLUTION ACCEPTING WORK PERFORMED BY D H L MARINE, ASSESSING LIQUIDATED DAMAGES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 26960

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 26961

RESOLUTION ACCEPTING WORK PERFORMED BY FEINSTEIN CONSTRUCTION, INC., ASSESSING LIQUIDATED DAMAGES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 26962

RESOLUTION APPROVING AIR TRAVEL FOR SECOND THREE MONTHS OF MEXICAN PORTS PROJECT."

"RESOLUTION NO. 26963

RESOLUTION APPOINTING JANET W. HOLST A REPRESENTATIVE TO APPEAR IN SMALL CLAIMS COURT ON BEHALF OF THE PORT."

"RESOLUTION NO. 26964

RESOLUTION AUTHORIZING EXECUTION OF FOURTH SUPPLEMENTAL AGREEMENT WITH MARCONI, INC. AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 26965

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH WESTERN AIRMOTIVE COMPANY, INC."

"RESOLUTION NO. 26966

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 26967

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR UPGRADING OF ELECTRICAL SERVICES TO BUILDING L-815, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26968

RESOLUTION ACCEPTING WORK PERFORMED BY GALLAGHER & BURK AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 26969

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH AIRCRAFT SERVICE INTERNATIONAL, INC."

"RESOLUTION NO. 26970"

THIS NUMBER NOT USED.

"RESOLUTION NO. 26971

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH CALIFORNIA AIR CHARTER."

"RESOLUTION NO. 26972

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 26973

RESOLUTION RESCINDING APPOINTMENT OF ELIA G. LERMA TO THE POSITION OF EXTRA POSITION NO. 1 (JANITRESS)."

"RESOLUTION NO. 26974

RESOLUTION AMENDING A PORTION OF RESOLUTION NO. 26944 APPOINTING ZENAIDA D. SORIANO TO THE POSITION OF PORT SENIOR AUDITOR."

"RESOLUTION NO. 26975

RESOLUTION APPROVING EXAMINATION ANNOUNCEMENT FOR THE POSITION OF ASSISTANT MECHANICAL AND ELECTRICAL ENGINEER."

"RESOLUTION NO. 26976

RESOLUTION RATIFYING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 26977

RESOLUTION FINDING AND DETERMINING THAT A PROPOSED AGREEMENT WITH AMERICAN ANALYSIS CORPORATION FOR EDUCATIONAL AND TRAINING CONSULTING SERVICES CONSTITUTES PROFESSIONAL OR SPECIALIZED SERVICES AND MAY BE MADE WITHOUT COMPETITIVE BIDDING; AND AUTHORIZING NEGOTIATION AND EXECUTION OF SAID AGREEMENT."

"RESOLUTION NO. 26978

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH PHS. VAN OMMEREN (ROTTERDAM) B.V."

Port Ordinance No. 2431 being, "AN ORDINANCE AMENDING SECTIONS 5.021 AND 10.10 OF PORT ORDINANCE NO. 867 TO CREATE ONE ADDITIONAL POSITION EACH OF ADMINISTRATIVE SECRETARY AND JANITRESS," was read a second time and passed by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6
Noes:	None
Absent:	Commissioner Connolly - 1

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 7.09 OF PORT ORDINANCE NO. 867 TO RETITLE THREE POSITIONS OF KEY PUNCH OPERATOR TO DATA ENTRY OPERATOR, AMENDING SECTION 7.112 OF PORT ORDINANCE NO. 867 TO CREATE ONE ADDITIONAL POSITION OF PORT SENIOR AUDITOR, AND ADDING

SECTION 9.103 TO PORT ORDINANCE NO. 867 TO CREATE ONE POSITION OF UTILITIES SUPERVISOR (PART-TIME)," was read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6
Noes:	None
Absent:	Commissioner Connolly - 1

At the hour of 5:03 p.m. the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, February 16, 1982, at the hour of 4:08 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissiones present: Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Director of Properties; Assistant Director of Properties and Senior Commercial Representative; and Director of Administrative Services serving as Assistant Secretary of the Board.

Visitors attending the meeting included Mr. Werner Lewald and Mr. Keith Jacobsen, representing Transpacific Transportation Company; Mr. H. E. Wolfram, representing California Stevedore & Ballast Co.; and Mr. Brian Eisberg, representing Mr. A. L. Walburg.

Mr. M. Tanabe of Mitsui-OSK Lines, Tokyo, Japan, was introduced to the Board with a notation that he is stationed at the Port for two weeks of indoctrination and then will be assigned to their Chicago office.

BOARD OF PORT COMMISSIONERS
MEETING OF MAR 16 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

The minutes of the regular meeting of February 2, 1982 were approved as submitted and ordered filed.

Contract Completion, Reroofing of Building L-142 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the contract with Will's Construction Co., Inc., and that during the work period, substantial rainwater damage occurred to the building interior, estimated to be $12,570, and negotiations for settlement of the Port's claim for damages are currently underway. It was recommended that the contract time be extended through November 23, 1981, and accepted as complete as of that date. It was further recommended that the contract price be acknowledged to be $28,748.98 but that the $2,874.90 now due to the contractor be retained until all damage claims are settled and that the Port Attorney be instructed to pursue the claim against the contractor for the losses the Port has suffered. The recommendation was approved on passage of Resolution No. 26993 for extending time and Resolution No. 26994 for accepting work.

Plans and Specifications for Extensions of Roadway, Taxiways and Utilities for Corporate Jet Development was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the extension of Alan Shepard Way, the construction of taxiways and the extension of gas, telephone, electrical, water and fire protection, and sanitary sewer systems to the new corporate jet site. The new extension will ultimately serve an 80-acre development west of Taxiway 5. The environmental document associated with the project was previously considered by the Board. The recommendation was approved on passage of Resolution No. 26979.

Specifications for Annual Contract for Servicing and Maintaining Aviation Refueling Trucks was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the annual contract. The recommendation was approved on passage of Resolution No. 26980.

License Agreement Renewal--Clorox was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for space in Building L-210, used for their corporate aircraft, at a new monthly rental of $2,263.61. The recommendation was approved on a motion by Commissioner Higgins, seconded passed unanimously.

Certificate of Completion of Contract for Printing, Folding and Delivering the Oakland Flight Selector was the subject of a memo to the Board from the Manager, Purchasing Department, recommending that the contract with Stark Rath Printing and Publishing, Inc., be accepted as complete. The recommendation was approved on passage of Resolution No. 26995.

Supplement to License Agreement--Trans-Box was the subject of a memo to the Board from the Director of Properties, recommending approval to add 3,927 sf of office and shop space in Building L-635 to their agreement for a total monthly rental of $1,831.09. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Lease Option and Lease--Growth Properties was the subject of a memo to the Board from the Director of Properties, recommending approval of a lease option and lease with Growth Properties, Inc., for the development of an 8-acre site at Embarcadero Cove. Phase I of the project would consist of two 3-story buildings containing approximately 51,000 sf of office space and retail space to be leased or sold on a condominium basis subject to the master ground lease with the Port. A restaurant containing approximately 4,000 sf

would also be developed. Phase II would consist of two 4-story buildings containing approximately 66,000 sf of office and retail space to be leased or sold on a condominium basis subject to the master ground lease with the Port. Additionally, Growth Properties has agreed to develop the site now under option to Project Development Associates if for any reason it does not exercise its option to execute its lease. The recommendation was approved on an ordinance passed to print.

Acquisition of Southern Pacific Parcels was the subject of a memo to the Board from the Director of Properties, notifying the Board that the Port had obtained a variety of option rights in regard to various parcels of property owned by Southern Pacific. As some of these parcels are in the proximity of the Howard Terminal and the Port's Brush Street maintenance facility, it was recommended that the Board approve the acquisition of a parcel at Market Street and Embarcadero and two small, narrow, sliver-shaped parcels adjoining the Howard Terminal property which will be incorporated into the new container terminal, for a total acquisition cost for the three parcels of $146,780. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Building Permit Application, Pier 8 Motel Development, JBN Company was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of the proposed motel. The site would contain three 2-story wood frame buildings containing the 98 motel units, a motel office, a small conference room, and a laundry room. Other site improvements include landscaping, concrete walkways, and a small swimming pool and a sundeck. The estimated cost of the proposed work is $1,200,000. The environmental document associated with the project has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 26981.

Walburg Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board of a proposal from Walburg Realty and Investment to ground lease a site in the Oakland Airport Business Park to construct a 3-story office building containing approximately 53,600 sf. After a brief discussion, the item was held over for further review.

Plans and Specifications, Demolition of Miscellaneous Buildings, Embarcadero Cove Marina was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the demolition of approximately six buildings and various shed structures at Union Point Basin. The environmental document associated with the work has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 26996.

License Agreement Renewal--Rentco was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for a 2.5 acre land site on Hegenberger Road, for a new rental of $3,300 per month. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Contract Completion, Construction of Roadway and Site Improvements, Foot of Clay Street, Jack London Square was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with P & F Construction, Inc., be extended through November 9, 1981 for Phase I, and be accepted as complete as of that date; and that the Phase II be accepted as complete as of January 10, 1982, with a contract price of $211,927.22. The recommendation was approved on passage of Resolution No. 26997 for time extension and Resolution No. 26998 for accepting contract.

Contract Completion, Install HVAC System, Building J-120 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending the contract with CommAir/Mechanical Services be extended through January 8, 1982, and accepted as complete as of that date with a contract price of $47,994.50. The recommendation was approved on passage of Resolution No. 26999 for time extension and Resolution No. 27000 for accepting work.

Proposed Management Agreement Between California Maritime Terminals (CMT) and the Port for the Charles P. Howard Container Terminal was the subject of a memo to the Board from the Executive Director, notifying the Board of the marketing efforts and potential operators for the new facility which will be operational in the early fall of 1982. It was recommended that the facility be assigned to California Maritime Terminals. The firm will bring steamship lines which will all be new business to the Port of Oakland. The assignment will considerably broaden the steamships service patterns from Oakland and provide for the first time regular steamship service to the East and West Coasts of South America, the Arabian Gulf, African Ports and other developing areas of the world. The firms forming California Maritime Terminals, namely Pacific Oriental Terminals and the California Stevedore & Ballast Company, have strong steamship line relationships and the principal user lines will submit written letters of intent to utilize the facility as their Northern California terminal. The agreement will be for ten years. CMT will retain 5% of all terminal tariff revenues collected on behalf of and due to the Port for wharfage and dockage during the first five years of the agreement. During the remaining five years of the agreement, the fee would be reduced to 2-1/2% of wharfage and dockage revenues. Wharf demurrage and storage would be assessed and distributed in accordance with the Port's tariff. Permanent improvements to the terminal made by CMT would be eligible

for reimbursement, subject to prior Port approval, for their actual original cost without interest for not more than 2-1/2% of all tariff revenues for wharfage and dockage collected annually. Upon termination of this agreement all improvements will become the property of the Port. The Port would require a tonnage performance standard commencing at 300,000 revenue tons in the first year of the agreement and escalating up to 900,000 revenue tons for the final five years. In the event CMT's total activity at the Howard Container Terminal failed to meet the performance standard level in any contract year, the Port would have the right to terminate the agreement upon giving one year's advance written notice to CMT. The Port would not be obligated to cancel if the performance standards were not met. The Port would assign to CMT the two container cranes but would not seek a minimum financial guarantee. The Port would take into consideration in establishing the charges its investment in the cranes, the desired rate of return and competitive market conditions as determined solely by the Port. Office space would be provided on space assignment in accordance with the Port's tariff. The Port would upgrade the breakbulk Berth J and dredge the berth to -35 feet at mean lower low water to permit conventional vessel operations at Berth J. Additional transit shed capacity of approximately 60,000 square feet will be added by the Port. A container freight station to be constructed at the terminal will be the subject of a separate economic arrangement between the parties. Mr. Werner Lewald, President of Transpacific Transportation Company, appeared before the Board to note that the proposed agreement would be beneficial to both parties and he looked forward to being a part of the Port of Oakland. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Plans and Specifications, Construction of Metal Endwall for Transit Shed, Building E-407A was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the construction of 150 feet of endwall with roll-up door at the south end of the Grove Street shed and restoration of existing sprinkler system and a new lighting system to permit night operations. The environmental document associated with the project has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 26982.

Plans and Specifications for Upgrading of 3 Portainer Cranes, Seventh Street Terminal was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending their approval and authority to advertise for bids for the improvements to the Seventh Street Terminal cranes. The work includes raising of the Berth G crane by 10 feet and extending its outreach by 15 feet, equipping all 3 cranes with specially designed headblocks and telescopic spreaders, and modifying or replacing the trolleys on all 3 cranes. The work is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 26983.

Contract Completion, Drydocking and Repairs to Fireboat "City of Oakland" was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Pacific Dry Dock & Repair Co. be extended through February 1, 1982, and the work accepted as complete as of that date with a contract price of $77,099. The recommendation was approved on passage of Resolution No. 26984 for time extension and Resolution No. 26985 for accepting contract.

Specifications for Annual Contracts for Repairs to Docks & Railroad & Crane Tracks was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the annual contracts. The recommendation was approved on passage of Resolution No. 26986 for dock repairs and Resolution No. 26987 for railroad work.

Authorization to Negotiate Construction Contract for Port/Airport Identification Sign was the subject of a memo to the Board from the Chief Engineer, notifying the Board that a site near the Bay Bridge Toll Plaza has been identified as a location for a sign to aid in the Port's promotion programs. As the sign would be of unique use and structure, it was recommended that the Board find it to be in the best interests of the Port to dispense with competitive bidding and authorize the negotiation for the construction of the identification sign structure near the Bay Bridge Toll Plaza. The recommendation was approved on passage of Resolution No. 27001.

Personnel Items contained a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Zenaida D. Soriano, as Port Senior Auditor, effective February 16, 1982, at $2252 per month; Alma L. Jones, as Data Entry Operator, effective February 16, 1982, at $1402 per month; Jean Lawrence and Diana S. Ojascastro, as Data Entry Operator, effective February 16, 1982, at $1330 per month; Carey S. Groom, as Youth Aide, Class "BB", effective February 17, 1982, at $8.32 per hour; Tina M. Spencer, as Relief Telephone Operator, effective February 16, 1982, at $7.50 per hour; and Omi-Kashi Yamashita, as Youth Aide, Class "B", effective February 4, 1982, at $7.32 per hour. Also recommended was a salary increase for Ronnie L. Fong, Assistant Civil Engineer, and William T. Suzuki, Assistant Mechanical and Electrical Engineer, to step "d" of their salary

schedule in recognition of their engineering registration by the State. Further recommended was the maternity leave of absence for Kathleen M. Cook, Senior Typist Clerk, for 130 working days, and for Phyllis A. Koerlin, Administrative Secretary, for 128 working days. The recommendations were approved on passage of Resolution No. 26988 for appointments; Resolution No. 26989 for salary increases; and Resolution No. 26990 for leaves of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Executive Director and the Director of Public Affairs to Dallas, Texas, on or about February 10, 1982, to attend a meeting of the Port Directors Dredging Coalition; travel of the Executive Director to Washington, D.C., on or about February 24, 1982, to attend a meeting of Port Directors Dredging Coalition; and travel of the Director of Public Affairs, on or about February 18, 1982, to New York, Tampa and Washington, D.C., to participate in certain meetings concerning the dredging work and to attend a Public Relations Seminar in Tampa. The recommendation was approved on passage of Resolution No. 27002.

Certificate of Completion of Contract for Printing and Delivering the Port of Oakland Progress News-Notes was the subject of a memo to the Board from the Manager, Purchasing Department, recommending that the contract with Abbey Press be accepted as complete as of December 31, 1981. The recommendation was approved on passage of Resolution No. 27003.

Claim of Christine Hammon was the subject of a letter to the Board from the Port Attorney, notifying the Board of the claim in the sum of $75,000 for alleged damages occurring at the Airport when the claimant fell in the building. As the claim does not appear to be a proper charge against the Port, it was recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27005.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of February 4, 1982.

Summary of Cash and Accounts Receivable Port Revnue Fund 770 for the Month of January 1982.

Accounts Receivable - 35 Days or More in Arrears as of February 16, 1982.

Accounts Receivable - Referred to Port Attorney as of February 16, 1982.

Summary of Claims Paid from Various Funds for the Period January 14, 1982 through February 2, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 26979

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR EXTENSION OF ROADWAY, TAXIWAYS AND UTILITIES FOR CORPORATE JET DEVELOPMENT, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT (A.D.A.P. 6-06-0170-08), AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26980

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR SERVICING AND MAINTAINING PORT OF OAKLAND AVIATION REFUELING TRUCKS, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26981

RESOLUTION GRANTING NORTHWEST MOTELS PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 26982

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF METAL ENDWALL FOR TRANSIT SHED BUILDING E-407A, CHARLES P. HOWARD TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26983

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR UPGRADING OF THREE PORTAINER CRANES, BERTHS G, H AND I, SEVENTH STREET TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26984

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH PACIFIC DRY DOCK & REPAIR CO."

"RESOLUTION NO. 26985

RESOLUTION ACCEPTING WORK PERFORMED BY PACIFIC DRY DOCK & REPAIR CO., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 26986

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING PILE DRIVER CREW FOR REPAIRS TO PORT OF OAKLAND DOCKS AND WATERFRONT FACILITIES, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26987

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR RECONDITIONING, REPAIRING AND CONSTRUCTING PORT OF OAKLAND RAILROAD AND CRANE TRACKS, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26988

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 26989

RESOLUTION ASSIGNING EMPLOYEES AND FINDING THEM TO BE ENTITLED TO CERTAIN RATES WITHIN SALARY SCHEDULES FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 26990

RESOLUTION APPROVING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 26991

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 26992

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH AIRWELD, INC."

"RESOLUTION NO. 26993

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH WILL'S CONSTRUCTION CO., INC."

"RESOLUTION NO. 26994

RESOLUTION ACCEPTING WORK PERFORMED BY WILL'S CONSTRUCTION CO., INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 26995

RESOLUTION ACCEPTING PORT OF OAKLAND FLIGHT SELECTOR SUPPLIED UNDER CONTRACT WITH STARK-RATH PRINTING & PUBLISHING COMPANY."

"RESOLUTION NO. 26996

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR DEMOLITION OF MISCELLANEOUS BUILDINGS, EMBARCADERO COVE MARINA, UNION POINT BASIN, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 26997

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH P & F CONSTRUCTION."

"RESOLUTION NO. 26998

RESOLUTION ACCEPTING WORK PERFORMED BY P & F CONSTRUCTION INC. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 26999

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH COMMAIR/MECHANICAL SERVICES."

"RESOLUTION NO. 27000

RESOLUTION ACCEPTING WORK PERFORMED BY COMMAIR/MECHANICAL SERVICES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27001

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTEREST OF THE PORT TO PERFORM CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PERFORMANCE THEREOF."

"RESOLUTION NO. 27002

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27003

RESOLUTION ACCEPTING PORT OF OAKLAND PROGRESS NEWS-NOTES SUPPLIED UNDER CONTRACT WITH ABBEY PRESS, INC."

"RESOLUTION NO. 27004

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH NORTHWEST MOTELS."

"RESOLUTION NO. 27005

RESOLUTION REJECTING CLAIM OF CHRISTINE HAMMOND."

Port Ordinance No. 2432 being, "AN ORDINANCE AMENDING SECTION 7.09 OF PORT ORDINANCE NO. 867 TO RETITLE THREE POSITIONS OF KEY PUNCH OPERATOR TO DATA ENTRY OPERATOR, AMENDING SECTION 7.112 OF PORT ORDINANCE NO. 867 TO CREATE ONE ADDITIONAL POSITION OF PORT SENIOR AUDITOR, AND ADDING SECTION 9.103 TO PORT ORDINANCE NO. 867 TO CREATE ONE POSITION OF UTILITIES SUPERVISOR, was read a second time and passed by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE OPTION AGREEMENT AND LEASE WITH GROWTH PROPERTIES," and Port Ordinance No. ____ being, "AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A LEASE WITH PARKER WAREHOUSES, INC.," and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF THIRD SUPPLEMENTAL AGREEMENT WITH UNG COMPANY, INC.," and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH NORTHWEST MOTELS," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

At the hour of 4:55 p.m. the meeting was adjourned on a motion duly made and seconded.

Assistant Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, March 2, 1982, at the hour of 4:15 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Connolly, Creque, Eng, Higgins, Hunter and President Smith - 6

Commissioners absent: Pineda - 1

Also present were the Executive Director; Director of Administrative Services; Chief Engineer; Director of Aviation; Airport Manager; Manager, General Aviation; Director of Properties; Assistant Director of Properties and Senior Commercial Representative; Commercial Representative Dennis White; General Manager, Marine Terminals; Equal Opportunity Officer; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Neil Weinberg, representing the Webster Street Fueling Concession; and Mr. Al Walburg, representing Walburg Realty and Investment Corporation.

Mr. William E. Havenor, Assistant Civil Engineer, received his 35-year service award.

At the hour of 4:16 p.m., the Board held a public hearing on Mardeco, Inc.'s application to replace a floating dock used for fueling in the water area located at the foot of the Webster Street Pier. The estimated cost of the work is $10,000.00. The project is categorically exempt and an

BOARD OF PORT COMMISSIONERS
MEETING OF MAR 1 6 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

environmental impact report is not required. There was no further testimony, the report on the matter was considered, and the hearing was closed at the hour of 4:17 p.m. The application was approved on passage of Resolution No. 27013.

Airline Rates and Charges was the subject of a memo to the Board from the Executive Director, notifying the Board of the annual negotiations and recommending approval of the following rates for 1982: Landing Fee - $.820 per 1,000 pounds of gross landing weight; Training Landing Fee - $.410 per 1,000 pounds of gross landing weight; and Itinerant Landing Fee - $.95 per 1,000 pounds of gross landing weight; Space Assignment Type I (Counter) - $24.080 per year; Type II Space (Hold Rooms) - $21.67 per year; Second Level Surcharge - $7.12 per year; Type III Space (Baggage Make-up) - $19.264 per year; and the Into-Plane Fee (Contract Fueling) - $.0185. The expected increase is estimated to total $313,000.00. The recommendation was approved on an ordinance passed to print.

License Agreement Renewal—Federal Express was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for 27,680 sf of warehouse space in Building M-112 and 80,000 sf of paved ramp area, for a new monthly rental of $10,734.40. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Building Permit Application, Construction of Warehouse Addition, National Airmotive Corporation was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of an 8,000 square foot addition to their existing 40,000 square foot warehouse and a metal canopy connecting the new addition to the existing office building. The estimated cost of the proposed work is $152,000.00, and is in conformance

with the North Airport Development Standards. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27007.

Walburg Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board of a proposal from Walburg Realty and Investment to ground lease a site in the Oakland Airport Business Park. The item was previously held over to determine if the Port's proposed changes in the Minority Equity Participation Program would be applied to this proposal. As the subject had not been discussed with the Board, the item was again continued to the next meeting. Commissioner Connolly moved that the item be approved in principle subject to review of the Minority Equity Participation Program. Commissioner Creque seconded the motion and moved to table the discussion. Commissioner Connolly withdrew his motion and President Smith informed Mr. Walburg that the item would be calendared for discussion at the next Board meeting.

ACC 2nd Phase Study was the subject of a memo to the Board from the Executive Director, recommending approval to an agreement between the City and Port and The American City Corporation for a study of the area adjoining Jack London Square at a cost to the Port of $37,500.00. The study will focus on the interrelationship between the adjoining area and Jack London Square and the primary approaches to the Square, especially along the Broadway corridor. The study is to be completed in about five months. The recommendation was approved on passage of Resolution No. 27014.

Consideration of Final Map for Office Condominium Development, 100 Swan Way was the subject of a memo to the Board from the Port Environmental Planner, recommending approval of the Final Map for the two-story, 18,500 square foot building, which will create 12 individual office

condominiums which would be offered for immediate sale. All of the conditions imposed by the Port have been satisfied and the Final Map conforms with the requirements of the Subdivision Map Act and Local Ordinance. The recommendation was approved on passage of Resolution No. 27006.

Jack London Village Subleases was the subject of a memo to the Board from the Director of Properties, recommending approval for a change of location for Lise's Miniatures to Space F-160 at $652.80 per month, and a change of location for Things Tagalog to spaces F-180 and F-190 at $1,034.00 per month. The recommendation was approved on passage of Resolution No. 27015.

Award of Contract, Demolition of Firehouse No. 2, Building F-513 was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the eight bids received and recommending the award of the contract to Iconco of California, the low bidder at $8,400.00. The recommendation was approved on passage of Resolution No. 27016.

Building Permit Application, Hilton Inn Remodeling, Banquet/Restaurant Building was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the remodeling of the existing food and beverage facilities. The proposed work would include remodeling of the present ballroom, coffee shop, restaurant/cocktail lounge, three banquet rooms with complete new interior finishes and furnishings; remodeling of the dining room entry; complete overhaul of the electrical, mechanical and air-conditioning systems of the building; and associated light and sound systems. The estimated cost of the proposed improvements is $1,340,000.00. The work is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27008.

Change Order, Gallagher & Burk, Inc., Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the new tenant for the facility has requested certain modifications to the yard. It was recommended that the Board authorize the Chief Engineer to issue a change order to Gallagher & Burk, Inc., for the work. The work will involve water, gas, phone and electrical systems to serve a transit shed and revising storm and sanitary sewers to serve that shed. In addition, electrical facilities and drains will be needed to service an area housing refrigerated containers. The estimated cost of the work is $125,000.00. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

Renewal of Contract, Far East Director was the subject of a memo to the Board from the Executive Director, recommending approval to renew the contract with Shoichi Kuwata, the Port's Far East Director. Mr. Kuwata is paid 1,569,130 Yen per month as salary, office maintenance, secretarial expense, telephone, postal, transportation and miscellaneous expenses in and around Tokyo; and it was recommended that the Yen payment be increased by 5%. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Award of Contract, Construction of Additional Pin Sockets for Crane Stowage Berths 4, 5 and 6, Outer Harbor Terminal and Berths G, H and I, Seventh Street Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the six bids received and recommending award of the contract to O. C. Jones and Sons, the low bidder at $27,910.00. The recommendation was approved on passage of Resolution No. 27017.

Port of Oakland Tariff No. 2, Tariff Changes was the subject of a memo to the Board from the General Manager, Marine Terminals Department, recommending approval to amend the tariff with regard to certain crane rental rates and their method of payment. The recommendation was approved on an ordinance passed to print.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended approval to increase the monthly rate for the Port's group life insurance from $.282 to $.303 per $1,000.00, for all full-time employees, which will result in a $3.43 per employee per month cost to the Port. Also recommended was the creation of one additional position of Port Personnel Analyst. Further recommended was a military leave of absence for Peter G. Martinez, Airport Serviceman, for three working days; and a medical leave of absence for Ellen J. Holmgren, Legal Secretary II, for 45 working days. Additionally recommended was a salary increase for William O. Thompson, Assistant Mechanical and Electrial Engineer, to salary rate "e" of his schedule in recognition of his registration as a professional engineer by the State. The recommendations were approved on passage of Resolution No. 27009 for salary increase; Resolution No. 27010 for leaves of absence; and on an ordinance passed to print for creation of position and increase in Group Life Insurance rate.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Assistant Port Attorney to Washington, D. C., on or about February 22, 1982, for disucssions at Federal Maritime Commission offices regarding pending agreements; travel of the Director of Research to Washington, D. C., on or about February 24, 1982, for meetings concerning Port user charges; travel of the Director of Aviation to Denver, Atlanta, Dallas and Los Angeles, on or about March 8, 1982, for

airport promotion purposes; travel of the Deputy Executive Director to New York City and Chicago, on or about February 26, 1982, for trade development purposes; travel of Jack Knecht, Marine Commercial Representative IV, to Houston and Galveston, Texas, on or about March 8, 1982, for cargo development purposes; and travel of the Assistant Mechanical/Electrical Engineer, Terry Smalley to Gulfport, Mississippi, and Roxboro, North Carolina, on or about March 8, 1982, in connection with crane upgrading at Seventh Street Terminal. The recommendation was approved on passage of Resolution No. 27018.

Procurement of 1982 Model Year Vehicles was the subject of a memo to the Board from the Manager, Purchasing Department, recommending approval to participate with the State of California Office of Procurement for the acquisition of seven vehicles, estimated to cost $55,323.56. The recommendation was approved on passage of Resolution No. 27019.

Authority to Participate with State Agency for Surplus Property was the subject of a memo to the Board from the Manager, Purchasing Department, recommending approval to participate in the State Agency for Surplus Property which has access to surplus equipment and supplies provided by the federal government. It was noted that the agency would be useful in the restoration of the ship, Potomac. The recommendation was approved on passage of Resolution No. 27020.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of March 1, 1982.

Status of Consultant Contracts in Progress as of March 1, 1982.

Summary of Cash - Port Revenue and Construction Fund as of February 22,1982.

Summary of Claims Paid from Various Funds for the Period February 4, 1982 through February 18, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter and President Smith - 6
Noes:	None
Absent:	Commissioner Pineda - 1

"RESOLUTION NO. 27006

RESOLUTION APPROVING FINAL SUBDIVISION MAP (TRACT 4839) SUBMITTED BY SWAN ASSOCIATES FOR LAND IN THE OAKLAND AIRPORT BUSINESS PARK AND MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH."

"RESOLUTION NO. 27007

RESOLUTION GRANTING NATIONAL AIRMOTIVE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27008

RESOLUTION GRANTING HILTON HOTELS CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27009

RESOLUTION ASSIGNING WILLIAM O. THOMPSON AND FINDING HIM TO BE ENTITLED TO A CERTAIN RATE WITHIN SALARY SCHEDULE NO. 50.5 FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 27010

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 27011

RESOLUTION AUTHORIZING REVISIONS TO 7TH STREET TERMINAL USE AGREEMENT WITH HAPAG-LLOYD AG AND MARINE TERMINALS CORPORATION."

"RESOLUTION NO. 27012

RESOLUTION AUTHORIZING REVISIONS TO MANAGEMENT AGREEMENT WITH MARINE TERMINALS CORPORATION."

"RESOLUTION NO. 27013

RESOLUTION GRANTING PERMIT TO MARDECO, INC. TO REPLACE FLOATING FUEL DOCK AND DRIVE REPLACEMENT PILE IN THE OAKLAND ESTUARY."

"RESOLUTION NO. 27014

RESOLUTION FINDING AND DETERMINING THAT A PROPOSED AGREEMENT WITH THE AMERICAN CITY CORPORATION FOR PREPARATION OF STUDIES AND RELATED WORK FOR AN AREA CONTIGUOUS TO JACK LONDON SQUARE CONSTITUTES PROFESSIONAL OR SPECIALIZED STUDIES AND MAY BE MADE WITHOUT COMPETITIVE BIDDING, AND APPROVING AND AUTHORIZING THE EXECUTION OF SAID AGREEMENT."

"RESOLUTION NO. 27015

RESOLUTION CONSENTING TO AMENDMENT OF SUBLEASES BY OAKLAND VILLAGE CORPORATION."

"RESOLUTION NO. 27016

RESOLUTION AWARDING CONTRACT TO ICONCO OF CALIFORNIA, INC. FOR DEMOLITION OF FIREHOUSE NO. 2, BUILDING F-513, JACK LONDON SQUARE, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27017

RESOLUTION AWARDING CONTRACT TO O. C. JONES AND SONS FOR CONSTRUCTION OF ADDITIONAL PIN SOCKETS FOR CRANE STOWAGE, BERTHS 4, 5 AND 6, OUTER HARBOR TERMINAL, AND BERTHS G, H AND I, SEVENTH STREET TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27018

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27019

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PURCHASE CERTAIN VEHICLES WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 27020

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE NEEDED MATERIAL AND EQUIPMENT THROUGH THE CALIFORNIA STATE AGENCY FOR SURPLUS PROPERTY."

"RESOLUTION NO. 27021

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

Port Ordinance No. 2434 being, "AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A LEASE WITH PARKER WAREHOUSES, INC.," and Port Ordinance No. 2436 being, "AN ORDINANCE AUTHORIZING EXECUTION OF THIRD SUPPLEMENTAL AGREEMENT WITH UNG COMPANY, INC.," were read a second time and passed by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter and President Smith - 6
Noes:	None
Absent:	Commissioner Pineda - 1

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES," and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING SECTION 5.182 OF PORT ORDINANCE NO. 867 TO CREATE ONE ADDITIONAL POSITION OF PORT PERSONNEL ANALYST," and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING SECTIONS 2 AND 2A OF PORT ORDINANCE NO. 2255 RELATING TO THE CONTRIBUTIONS FOR THE COST OF GROUP LIFE INSURANCE FOR EMPLOYEES OF THE PORT OF OAKLAND," and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING SECTIONS 2, 3, 10, 10.12, 18A AND 21 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AND THE PROVISION OF AVIATION FUEL AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT," were read a first time and passed to print by the following vote:

Ayes: Commissioners Connolly, Creque, Eng, Higgins, Hunter and President Smith - 6

Noes: None

Absent: Commissioner Pineda - 1

At the hour of 4:47 p.m., the Board entered into executive session on personnel matters and reconvened in open session at the hour of 5:10 p.m. at which time the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, March 16, 1982, at the hour of 4:22 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6

Commissioners absent: Connolly - 1

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Properties; Assistant Director of Properties and Senior Commercial Representative; Director of Public Affairs; and Director of Administrative Services serving as Assistant Secretary of the Board.

Visitors attending the meeting included Mr. Quincy "Peter" Miller, representing Vaughn Roofing Inc.; Mr. Al Walburg and Mr. Don Geddes, representing Walburg Realty and Investment; and Mr. James C. Lin, representing TIBA International Co., Inc.

The minutes of the regular meeting of February 16, 1982, and the regular meeting of March 2, 1982, were approved as submitted and ordered filed.

BOARD OF PORT COMMISSIONERS
MEETING OF APR 6 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

Plans and Specifications for Relocation of Service Road, South Field was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the construction of a gravel-surfaced road and the installation of a 48" storm drain culvert through the fill for the new Airport Drive alignment. The relocation of the service road is part of the overall Frontal Gate Terminal project. The plans include a 35% "set-aside" provision for certain work as required by the Department of Transportation Minority Business Enterprise program which through the FAA is providing financial assistance for the project. The environmental document associated with the project has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27022.

Approval to Negotiate and Execute a Contract for Servicing and Maintaining Port of Oakland Aviation Refueling Trucks was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of one invalid bid received for the proposed contract and that the firm who did the work last year neglected to submit their bid on time. It was recommended tht the Executive Director be authorized to negotiate the contract on the open market. It was noted that quotes would be solicited from last year's contractor, Fueling Maintenance Co., and from the bidder, Andpat Petroleum. The recommendation was approved on passage of Resolution No. 27023.

Amendment No. 2 to Airport Development Aid Program (ADAP) Grant Agreement No. 6-06-0170-08 was the subject of a memo to the Board from the Chief Engineer, recommending approval to amend the grant agreement to utilize uncommitted funds for a new air carrier apron to be located at the future South Airport Frontal Gate Terminal; provide various adjustments to the

corporate jet site taxiway and access roadway dimensions; and delete a Crash/Fire/Rescue truck and a portion of the corporate aircraft parking apron area. The change affects only the work description and will not involve the funding. The recommendation was approved on passage of Resolution No. 27024.

Award of Contract for Upgrading of Electrical Service to Building L-815 was the subject of a memo to the Board from the Principal Electrical/ Mechanical Engineer, notifying the Board of the four bids received and recommending award of the contract to Scott-Buttner Corporation, the low bidder, at $69,650. The recommendation was approved on passage of Resolution No. 27025.

Walburg Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board of a proposal from Walburg Realty and Investment to ground lease a site in the Oakland Airport Business Park to construct a three-story office building containing approximately 53,600 sf. The item had previously been continued to provide for sufficient time to study proposed changes in the Port's Minority Equity Participation policy. It was recommended that the Board appove a 50-year lease for approximately a 2.23-acre site on the southeasterly side of Swan Way. The basic terms of the proposed lease include: an initial minimum rental of $5,950 per month based on a 10% return on a land value of $7.35 psf. A construction rent of $2,975 per month would be paid prior to the commencement of the minimum monthly rental. The minimum rent would be against a percentage rental of 8% of gross rentals from the office building. The minimum rent would be adjusted annually to 75% of the total rent paid to the Port during the preceding 12 months. The initial performance deposit would be $18,000. The premises would be used to construct an office building and to sublease office space in the building. The lessee would take the premises "as is" and construct improvements in

accordance with plans and specifications to be prepared by the lessee and approved by the Port. Upon the termination of the lease, all improvements would become the property of the Port. The lessee would provide all other bonds, insurance and normal costs associated with Port land leases. An option to lease the property for a six-month period would be provided with option payments of $2,975 per month and with a nonrefundable deposit of $18,750. The option could be exercised only after the following conditions have been satisfied: Port approval of conceptual design; Port and City approval of a building permit; an irrevocable commitment for a construction loan; submission of a limited partnership agreement; and compliance with the Port's minority equity participation policy through evidence of a good faith effort to attain a 20% equity ownership by Oakland minority residents. An interim license agreement with provisions for removing any improvements and restoring the site if the lease should not become effective will also be provided. It was noted that a real estate commission in the approximate amount of $49,980 would be payable to Keegan & Coffin Company, Inc. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously, and Resolution No. 27026 was passed for the interim license agreement.

Conceptual Design Approval, Swan Way Terrace Office Center, Swan Way was the subject of a memo to the Board from the Port Environmental Planner, recommending conceptual design approval for the Walburg Development which will be a three-story steelframe struture containing 53,600 sf, paved parking areas for 196 cars, outdoor lighting, and associated landscaping, including planting along Swan Way. The environmental document associated with the project as previously distributed to the Board was attached with a Negative Declaration finding. The recommendation was approved on passage of Resolution No. 27027.

Amendment to Lease Option--Project Development Associates was the subject of a memo to the Board from the Director of Properties, recommending approval to amend their lease option to provide for an extension of time from April 2, 1982 to June 30, 1982 to comply with the Port's condition to furnish evidence of having raised at least $500,000 in equity funds. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Designation of Site for Minority Development was the subject of a memo to the Board from the Executive Director, notifying the Board of various reviews of projects to increase minority participation in various developments. It was recommended that the Board designate a two-acre corner site at Edgewater Drive and Pardee Lane as the site reserved for minority developers to develop an office building project. The recommendation was approved on passage of Resolution No. 27028.

Tiba International Lease was the subject of a memo to the Board from the Director of Properties, recommending approval for a short-term lease with Tiba International Company, Inc., for the corner of Second and Castro Streets for container storage. The basic terms of the proposed lease include the term of 18 months, at $750 per month for the first 12 months, and $1,000 per month for the last six months of the lease term. The premises would be used for loading, unloading and storage of containers. The lessee would be responsible for all maintenance and repair. The lessee would carry fire and liability insurance. The lessee would pay for all utilities, taxes and assessments and obtain all licenses and permits. The lease would contain the Port's standard provisions for leases in the Port area. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Contract Completion, Fireboat Float, Jack London Square was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the contractor, Peter Kiewit Sons' Co., was eight days beyond the completion date of the contract. It was recommended that the contract be extended through January 5, 1982, liquidated damages in the sum of $800.00 be assessed, and the contractor paid $114,276.11. The recommendation was approved on passage of Resolution No. 27048 for time extension and Resolution No. 27049 for accepting contract.

Agreements with PG&E for Installation of Electrical System on Swan Way was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the joint utilities trench being installed during constrution of the street and recommending approval for the Executive Director to execute an agreement providing that PG&E will tie the electrical system on Sway Way into the electrical system on Pardee Drive and Doolittle Drive for payment of $4,106 and refund to the Port the amount of $19,197 when PG&E gets firm electrical customers along Swan Way. An additional agreement provides that PG&E will perform trenching, excavation and backfilling for the electrical system for a nonrefundable payment of $5,386. The recommendation was approved on passage of Resolution No. 27029.

License Agreement Renewal--Silveira was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for 149,387 sf of predominantly water area at the foot of Fifth Avenue used as a marina, for a new monthly rental of $2,901.21. The area includes certain space leased to Kaiser Sand and Gravel who allows the Port to rent the area on a cancellable basis. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

License Agreement Renewal--International Bulk Transloaders was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for Building G-315 and adjacent land area used in its container freight and transloading operations, for a new monthly rental of $3,426.12. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Malrite Lease and Interim License Agreement was the subject of a memo to the Board from the Director of Properties, notifying the Board that the lease for the occupancy of the second floor of radio stations KNEW and KSAN has now been prepared. It was recommended that the lease be approved and that approval be given to an interim license agreement for early occupancy of the space. The recommendation was approved on passage of an ordinance to print and on a motion by Commissioner Creque, seconded and passed unanimously for preparation of the interim agreement.

Contract Completion, Reroofing of Building B-319, Outer Harbor was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the contractor, Vaughn Roofing Company, Inc., failed to perform on the roofing contract and that Port forces were required to complete the work. It was recommended that the contract be closed out and the contractor assessed $15,750.00 in liquidated damages. After discussion, which included an appearance by Mr. Quincy Miller, President of the firm, and a submittal of a report by his firm, Commissioner Higgins moved that the item be carried over to the next meeting of the Board. The motion was seconded and passed unanimously.

Award of Contract, Asphalt Concrete Paving and Construction of Railroad Track for Phase I Yard, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the eleven bids received and recommending award of the contract to O.C. Jones and Sons, the low bidder at $1,623,829.15. The recommendation was approved on passage of Resolution No. 27031.

Change Order, O.C. Jones and Sons, Charles P. Howard Terminal was the subject of a memo to the Board from Port Supervising Engineer Roy A. Clark, notifying the Board that a tenant has now been secured for the new terminal and certain modifications should be made to the yard in order to best serve their operation. The previous Board item recommended the yard contract be awarded to O.C. Jones and Sons in response to their bid price as represented by the Port's plans and specifications. It was recommended that the Chief Engineer be authorized to issue one or more change orders covering the modifications at the approximate cost of $330,000 with negotiations to take place with O.C. Jones so that the completion date will be July 25, 1982. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Contract Completion, Removal of Dry Bulk Handling Facility, Ninth Avenue Terminal was the subject of a memo to the Board from Port Supervising Engineer Roy A. Clark, notifying the Board that the contractor, Heim Bros, Inc., was five days late in completing the work. It was recommended the contract be accepted as complete as of February 26, 1982, liquidated damages in the sum of $500.00 be assessed, and the contractor paid $17,274. The recommendation was approved on passage of Resolution No. 27030.

Award Annual Contract for Repairs to Port of Oakland Docks and Waterfront Facilities was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the two bids received and recommending award of the contract to Seaworks Construction, Inc., the low bidder at Direct Labor Costs plus 85%. The recommendation was approved on passage of Resolution No. 27032.

Award Annual Contract for Repairs to Port of Oakland Railroad and Crane Tracks was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the three bids received and recommending award of the contract to Claude C. Wood Co., the low bidder at Direct Labor Costs plus 48%. The recommendation was approved on passage of Resolution No. 27033.

Mexican Ports Project - Housing for Mexico City Manager was the subject of a memo to the Board from the Executive Director, recommending approval to lease a three-bedroom apartment in Mexico city for a one-year period at a monthly rental of $2,800 as part of our contract with Cordinacion de Puertos Industriales (CPI). The unit will provide appropriate housing for the Port's Mexico City Manager. The recommendation was approved on passage of Resolution No. 27034.

Orthodonic Dental Benefits for Unrepresented Employees was the subject of a memo to the Board from the Director of Administrative Services, notifying the Board that the City now provides orthodonic dental benefits for unrepesented employees, and it was recommended that the Board adopt the program to conform with the City's policy. It was noted that the program is for management and the supervisorial administrative group and their dependents who are enrolled in the Port's dental program, and pays 50% of covered charges up to $2,000 maximum lifetime benefit for each covered individual. The

premium costs of $30 per employee annually, estimated to total $4,890 for the coverage, would be fully paid by the Port of Oakland. The recommendation was approved on an ordinance passed to print.

Consultant Services for Phase 4, Systems Development was the subject of a memo to the Board from the Director of Administrative Services, recommending approval to enter into a contract with Main Hurdman, for certain Systems Development Consultant Services at an hourly basis at a total cost not to exceed $15,000 in association with the Port's Phase 4 computer system program. It was also recommended that a contract with Hewlett Packard computer programming services be approved in connection with the two to three-year program to install various programs for total cost not to exceed $50,000. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Lease for Far East Office was the subject of a memo to the Board from the Deputy Executive Director, recommending approval to enter into a new two-year lease for the NYK Building in Tokyo for the Port's Far East Office. The Port will now pay 393,946¥ per month or approximately $1,641.44. The recommendation was approved on passage of Resolution No. 27050.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Jose Ramirez and Phillip T. Peay as Gardener I, effective March 1, 1982, at $1454 per month; and Judith L. Lincoln, as Youth Aide, Class "B", effective March 8, 1982, at $7.32 per hour. Also recommended was the creation of one additional position of Management Assistant to be assigned to the Finance Department. Further recommended was approval of the examination announcement for the position of Port Personnel Analyst; a medical leave of absence for Armando Andrade, Deliveryman, for 94 working days; and a military leave of absence for Thomas

A. Remus, Supervising Civil Engineer, for 10 working days. The recommendations were approved on passage of Resolution No. 27035 for appointments; Resolution No. 27036 for Thomas A. Remus' leave of absence; Resolution No. 27037 for Armando Andrade's leave of absence; Resolution No. 27038 for examination announcement; and on an ordinance pass to print for creation of position.

Travel Authorizaton contained in a memo to the Board from the Executive Director, recommended the travel of the Executive Director, Deputy Executive Director, and Chief Engineer to Washington, D.C., on or about March 30, 1982, to attend the Spring Conference of the American Association of Port Authorities; travel of Director of Administrative Services to Washington, D.C., on or about March 23, 1982, for the purpose of calls on governmental agencies and to participate in events of the California Marine Affairs and Navigation Conference as president of that organization; travel of Director of Public Affairs to Las Vegas, Nevada, on or about March 30, 1982, to attend a Public and Community Relations Committee of Airport Operators Council, Inc; travel of Port Attorney to Washington, D.C., on or about March 30, 1982, to attend AAPA Spring Conference Law and Legislation Committee, and to consult with Washington Counsel on wholesale electrical rate case; travel of Supervising Civil Engineer John Aidoo, and John Verheul, Manager, Tenants Services, to New York, New York, on or about March 17, 1982, for a facilities inspection; and the travel of the Executive Director to Washington, D.C., on or about March 22, 1982, to participate in certain dredging meetings. The recommendation was approved on passage of Resolution No. 27039.

Certificate of Completion, Furnishing and Delivering One (1) Truck to the Port of Oakland was the subject of a memo to the Board from the Manager, Purchasing Department, recommending that the contract with East Bay Ford Truck Sales be accepted as complete. The recommendation was approved on passage of Resolution No.27040.

Approval of Indemnity Bond for Lost Port of Oakland Revenue Bond Coupons was the subject of a letter to the Board from the Port Attorney, notifying the Board of two lost coupons for Port of Oakland Revenue Bonds and recommending that the Board approve the indemnity bond and proof of loss which will indemnify the Port in the event of duplicate payment. The recommendation was approved on passage of Resolution No. 27041.

Petition of World Airways, Inc. for Emergency Rulemaking with Regard to Fare Discounting in the Domestic Airline Industry was the subject of a memo to the Board from the Port Attorney, notifying the Board that World Airways has filed a petition requesting the Civil Aeronautics Board to adopt a procedure by which it would review predatory fares or fares set at less than 50% of the standard industry fare level. It was noted that the CAB's current policy allows virtually unlimited downfare flexibility. It was recommended that the Board approve the filing of a petition supporting World's request. The recommendation was approved on passage of Resolution No.27051.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of March 8, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the Month of February 1982.

Accounts Receivable - 35 Days or More in Arrears as of March 15, 1982.

Accounts Receivable - Referred to Port Attorney as of March 15, 1982.

Summary of Claims Paid from Various Funds for the Period February 22, 1982 through March 5, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6
Noes:	None
Absent:	Commissioner Connolly - 1

"RESOLUTION NO. 27022

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR RELOCATION OF SERVICE ROAD, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFORE."

"RESOLUTION NO. 27023

RESOLUTION REJECTING BID FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR SERVICING AND MAINTAINING PORT OF OAKLAND AVIATION REFUELING TRUCKS FOR THE PERIOD COMMENCING APRIL 1, 1982 AND ENDING MARCH 31, 1983, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ARRANGE FOR THE PERFORMANCE OF THE SERVICES IN THE OPEN MARKET."

"RESOLUTION NO. 27024

RESOLUTION ACCEPING AMENDMENT NO. 2 TO GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION UNDER PROJECT NO. 6-06-0170-08 AND AUTHORIZING EXECUTION THEREOF."

"RESOLUTION NO. 27025

RESOLUTION AWARDING CONTRACT TO SCOTT-BUTTNER CORP. FOR UPGRADING OF ELECTRICAL SERVICE TO BUILDING L-815, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27026

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH A. L. WALBURG, AND APPROVING AND AUTHORIZING PAYMENT OF A REAL ESTATE BROKERAGE COMMISSION TO KEEGAN & COFFIN COMPANY, INC."

"RESOLUTION 27027

RESOLUTION CERTIFYING REVIEW AND CONSIDERATION OF AND APPROVING NEGATIVE DECLARATION, MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH, AND GRANTING CONCEPTUAL APPROVAL TO PROPOSED SWAN WAY TERRACE OFFICE COMPLEX."

"RESOLUTION NO. 27028

RESOLUTION DESIGNATING OAKLAND AIRPORT BUSINESS PARK SITE FOR DEVELOPMENT BY MINORITY BUSINESS ENTERPRISE."

"RESOLUTION NO. 27029

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS WITH PACIFIC GAS AND ELECTRIC COMPANY FOR UNDERGROUND LINE EXTENSION AND TO INSTALL FACILITIES FOR ELECTRICAL SYSTEM IN SWAN WAY."

"RESOLUTION NO. 27030

RESOLUTION ACCEPTING WORK PERFORMED BY HEIM BROS., INC., ASSESSING LIQUIDATED DAMAGES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27031

RESOLUTION AWARDING CONTRACT TO O. C. JONES AND SONS FOR ASPHALT CONCRETE PAVING AND CONSTRUCTION OF RAILROAD TRACK FOR PHASE I YARD, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA, ADDITIVE ALTERNATE A; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BOD BONDS TO BIDDERS."

"RESOLUTION NO. 27032

RESOLUTION AWARDING CONTRACT TO SEAWORKS INCORPORATED, FOR FURNISHING PILE DRIVER CREW FOR REPAIRS TO PORT OF OAKLAND DOCKS AND WATERFRONT FACILITIES FOR THE PERIOD COMMENCING APRIL 1, 1982, AND ENDING MARCH 31, 1983; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING THE OTHER BID; AND DIRECTING RETURN OF BID BOND TO OTHER BIDDER."

"RESOLUTION NO. 27033

RESOLUTION AWARDING CONTRACT TO CLAUDE C. WOOD CO. FOR FURNISHING LABOR, MATERIALS, AND EQUIPMENT FOR RECONDITIONING, REPAIRING, AND CONSTRUCTING PORT OF OAKLAND RAILROAD AND CRANE TRACKS FOR THE PERIOD COMMENCING APRIL 1, 1982, AND ENDING MARCH 31, 1983; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27034

RESOLUTION AUTHORIZING EXECUTION OF LEASE WITH JOSE QUINTANA."

"RESOLUTION NO. 27035

RESOLUTION RATIFYING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27036

RESOLUTION RATIFYING GRANTING LEAVE OF ABSENCE TO THOMAS A. REMUS, SUPERVISING CIVIL ENGINEER."

"RESOLUTION NO. 27037

RESOLUTION AMENDING RESOLUTION NO. 26976 GRANTING RATIFICATION OF LEAVE OF ABSENCE TO ARMANDO ANDRADE, DELIVERYMAN."

"RESOLUTION NO. 27038

RESOLUTION APPROVING EXAMINATION ANNOUNCEMENT FOR PORT PERSONNEL ANALYST AND FIXING AND DETERMINING STANDARDS AND REQUIREMENTS THEREOF."

"RESOLUTION NO. 27039

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27040

RESOLUTION ACCEPTING FURNISHING AND DELIVERING OF ONE (1) TRUCK TO THE PORT OF OAKLAND UNDER CONTRACT WITH EAST BAY FOR TRUCK SALES, INC."

"RESOLUTION NO. 27041

RESOLUTION APPROVING LOST INSTRUMENT BOND OF THE WESTERN SURETY COMPANY FOR PORT OF OAKLAND 1957 REVENUE BOND COUPONS."

"RESOLUTION NO. 27042

RESOLUTION GRANTING AIR CALIFORNIA PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27043

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH BAY AREA CAB COMPANY."

"RESOLUTION NO. 27044

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH SHOICHI KUWATA."

"RESOLUTION NO. 27045

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH THE CLOROX COMPANY."

"RESOLUTION NO. 27046

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT OF AGREEMENT WITH THE STATE OF CALIFORNIA, DEPARTMENT OF BOATING AND WATERWAYS."

"RESOLUTION NO. 27047

RESOLUTION COMPROMISING AND SETTLING CLAIM AGAINST HONG KONG FREIGHT LINES AND GEORGE MA."

"RESOLUTION NO. 27048

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH PETER KIEWIT SONS' CO."

"RESOLUTION NO. 27049

RESOLUTION ACCEPTING WORK PERFORMED BY PETER KIEWIT SONS' CO., ASSESSING LIQUIDATED DAMAGES AND AUTHORIZING RE-CORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27050

RESOLUTION AUTHORIZING EXECUTION OF LEASE AGREEMENT WITH YUSEN KOGYO KABUSHIKI KAISHA FOR FAR EASTERN OFFICE."

"RESOLUTION NO. 27051

RESOLUTION AUTHORIZING THE FILING OF ANSWER IN CERTAIN PROCEEDINGS BEFORE THE CIVIL AERONAUTICS BOARD."

Port Ordiannce No. 2437 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES," and Port Ordinance No. 2438 being, "AN ORDINANCE AMENDING SECTION 5.182 OF PORT ORDINANCE NO. 867 TO CREATE ONE ADDITIONAL POSITION OF PORT PERSONNEL ANALYST," and Port Ordinance No. 2439 being, "AN ORDINANCE AMENDING SECTIONS 2 AND 2a OF PORT ORDINANCE NO. 2255 RELATING TO THE CONTRIBUTIONS FOR THE COST OF GROUP LIFE INSURANCE FOR EMPLOYEES OF THE PORT OF OAKLAND," and Port Ordinance 2440 being, "AN ORDINANCE AMENDING SECTIONS 2, 3, 10, 10.12, 18a AND

21 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AND THE PROVISION OF AVIATION FUEL AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT," were read a second time and passed by the following:

Ayes: Commissioners Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6

Noes: None

Absent: Commissioner Connolly - 1

Port Ordinance No. ____ being, "AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A LEASE WITH MALRITE OF CALIFORNIA, INC.," and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING SECTION 5.015 OF PORT ORDINANCE NO. 867 CREATING ONE ADDITIONAL POSITION OF MANAGEMENT ASSISTANT," and Port Ordinance No. ____ being, "AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A SECOND SUPPLEMENTAL AGREEMENT WITH EAST BAY REGIONAL PARK DISTRICT AND DIRECTING RECORDATION THEREOF," and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 1660 RELATING TO THE CONTRIBUTIONS FOR THE COST OF GROUP DENTAL INSURANCE FOR CERTAIN EMPLOYEES OF THE PORT OF OAKLAND," were read a first time and passed to print by the following vote:

Ayes: Commissioners Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6

Noes: None

Absent: Commissioner Connolly - 1

At the hour of 4:55 p.m., the Board entered into executive session on personnel matters and reconvened in open session at the hour of 5:40 p.m.

Congressional Reception

The Executive Director recommended to the Board that the traditional reception in Washington, D.C. be scheduled for June 23, 1982. After discussion, Commissioner Creque moved approval which motion was seconded and passed on the following vote: Ayes - Commissioners Creque, Pineda, Eng, Hunter - 4; Noes - Commissioner Higgins and President Smith - 2; Absent - Commissioner Connolly - 1.

Port Auditor

The Director of Fiscal Affairs notified the Board of the various proposals received for auditing the Port's records and that several interviews were conducted. Commissioner Higgins moved that the joint venture proposal by Touche Ross & Co. and Ferguson, Moorehead and Co. for the period ending with Fiscal Year 1982 with a fee of $19,700 be selected. The motion was seconded and passed unanimously.

On a motion duly made and seconded the meeting was adjourned at the hour of 5:45 p.m.

Assistant Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, April 6, 1982, at the hour of 4:20 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Connolly, Creque, Eng, Higgins, Hunter and President Smith - 6

Commissioners absent: Pineda - 1

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Assistant Chief Engineer; General Manager, Marine Terminals; Equal Opportunity Officer; and Secretary of the Board.

Visitors attending the meeting included Mr. Robert A. Bell, representing Rigging International; Mr. Ted Formigle, representing the firm of Adam and Smith; and Mr. Quincy Miller, representing Vaughn Roofing.

The minutes of the regular meeting of March 16, 1982, were approved as submitted and ordered filed.

Approval to Dispense with Formal Bids for Modifications to Building M-101 to Construct United Airlines Ticket Offices, was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board that certain new airlines would commence service at the Oakland Airport in May or June of this year, and it is necessary to make certain changes to United Airlines' counter to provide counter and office space for

BOARD OF PORT COMMISSIONERS
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the new airlines. In order to have the work completed in the time frame requested by the airlines, it is recommended that the Board find it to be in the best interest of the Port to dispense with formal bidding procedures and authorize the Executive Director to execute a contract based on receipt of informal bids. The work is estimated to cost $30,000.00 and the project is categorically exempt from the California Environmental Quality Act. The recommendation was approved on passage of Resolution No. 27071.

Supplemental Budget to Advertise and Promote New Air Carrier Service was the subject of a memo to the Board from the Director of Aviation, notifying the Board that certain airlines would begin new service from Oakland Airport, and an advertising program has been developed to promote the new service. It was recommended that the Board approve a supplemental advertising budget of $80,000.00 for the program. The recommendation was approved on passage of Resolution No. 27052.

North Airport Rental Increases was the subject of a memo to the Board from the Director of Aviation, notifying the Board of the annual rental increases or decreases of certain North Airport activities and properties that are based on the previous year's Consumer Price Index for urban wage earners and Clerical workers. Under this policy, it was recommended that the fees governing Commercial Operations, Aircraft Parking, "T" hangars and Tie-down aircraft be increased 12% effective June 1, 1982. The recommendation was approved on passage of an ordinance to print setting the new charges for Commercial fees, Storage fees, and "T" hangar storage.

Authorization for Additional Electrical Engineering Services in Connection with Construction of 12KV Primary Electrical Distribution System was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the contract with Yuen-

Fenner, Inc., for certain electrical engineering services and that no provisions were made for contingency work in the event of proposed changes. These changes have now been identified and it was recommended that the Board authorize additional services for an increased fee of $9,360.00. This additional work includes installation of an eight-foot high concrete block wall; installation of a new "status board"; installation of new control cables; and installation of sump pumps in new manholes. The recommendation was approved on passage of Resolution No. 27072.

Award of Contract, Extension of Roadway, Taxiways and Utilities for Corporate Jet Development was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the six bids received and recommending award of the contract to McGuire and Hester, the low bidder at $1,083,505.00. The recommendation was approved on passage of Resolution No. 27053.

Approval of Assignment of Consultant Agreement to Reflect Change of Business Name was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of an existing consultant agreement for architectural design of the Air/BART improvements and that the firm name of Horace Gilford and Ishimaru and O'Neil Architects has been changed to Ishimaru Design Group. It was recommended that the agreement be assigned to the new name for purposes of business continuity. The recommendation was approved on passage of Resolution No. 27076.

Contract Completion, Relocation of Security Fence, South Field was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Storlie Fencing be extended through March 19, 1982, and accepted as complete as of that date with a contract price of $17,468.58. The recommendation was approved on passage of Resolution No.

27054 for time extension and Resolution No. 27055 for accepting contract.

License Agreement Renewal--Crocker was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for shop and hangar space in Building L-310, used for their corporate aircraft, at a new monthly rental of $2,684.65. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

License Agreement--UPS was the subject of a memo to the Board from the Director of Properties, recommending approval of a new agreement with United Parcel Service for 5,159 sf of office space in Air Cargo Building M-106 for a monthly rental of $1,702.47. It was noted that the space will be used to service their two daily air cargo flights from Oakland International Airport. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Replacement of T-Hangars to be Removed by the City of Alameda was the subject of a memo to the Board from the Chief Engineer, notifying the Board of a previous agrement with the City of Alameda which allows for the widening of a road which includes removal of a T-hangar. As the T-hangar was constructed with EDA funding, it is necessary to assure EDA that the hangar will be replaced in kind. It was recommended that the Board certify to the Economic Development Administration that the facility will be replaced in another location. The recommendation was approved on passage of Resolution No. 27056.

License Agreement Renewal--International Helicopter was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for storage and office space in Buildings L-723 and L-731, used in their helicopter parts business, for a new total

monthly rental of $999.36. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Authorization to Dispense with Formal Bids for Reroofing of Portions of Building F-107 was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board that Sea Cross, Inc., will be reroofing a portion of the restaurant roof of the Port Administration Building and portions of the third floor roof. As it would be time saving, alleviate construction interface problems, and make roof warranty responsibilities clear, it was recommended that the Board find it in the best interest of the Port to dispense with formal bidding procedures and have the work done by Sea Cross, Inc., at their quoted price of $17,816.00. The recommendation was approved on passage of Resolution No. 27081.

Digital Microsystems Lease was the subject of a memo to the Board from the Director of Properties, recommending approval of a new lease with Digital Microsystems, Inc., for a portion of the present Domasco building at 1855 Embarcadero. The firm is a manufacturer of micro-computers and employs 46 persons. The principal provisions of the lease include: premises containing approximately 28,500 sf of building floor area, including first and second floor offices, along with adjacent paved parking areas. The lease will expire on June 30, 1986. The initial rent will be $7,553.00 per month and adjusted on October 1, 1984, in accordance with the percentage change in the Consumer Price Index. The Port will paint the exterior of the building and will maintain the roof and exterior walls. The Port will make necessary repairs to make the heating, ventilating and air conditioning system operational. The lessee will be responsible for all other maintenance. Any alterations or remodeling of the building by the lessee will be in accordance with plans and specifications approved by the Port. The Port will carry fire

insurance with the lessee carrying fire legal liability insurance and public liability and property damage insurance. The lease will also contain all of the Port's standard provisions. Also recommended was the preparation of an interim right of entry and license agreement to allow for early occupancy. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Award of Contract, Demolition of Miscellaneous Buildings, Embarcadero Cove Marina, Union Point Basin was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the 13 bids received and recommending award of the contract to Jim Hutchings, the low bidder at $24,500.00. The recommendation was approved on passage of Resolution No. 27073.

Contract Completion, Construction of Swan Way from Pardee Drive to Doolittle Drive, Oakland Airport Business Park was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the contractor, The Quico Company, was two days late in completing the project and recommending that the contract time for Phase I be extended through January 25, 1982, liquidated damages in the amount of $400.00 be assessed, and that the contract be accepted as complete as of January 27, 1982; and that the contract time for Phase II be extended through March 31, 1982, and accepted as complete as of that date, with the contractor paid $519,971.41. The recommendation was approved on passage of Resolution No. 27057 for time extension and Resolution No. 27058 for accepting work.

Jack London Village Sublease was the subject of a memo to the Board from the Director of Properties, recommending approval for Kaffee Amerikana, an existing tenant, to move to Space H-110/H-120 and changing the use of the shop to a restaurant-type sublease serving wine and beer and the

sale of cheese fondue and sausages for consumption on the premises. The recommendation was approved on passage of Resolution No. 27059.

Request to Modify Cranes, American President Lines, Middle Harbor Terminal was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for American President Lines to modify two existing container cranes owned by the Port. The work will consist of raising the two cranes by 20 feet; extending the outreach of one crane toward the waterside by 15 feet; relocating boom limit switch arms; realigning the boom tow rope; relocating trolley switches for new trolley movement; and certain other associated work estimated to cost $1,500,000.00. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27060, subject to APL providing liability and property damage insurance; APL insuring the calculations concerned with the raising of the cranes are performed by a registered Civil Engineer; APL supplying the Port complete shop drawings and calculations for the work; and APL having the work inspected by an independent testing agency and a registered Engineer associated with the testing agency certifying that the work was done in accordance with the plans and specifications.

Amendment to Agreement with Woodward-Clyde Consultants for Geotechnical Engineering Services, Charles P. Howard Container Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the contract and that certain work was not previously performed as tenant input was not available. The new tenant has now reviewed the facility and has requested construction of a 60,000 sq. ft. transit shed and possibly a 60,000 sq. ft. container freight station. It was recommended that the Board approve an amended agreement to provide the additional services

which will increase the maximum compensation to $54,900.00 and includes an increase of the fixed fee to $4,473.00. The recommendation was approved on passage of Resolution No. 27074.

Proposed Change Order; O. C. Jones and Sons, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the new tenant of the facility has requested the installation of electrical service and reefer receptacles. It was recommended that the Chief Engineer be authorized to negotiate a change order in the approximate amount of $250,000.00 for this work to be performed by O. C. Jones and Sons. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Award of Contract, Construction of Metal Endwall for Transit Shed, Building E-407A was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the eight bids received and recommending award of the contract to M.G.C. Company, the low bidder at $319,250.00. The recommendation was approved on passage of Resolution No. 27061.

Port of Oakland Tariff No. 2: 1. 1982, General Rate Increase; 2. Change in Method of Assessing Wharfage Charges; 3. Volume Lumber Rate was the subject of a memo to the Board from the General Manager, Marine Terminals, recommending approval to increase the general rate for local cargo by approximately 10%, change the method of assessing wharfage and wharf demurrage on commodities that are particularly sensitive to a measure to weight relationship, and establish a volume rate on softwood lumber. The recommendation was approved on an ordinance passed to print.

Award of Contract, Upgrading of 3 Portainer Cranes, Berths G, H and I, Seventh Street Terminal was the subject of a memo to the Board from the Prinicipal Electrical/Mechanical Engineer, notifying the Board of the seven bids received and recommending award of the contract to Christie Constructors, Inc., the low bidder at $1,404,000.00. The recommendation was approved on passage of Resolution No. 27077.

Crane Maintenance Rates in Port of Oakland Tariff No. 2 was the subject of a memo to the Board from the General Manager, Marine Terminals, recommending approval to increase maintenance charges for the four cranes at Middle Harbor Terminal. The recommendation was approved on an ordinance passed to print.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of James E. Duncan, as Automotive Serviceman, effective March 16, 1982, at $1512 per month; Helen Watts, as Janitor Foreperson, effective March 16, 1982, at $1523 per month; Angelina E. Francisco, as Youth Aide, Class "BB", effective March 2, 1982, at $8.32 per month; Eddie Simmons, as Youth Aide, Class "C", effective March 22, 1982, at $5.31 per month. Also recommended was a maternity leave of absence for Joyce B. Washington, Commercial Representative II, for an intermittent period through September 26, 1982; and a military leave of absence for Isamu Tsujimoto, Senior Engineering Assistant, for 10 working days. The recommendations were approved on passage of Resolution No. 27062 for appointments and Resolution No. 27063 for leaves of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the General Manager, Marine Terminals Department, to Seattle, Washington, on or about April 7, 1982, to attend a joint Tariffs and Practices Committee meeting with the Pacific

Northwest Marine Terminals Association; travel of Gary C. Hallin, Marine Commerical Representative V, to Chicago, Illinois, on or about April 19, 1982, to attend a Port of Oakland shipper/carrier reception; travel of Commissioners Higgins and Pineda, and the Executive Director to Lima, Peru; Buenos Aires, Argentina; Sao Paulo, Rio de Janeiro, and Brasilia, Brazil, during the period April 21, through May 2, 1982, for the purposes of Port promotion and calls on shipping companies; the associated travel of the Executive Director to Aruba, N.A., during the period of May 2 through May 8, 1982, to attend the IAPH Executive Committee meeting; and the travel of the Manager, Cargo Marketing, to Chicago, Illinois, and Omaha, Nebraska, on or about April 20, 1982, for trade promotion purposes and to attend a shipper/carrier reception. The recommendations were approved on passage of Resolution No. 27078.

Mexican Ports Project--Tax Equalization Policy was the subject of a memo to the Board from the Executive Director, recommending approval of a tax equalization policy to be applied to the three expatriate employees working in Mexico on the Mexican Ports Project. The program is designed to set the employees' tax liabilities as if assigned to an Oakland job site. The recommendation was approved on passage of Resolution No. 27064.

Specifications and Authority to Advertise for Bids to Furnish and Deliver a Diesel Powered Tractor with Backhoe and Front Loader was the subject of a memo to the Board from the Manager, Purchasing Department, recommending their approval and authority to advertise for bids for the tractor. The recommendation was approved on passage of Resolution No. 27075.

Claim of Michael E. Johnson was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in the amount of $2,000,000.00 for alleged injuries occurring at the Airport from an automobile collision. As the claim is not a proper charge against the Port, it was

recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27065.

Approval of Indemnity Bond for Lost Port of Oakland Revenue Bond Coupons was the subject of a letter to the Board from the Port Attorney, notifying the Board of a lost coupon and recommending that the Board approve the evidence of loss and indemnity bond which will allow for the payment of the lost coupon and indemnifies the Port for duplicate payment. The recommendation was approved on passage of Resolution No. 27066.

Claim of Florine Lerner was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in the amount of $30,000.00 for alleged injuries occurring at the Oakland Airport Terminal Building. The claim has been referred to the Port's liability insurance carrier and it was recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27067.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of April 1, 1982.

Status of Consultants Contracts in Progress as of April 1, 1982.

Summary of Cash - Port Revenue and Construction Fund as of March 29, 1982.

Summary of Claims Paid from Various Funds for the Period March 9, 1982 through March 25, 1982.

ERDP Monthly Status Report

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter and President Smith - 6
Noes:	None
Absent:	Commissioner Pineda - 1

"RESOLUTION NO. 27052

RESOLUTION AMENDING RESOLUTION NO. 26650 APPROPRIATING CERTAIN MONEYS TO PROVIDE FOR THE EXPENDITURES PROPOSED TO BE MADE BY THE ESTIMATED BUDGET OF THE PORT OF OAKLAND FOR THE FISCAL YEAR 1981-1982."

"RESOLUTION NO. 27053

RESOLUTION AWARDING CONTRACT TO McGUIRE & HESTER FOR EXTENSION OF ROADWAY, TAXIWAYS AND UTILITIES FOR CORPORATE JET DEVELOPMENT, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT (AIRPORT DEVELOPMENT AID PROGRAM 6-06-0170-08); FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27054

RESOLUTION EXTENDING FOR PERFORMANCE OF CONTRACT WITH STORLIE FENCING."

"RESOLUTION NO. 27055

RESOLUTION ACCEPTING WORK PERFORMED BY STORLIE FENCING AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27056

RESOLUTION CERTIFYING TO THE ECONOMIC DEVELOPMENT ADMINISTRATION THAT THE PORT WILL REPLACE T-HANGAR FACILITIES THAT ARE REMOVED BY THE CITY OF ALAMEDA."

"RESOLUTION NO. 27057

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH THE QUICO CORPORATION."

"RESOLUTION NO. 27058

RESOLUTION ACCEPTING WORK PERFORMED BY THE QUICO CORPORATION, ASSESSING LIQUIDATED DAMAGES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27059

RESOLUTION CONSENTING TO SUBLEASE BY OAKLAND VILLAGE CORPORATION TO JACK DYER AND RUTH DYER."

"RESOLUTION NO. 27060

RESOLUTION GRANTING AMERICAN PRESIDENT LINES, LTD. CONDITIONAL PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27061

RESOLUTION AWARDING CONTRACT TO M. G. C. CO. FOR CONSTRUCTION OF METAL ENDWALL FOR TRANSIT SHED, BUILDING E-407A, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27062

RESOLUTION RATIFYING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27063

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 27064

RESOLUTION ADOPTING TAX EQUALIZATION POLICY FOR CERTAIN MEXICAN PORTS PROJECT EMPLOYEES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO TAX EQUALIZATION POLICY AGREEMENTS WITH SUCH EMPLOYEES."

"RESOLUTION NO. 27065

RESOLUTION REJECTING CLAIM OF MICHAEL E. JOHNSON."

"RESOLUTION NO. 27066

RESOLUTION APPROVING INDEMNITY AGREEMENT FOR LOST COUPON OF BARCLAYS BANK OF CALIFORNIA FOR PORT OF OAKLAND 1957 REVENUE BOND COUPONS."

"RESOLUTION NO. 27067

RESOLUTION REJECTING CLAIM OF FLORINE LERNER."

"RESOLUTION NO. 27068

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH MALRITE OF CALIFORNIA, INC."

"RESOLUTION NO. 27069

RESOLUTION GRANTING MALRITE OF CALIFORNIA, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27070

RESOLUTION COMMENDING HUGH TAYLOR FOR A QUARTER CENTURY OF DISTINGUISHED SERVICE."

"RESOLUTION NO. 27071

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTEREST OF THE PORT TO PERFORM CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PERFORMANCE THEREOF."

"RESOLUTION NO. 27072

RESOLUTION AUTHORIZING ADDITIONAL ELECTRICAL ENGINEERING SERVICES BY YUEN-FENNER, INC., AND ADDITIONAL COMPENSATION THEREFOR."

"RESOLUTION NO. 27073

RESOLUTION AWARDING CONTRACT TO JIM HUTCHINGS FOR DEMOLITION OF MISCELLANEOUS BUILDINGS, EMBARCADERO COVE MARINA, UNION POINT BASIN; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27074

RESOLUTION AUTHORIZING EXECUTION OF FIRST AMENDED AGREEMENT WITH WOODWARD-CLYDE CONSULTANTS."

"RESOLUTION NO. 27075

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING AND DELIVERING ONE (1) DIESEL POWERED TRACTOR WITH BACKHOE AND FRONT LOADER TO THE PORT OF OAKLAND, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27076

RESOLUTION CONSENTING TO ASSIGNMENT OF AGREEMENT FOR ARCHITECTURAL SERVICES FROM HORACE GILFORD AND ISHIMARU AND O'NEILL ARCHITECTS, A JOINT VENTURE, TO ISHIMARU DESIGN GROUP."

"RESOLUTION NO. 27077

RESOLUTION AWARDING CONTRACT TO CHRISTIE CONSTRUCTORS, INC., TO PERFORM THE UPGRADING OF 3 PORTAINER CRANES, BERTHS G, H, AND I, SEVENTH STREET TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27078

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27079

RESOLUTION ESTABLISHING A MINORITY AND WOMEN BUSINESS ENTERPRISE PROGRAM FOR THE PORT, AND APPROVING CERTAIN AMENDMENTS TO THE PORT'S EQUAL OPPORTUNITY POLICY."

"RESOLUTION NO. 27080

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Creque, Higgins, Hunter and President Smith - 5
Noes:	None
Abstained:	Commissioner Eng - 1
Absent:	Commissioner Pineda - 1

"RESOLUTION NO. 27081

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTEREST OF THE PORT TO PERFORM CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PERFORMANCE THEREFOR."

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Hunter and President Smith - 5
Noes:	None
Absent:	Commissioners Connolly and Pineda - 2

"RESOLUTION NO. 27082

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH VAUGHN ROOFING COMPANY."

"RESOLUTION NO. 27083

RESOLUTION ACCEPTING WORK PERFORMED BY VAUGHN ROOFING COMPANY, ASSESSING LIQUIDATED DAMAGES, FINDING OF DEFAULT, AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

Port Ordinance No. 2433 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE OPTION AGREEMENT AND LEASE WITH GROWTH PROPERTIES," and Port Ordinance No. 2435 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH NORTHWEST MOTELS," and Port Ordinance No. 2442 being, "AN ORDINANCE AMENDING SECTION 5.015 OF PORT ORDINANCE NO. 867 CREATING ONE ADDITIONAL POSITION OF MANAGEMENT ASSISTANT," and Port Ordinance No. 2443 being, "AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A SECOND SUPPLEMENTAL AGREEMENT WITH EAST BAY REGIONAL PARK DISTRICT AND DIRECTING RECORDATION THEREOF," and Port Ordinance No. 2444 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 1660 RELATING TO THE CONTRIBUTIONS FOR THE COST OF GROUP DENTAL INSURANCE FOR CERTAIN EMPLOYEES OF THE PORT OF OAKLAND," were read a second time and passed by the following vote:

Ayes: Commissioners Connolly, Creque, Eng, Higgins, Hunter and President Smith - 6

Noes: None

Absent: Commissioner Pineda - 1

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTIONS 5 AND 9 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES," and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH EDWIN J. ZELDIN," and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXCUTION OF A LICENSE AND CONCESSION AGREEMENT WITH TRANSAMERICA AIRLINES," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO DEFINITIONS, RATES AND RULES AND REGULATIONS," were read a first time and passed to print by the following vote:

Ayes: Commissioners Connolly, Creque, Eng, Higgins, Hunter and President Smith - 6

Noes: None

Absent: Commissioner Pineda - 1

At the hour of 4:50 p.m. the Board entered into executive session on personnel matters and reconvened in open session at the hour of 5:25 p.m. during which time Commissioner Connolly was excused from the meeting.

Contract Completion, Reroofing of Building B-319, Outer Harbor was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the contractor, Vaughn Roofing Company, failed to perform the work, and Port forces were required to finish the work. It was recommended that the Contractor be declared in default on the contract; that

the contract price including change orders be determined to be $18,836.00; that the amount of $8,819.68 be withheld from the amount due Contractor because of work not finished; that the contract time for both phases of the work be extended without liquidated damages to September 18, 1981; that it be determined the work of the contract, except the warranty work, was completed by Port forces on November 20, 1981; that liquidated damages in the amount of $15,750.00 be assessed for the period from September 18 through November 20, 1981; that the balance of $423.22 remaining unpaid from the contract price be retained as partial recovery of the liquidated damages; and that the Port Attorney be directed to take necessary actions to collect the balance of liquidated damages in the amount of $15,326.78. The item had been held over from a previous meeting to allow for additional input from staff. The Board found no further mitigating circumstances and the recommendation was approved on passage of Resolution No. 27082 for time extension and Resolution No. 27083 for completion of the contract.

At the hour of 5:35 p.m., on a motion duly made and seconded, the meeting was adjourned.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, April 20, 1982, at the hour of 4:20 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Creque, Eng, Higgins, Pineda and President Smith - 5

Commissioners absent: Connolly and Hunter - 2

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Manager, General Aviation; Director of Properties; Assistant Director of Properties and Senior Commercial Representative; Commercial Representative Steve Hansen; Director of Public Affairs; Special Assistant for Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Ray Gallagher, representing his restaurant; Mr. John Maddex, representing his boat sales firm; and Mr. Guy Wulfing, representing Empire Sailing.

The minutes of the regular meeting of April 6, 1982, were approved as submitted and ordered filed.

BOARD OF PORT COMMISSIONERS
MEETING OF MAY 4 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

The eight high school honor students chosen to participate in the Port's intern program were introduced to the Board.

Plans and Specifications for Relocation of Rental Car Lot, South Field was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the relocation of the Rental Car Lot to a new site within the present Short Term Parking Lot. It was noted that the existing lot is within the Frontal Gate Terminal site and must be moved so that the new terminal can proceed. The environmental impact report for the project was previously considered by the Board. The recommendation was approved on passage of Resolution No. 27084.

Plans and Specifications, Reroofing Portions of Building L-170, was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the reroofing of certain portions of Hangar 7. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27085.

License Agreement--Western Airlines was the subject of a memo to the Board from the Director of Properties, recommending approval of a new agreement for 2,200 sf of air cargo space in Building M-112 and 324 sf of space on the second floor of Building M-102, at a total monthly rental of $1,050. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

License Agreement Renewal--Associated Aerospace was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for space in Buildings L-719 and L-723 used for the storage of aircraft components, at a new monthly rental of $2,262.93. The

recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

License Agreement Renewal--Kimair was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for Building L-721 used for the storage and sale of surplus parts and equipment, at a new total monthly rental of $1,575.42. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

Lease Proposals--Empire Sailing & Maddex Marine was the subject of a memo to the Board from the Director of Properties, notifying the Board of two competitive proposals received to lease space in Building P-108 on Embarcadero for small boat sales. Maddex Marine, the present tenant, has proposed a minimum rent under a lease of $1,140 per month against percentage rents of 1% of gross receipts from boat sales and 5% of all other gross receipts, including labor, parts, accessories and services. Empire Sailing has proposed a minimum rent of $1,253 per month against the same percentages of gross sales. It was further noted that Maddex Marine, in three years of operation, was unable to produce significant percentage rentals. After discussion, which included appearances by Mr. John Maddex, of Maddex Marine, and Mr. Guy Wulfing and Mr. George Homenko, repressenting Empire Sailing, Commissioner Higgins moved that the new lease be offered to Empire Sailing. The motion was seconded and passed unanimously. The basic terms of the proposed lease include the premises of 3,798 sf of showroom space and upstairs storage space in Building P-108, with paved land area between the building and the street, with a term of five years with one 5-year option. The minimum rental would be adjusted at 30-month intervals in accordance with percentage changes in the Consumer Price Index, and a performance deposit of three times the minimum rental would be provided in cash or in a multiple maturity

certifcate of deposit made payable to the Port. The premises would be used for the display for sale of small sailboats, sailboards, trailers, wet suits, sails, and boating and recreational accessories. The lessee would take the premises "as is" with improvements to be made in accordance with plans and specifications approved by the Port. The lessee would make improvements at a minimum cost of at least $40,000 consisting of: a) within six months the lessee would paint the entire exterior of Building P-108 and b) within one year the lessee would install landscaping in front of the building, install wall insulation, install sheetrock on lower interior walls, paint the interior of the building and improve interior lighting. The lease could not be assigned nor any sublease entered into without prior Port approval. The lease would contain the Port's standard provisions for Port property. It was also noted that a real estate commission of $3,759 will be payable to Wulfing Company.

License Agreement--Circus Vargas was the subject of a memo to the Board from the Director of Properties, recommending approval of a short term agreement with Circus Vargas to use the vacant site at Alice Street and Embarcadero for seven performances on July 9 through 11, 1982. The circus will obtain all necessary licenses and permits and will provide for security and traffic control, insurance, and a performance deposit, and a payment to the Port of $1,000. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Authorization to Dispense with Formal Bids for Reroofing of Portion of Building F-517 was the subject of a memo to the Board from Port Principal Engineer Thomas H. Daniels, notifying the Board that the Elegant Farmer, Inc., is currently performing remodeling work and will be reroofing some portions of the building. As the Port is responsible for the maintenance

of the roof scheduled to be reroofed this summer, it was recommended that the Board find it to be in the best interest of the Port to dispense with formal bidding and have the Elegant Farmer perform the work at their quoted price of $21,450. The arrangement will alleviate construction interface problems, and make roof warranty and maintenance responsibilities clear. The recommendation was approved on passage of Resolution No. 27097.

Proposal for Coordinated Industrial Development was the subject of a memo to the Board from the Executive Director, notifying the Board of several studies concerning the use of the Port's 97-acre Distribution Center and other land use studies for the City. The most recent study indicates that a 17 acre site in the Distribution Center be set aside for a 3-year trial period for development for high-technology uses, with the possibility of extending the high-technology priority of use over the entire area if the trial project indicates sufficient demand exists. The various studies indicate that high tech development would be desirable for the Port area; however, it would eliminate warehousing sites and/or other potential development for which substitute sites have not been provided. To ensure that the total efforts of the City and Port are in harmony, it was recommended that the Board endorse the coordinated marketing and development concept and request that the City consider expanding the scope of one of its consultant contracts to provide for the development of a comprehensive program. Principal points of the endorsement include that the Port not be constrained in moving forward with the marketing and development of its properties while further studies and organizational efforts for other areas are continuing. It is also essential for effective economic development that negotiations be direct between the land owner and prospective developers or users; and it is important not to create duplication or unnecessary bureaucratic organizations that would only

generate needless costs and delays and interfere with needed flexibility and quick decision-making capabilities. If the City expands a consultant contract or enters into a new one the Port urges that the following be included: the structure of an appropriate industrial development organization; financial needs of the program for a 10-year period; a proposal process for attracting the greatest number of qualified entities to carry out the program and a method for selecting the best qualified among them; a project implementation guidance team to help to establish objectives and priorities and to monitor progress in carrying out the program; methods to achieve maximum efficient coordination between the various land owners and agencies involved in carrying out the marketing and devlopment program and to avoid duplication of time, money and effort; the need of all land owners to continue to move forward with marketing and development efforts while further studies are being made and organizations are being formed; the need for an efficient cross-referral system to ensure that appropriate land owners are aware of prospective developers and users and that prospects are steered to those most likely to meet their needs; that all negotiations between land owners and prospects must be direct; and that warehousing to meet Port marine terminal and airport needs must be accommodated within the program with specified means of achievement. After discussion, the recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Supplemental Agreement to Sea Cross Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board of the lease with Sea Cross, Inc., for The Emperor restaurant on the roof of the Port Building and that they have requested the Port to participate in the repair and refurbishing of the elevator by replacing all components except the cab, guide rails and jack unit. As Sea Cross took the premises in an "as is"

condition, it was recommended that the Port's participation be incorporated in a Third Supplemental Agreement. The Port would make all repairs necessary in accordance with an evaluation of the elevator's condition by a competent elevator contractor. Sea Cross would reimburse the Port in the amount of $636 per month beginning in the 3rd year of the lease until one-half of the actual cost of the elevator repairs made by the Port have been reimbursed. The $636 per month payment by Sea Cross would be in addition to minimum and percentage rents payable under the lease. The Port would not participate in replacing or modifying the elevator cab nor the plaza level elevator enclosure. The recommendation was approved on a motion by Commissioner Creque, seconded and passed on the following vote:

Ayes:	Commissioners Creque, Pineda, Higgins, and President Smith - 4
Noes:	None
Abstained:	Commissioner Eng
Absent:	Commissioners Connolly and Hunter - 2

Change of Name--Elegant Farmer was the subject of a memo to the Board from the Director of Properties, recommending approval for a change in the trade name of the Elegant Farmer Restaurant to "Gallagher's Bar & Restaurant" which will be included in the current supplemental agreement. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

Landscape Improvements, East Bay Regional Park District, San Leandro Bay Regional Shoreline was the subject of a memo to the Board from the Port Environmental Planner, recommending approval of the District's plans and specifications for landscape improvements to the area at the easterly end of Airport Channel near Swan Way. The proposed work would consist of the

landscaping and irrigation of the area including the addition of red-rock paved paths and viewing areas, the installation of several benches and a low fence and bollards to restrict vehicular access from Doolittle Drive. The estimated cost of the proposed work is $74,000. The environmental document associated with the work has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27098.

License Agreement Renewal--Transamerica Intermodal was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for 104,025 sf of land area off of 5th Avenue used for container storage, repair and maintenance, at a monthly rental at $3,120.75. Included in the area is 65,000 sf of State-owned land for which the Port will pay $390.00 per month to the State. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

Report on Change Order for Construction of Temporary Reefer Receptacles, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that informal bids were received to perform certain electrical work as part of a change order to O. C. Jones and Sons' contract. The low bidder was St. Francis Electric, Inc., at $284,680.00, and the work will be completed by September 1982, at the time it will be needed by the new Port tenant. The information was noted and order filed.

Contract Completion for Structural Inspection of Cranes Nos. 1, 2 & 3, Berths G, H & I was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending that the contract with Crane Maintenance Engineering, Inc., be extended through April 12, 1982, and be accepted as complete as of that date, with a contract price of $89,450.22. The recommendation was approved on passage of Resolution No. 27099.

Request for Contract Extension for Construction and Installation of Container Cranes, Howard Terminal was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of certain delays in the completion of the contract and recommending approval of time extensions of five calendar days for the first crane and six calendar days for the second crane. The recommendation was approved on passage of Resolution No. 27100.

Plans and Specifications, Construction of Metal Transit Shed, Building E-405, Berth I, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the construction of a 60,000 square foot metal transit shed with canopy adjacent to the south end of the existing Grove Street Shed. The environmental document associated with the project has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27102.

Plans and Specifications, Reroofing of Building E-407A, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the reroofing of the former Grove Street Terminal shed. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27103.

Personnel Items contained in a memo to the Board from the Employee Relations Officer, recommended the appointment of the following high school interns: Laushon T. Burnett, Alfonso G. Galindo, Robert L. Landry, Nancy R. McAfee, Xanthe D. McNeal, Bond Ng, Suzanne T. Widup, Martha E. Zacarias, as Youth Aides, Class "D", effective April 21, 1982, at $3.35 per hour. Also recommended was a military leave of absence for Mr. Homer Z. Hoglund, Port

Maintenance Foreman, for ten working days; and a military leave of absence for Ms. Sharon L. Hunter, Senior Clerk, for ten working days. The recommendations were approved on passage of Resolution No. 27086 for appointments and Resolution No. 27087 for leaves of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Deputy Executive Director to Chicago, Illinois, on or about April 22, 1982, for trade development purposes; travel of the Director of Aviation to Minneapolis, Minnesota, on or about May 3, 1982, to meet with Republic Airlines; the reimbursed travel of the Assistant Director of Properties and Senior Commercial Representative to Columbia, Maryland, on or about April 21, 1982, to meet with American City Corporation; travel of Commissioner Eng to Fukuoka, Japan, Hong Kong, B.C.C., and Dalian, China, to accompany the Mayor of Oakland for sister city meetings and meetings with the Carrian Company during the period of April 29 to May 10, 1982; and the travel of the Port Equal Opportunity Employment Officer to Mexico City, Mexico, on or about April 22, 1982, to participate in certain meetings on the Port's Mexican Ports Project. The recommendation was approved on passage of Resolution No. 27096.

Revised Specifications for Diesel Powered Tractor w/Backhoe and Front Loader was the subject of a memo to the Board from the Manager, Purchasing Department, recommending their approval which will add certain amenities to the tractor. The recommendation was approved on passage of Resolution No. 27088.

Claim of Esteban G. Rodriguez was the subject of a letter to the Board from the Port Attorney, notifying the Board of an Application For Leave To Present Late Claim concerning an alleged motor vehicle accident on Ferro Street. As there is no reasonable basis for the delay in presenting the

claim, it was recommended that the application be rejected. The recommendation was approved on passage of Resolution No. 27089.

Claim of Southern Pacific Transportation Company was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim not to exceed $15,000, for a truck accident on Ferry Street. It was recommended that the claim be rejected so that the Port's insurance carrier may review the claim. The recommendation was approved on passage of Resolution No. 27090.

Claim of Malcom Smith was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in the sum of $250,000 for alleged injuries occurring on the job at C.F.S. Corporation. As the Port is held harmless by C.F.S. Corporation, it was recommended that the claim be rejected with the Port's insurance carrier to review the matter. The recommendation was approved on passage of Resolution No. 27091.

Application to File Late Claim of Juanita Loomis was the subject of a letter to the Board from the Port Attorney, notifying the Board of an application to file a late claim for alleged damages occurring near Jack London Square. As the basis for claimant's application does not appear to be a proper one, it was recommended that the application to file a late claim be rejected. The recommendation was approved on passage of Resolution No. 27092.

Minority and Women Tenant Business Program was the subject of a letter to the Board from the Port Attorney, recommending approval to amend the recently adopted program for participation as tenants by businesses owned and controlled by minorities and women. The changes involve a change in title to avoid confusion with a similarly titled program at the Airport and setting annual goals on a fiscal year rather than calendar year basis. The amended policy also includes clarifying the language that the Port's long range parity

goal will be achieved incrementally, on a year-to-year basis, and instructs Port staff to submit to the Board an implementation strategy with specific goals for each fiscal year beginning in July, 1982. The recommendation was approved on passage of Resolution No. 27093.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of April 12, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the Month of March 1982.

Accounts Receivable - 35 Days or More in Arrears as of April 19, 1982.

Accounts Receivable - Referred to Port Attorney as of April 19, 1982.

Summary of Claims Paid from Various Funds for the Period March 18, 1982 through April 8, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Pineda and President Smith - 5
Noes:	None
Absent:	Commissioners Connolly and Hunter - 2

"RESOLUTION NO. 27084

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR RELOCATION OF RENTAL CAR LOT, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27085

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REROOFING PORTIONS OF BUILDING L-710, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27086

RESOLUTION APPROVING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27087

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 27088

RESOLUTION APPROVING REVISED SPECIFICATIONS FOR FURNISHING AND DELIVERING ONE (1) DIESEL POWERED TRACTOR WITH BACKHOE AND FRONT LOADER TO THE PORT OF OAKLAND, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27089

RESOLUTION DENYING APPLICATION OF ESTEBAN G. RODRIGUEZ FOR LEAVE TO PRESENT LATE CLAIM."

"RESOLUTION NO. 27090

RESOLUTION REJECTING CLAIM OF SOUTHERN PACIFIC TRANSPORTATION COMPANY."

"RESOLUTION NO. 27091

RESOLUTION REJECTING CLAIM OF MALCOM SMITH."

"RESOLUTION NO. 27092

RESOLUTION REJECTING APPLICATION TO FILE LATE CLAIM OF JUANITA LOOMIS."

"RESOLUTION NO. 27093

RESOLUTION ESTABLISHING A PROGRAM FOR PARTICIPATION AS TENANTS BY BUSINESSES OWNED AND CONTROLLED BY MINORITIES AND WOMEN, AND APPROVING CERTAIN AMENDMENTS TO THE PORT'S EQUAL OPPORTUNITY POLICY."

"RESOLUTION NO. 27094

RESOLUTION RATIFYING AND APPROVING COMPROMISE AND SETTLEMENT OF CLAIM OF ETHEL MURRAY."

"RESOLUTION NO. 27095

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH ASSOCIATED CABS, INC."

"RESOLUTION NO. 27096

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27097

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTEREST OF THE PORT TO PERFORM CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PERFORMANCE THEREOF."

"RESOLUTION NO. 27098

RESOLUTION GRANTING EAST BAY REGIONAL PARK DISTRICT PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27099

RESOLUTION ACCEPTING WORK PERFORMED BY CRANE MAINTENANCE ENGINEERING, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27100

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH HITACHI AMERICA, LTD."

"RESOLUTION NO. 27101

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27102

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF METAL TRANSIT SHED, BUILDING E-405, BERTH I, CHARLES P. HOWARD TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27103

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REROOFING OF BUILDING E-407A, CHARLES P. HOWARD TERMINAL, AND CALLING FOR BIDS THEREFOR."

Port Ordinance No. 2445 being, "AN ORDINANCE AMENDING SECTIONS 5 AND 9 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT," and Port Ordinance No. 2446 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER

CRANE ASSIGNMENTS AND RENTAL RATES", and Port Ordinance No. 2447 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH EDWIN J. ZELDIN," and Port Ordinance No. 2448 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LICENSE AND CONCESSION AGREEMENT WITH TRANSAMERICA AIRLINES," and Port Ordinance No. 2449 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO DEFINITIONS, RATES AND RULES AND REGULATIONS," were read a second time and passed by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Pineda and President Smith - 5
Noes:	None
Absent:	Commissioners Connolly and Hunter - 2

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE OPTION AGREEMENT AND LEASE WITH A. L. WALBURG," was read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Pineda and President Smith - 5
Noes:	None
Absent:	Commissioners Connolly and Hunter - 2

At the hour of 5:05 p.m. the Board entered into Executive Session on personnel matters and reconvened in open session at the hour of 5:42 p.m. at which the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, May 4, 1982, at the hour of 4:10 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Connolly, Creque, Higgins, Hunter, Pineda, and President Smith - 6

Commissioners absent: Eng - 1

Also present were the Deputy Executive Director, Port Attorney, Director of Aviation, Airport Manager, Director of Properties, Director of Public Affairs, and Director of Administrative Services acting as Assistant Secretary of the Board.

Visitors attending the meeting included Mr. Henry Hooker and Mr. John Barnes, both students from the University of California; Mr. Skip Everett, representing Sierra Academy of Aeronautics; Mr. Steve Marciel, representing Steve's Marine; and Mr. Robert Strunsky, representing Apersey Construction Company.

The minutes of the regular meeting of April 20, 1982, were approved as submitted and ordered filed.

Proposal Package and Schedule--Fly Oakland Travel Service was the subject of a memo to the Board from the Executive Director, notifying the Board of the initial qualifications for prospective proposers for the operation of the Fly Oakland Travel Service which included full service agency for four years; gross sales of over $2,000,000 anually during at least one of

BOARD OF PORT COMMISSIONERS
MEETING OF JUN 1 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

the past two years; computer reservation system, and an Oakland connection which can be a present wholly-owned office or branch office in Oakland or evidence of the sale of a substantial number of airline tickets involving Oakland International Airport during the past three years. Invitations were sent to 59 travel agencies, and of the 23 submittals, 13 were found to meet the minimum qualifications. It was recommended that the Board approve sending the second phase proposal package to the 13 first phase finalists and establish a minority business enterprise minimum qualification of at least 40% of the proposing entity in the form of either an existing minority-owned agency or in the form of a newly created partnership, joint venture or corporation involving one or more of the first phase finalists. In such partnerships, joint ventures or corporations, first phase finalists must hold majority ownership and control of the entity. Proposers would be required to submit financial statements, copies of agreements or other evidence of minority ownership and participation, narrative statements of how they plan to increase levels of service and to increase ticket sales and passenger counts through Oakland International Airport, and detailed operating plans for achieving increased service and passenger volume. The proposed schedule and outline of the proposed agreement were attached for reference. It was noted that the selection of an operator could take place in June of 1982, to commence operation in September, 1982. After discussion, Commissioner Higgins moved that the program as recommended be approved with the additional provisions that the finalists be encouraged to seek out minority firms for joint proposals and that the Port retain a Business Development Assistant to consult with the potential proposers and assist in the development of their proposals. The motion was seconded and passed unanimously.

Ratify PG & E Agreements for Time Metered Electric Service and Facilities Charge was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending approval to ratify the agreements providing for additional electrical power to the Port at the service point for the "Old Navy Area" of the North Airport and allow time-of-day billing for power. The new power is necessary for National Airmotive's new facilities at Building L-815. The Port has awarded a contract for the installation of new service facilities. The Agreement obligates the Port to pay the difference between the installed cost of the new facilities, $23,742, and PG & E's increased annual revenue, except that if electric service is utilized for a period of 36 months, the Port's obligation to pay the full installation costs will be reduced by 1-2/3 percent for each month of service in excess of the first 12 months. It was noted that the Port has a complaint now pending before the Federal Energy Regulatory Commission requesting wholesale rates for electricity purchased from PG & E for use at the Airport. The new agreements will not adversely affect the Port's claim for wholesale rates. The recommendation was approved on passage of Resolution No. 27104.

Award of Contract, Relocation of Service Road, South Airport was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the seven bids received and recommending award of the contract to The Quico Corporation, the low bidder at $68,189.30. The recommendation was approved on passage of Resolution No. 27105.

Plans and Specifications, Reroofing Portions of Building L-810 was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the reroofing of approximately 640 l.f. of eave flashing and applying approximately 62,000 square feet of reflective coating to the main hangar

roof, and replacing approximately 14,000 square feet of roofing on certain attached structures. The project is categorically exempt and an evironmental impact report is not required. The recommendation was approved on passage of Resolution No. 27106.

License Agreement Renewal--Lamm Associates was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for 8,000 sf of shop space in Building L-819 and 2,176 sf of adjacent unpaved land area used for the sale and assembly of aircraft ground starting units, for a new total monthly rental of $959.16. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

License Agreement Renewal--Brent's International was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for 9,600 sf in Building L-908 and 31,323 sf of paved ramp area used in their light aircraft maintenance and export business, at a new total monthly rental of $2,041.53. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

License Agreement--Sierra Academy was the subject of a memo to the Board from the Director of Properties, recommending approval for an additional agreement to cover office, hangar and shop space, and paved ramp area in Building L-150, which is closer to their offices and classrooms, for a total monthly rental of $4,099.52. It was noted that Sierra would release most of the space they occupy under other agreements when the move is completed. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

FAA Lease--South Airport Control Tower was the subject of a memo to the Board from the Director of Properties, recommending approval of a new lease to cover 3,088 sf in the Control Tower. The lease is renewable by the FAA on a year to year basis through June 30, 1989, and can be terminated by the FAA at any time on 30 days' notice, at an annual rental of $9,798. The recommendation was approved on passage of Resolution No. 27107.

License Agreement Renewal--Aircraft Service International was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for 180 sf of counter space, 412 sf of office space, and 950 sf of baggage make-up space in ticketing Building M-101, at a minimum rental of $2,630.08 per month against 10% of gross receipts, plus an additional rental of $372.00 per month for mezzanine office space. The firm provides aircraft ground handling operations. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

License Agreement Renewal--Mike Quinn was the subject of a memo to the Board from the Director of Properties, recommending approval to renew his agreement for space in Building L-645, Building L-727, and certain land area used for the sale and storage of surplus electronics parts and equipment, at a total new monthly rental of $1,730.65. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

License Agreement Renewal--IATS was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for space in Building L-825 used for its airline reservation and travel agent training school, at a total monthly rental of $5,689.53. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

License Agreement Renewal--S & S Accessory Overhaul was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for certain space in Building L-804, Building L-813, Building L-814, Building L-867, and certain land areas used in their aircraft accessory overhaul business, at a new monthly rental of $1,863.80. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Contract Completion, Construction of Firehouse No. 2, Building E-503 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the Contractor, Apersey Construction, was late in the completion of the contract. It was recommended that the contract be extended through January 9, 1982; liquidated damages in the amount of $6,900.00 be assessed for the period January 10, 1982 through February 1, 1982; and the contract be accepted as complete as of that date, with a contract price of $377,026.68. Mr. Robert Strunsky, representing Apersey Construction, appeared before the Board to protest the amount of damages. After discussion, the recommendation was approved on passage of Resolution No. 27108 for extending time and Resolution No. 27109 accepting contract.

Jack London Village Sublease was the subject of a memo to the Board from the Director of Properties, notifying the Board that the Village has requested a new sublease with Sea Safaris Travel, Inc., a travel agency. It was noted that the use, especially on a flat rental sublease, appears to be a borderline use under the master lease for Jack London Village. After brief discussion the item was held over for further review.

Building Permit Application, Phase III, Alterations to Gallagher's Bar & Restaurant was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for remodeling and enlarging of the bar area which includes the installation of an oak floor and construction of a bar and cashier counter. Other improvements include installation of new carpeting in the dining and banquet areas; removal and installation of new partition walls; construction of new restrooms; construction of two windows along the north wall of the restaurant; installation of new skylights; installation of new quarry tile floor in the serivce area; repainting of all existing walls; installation of new heating system; and associated electrical and mechanical alterations. The estimated cost of the work is $280,000 and as the work is not of a structural nature it does not qualify for a rental credit. The work is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27110.

Building Permit Application, Interior Alterations, Shenanigans Restaurant, Jack London Village was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of interior alterations to Shenanigans Restaurant in the Village. After brief discussion, the item was held over for review by the Real Estate Committee.

Consent to Encumbrance of Lease--Steve's Marine was the subject of a memo to the Board from the Director of Properties, recommending consent to an encumbrance of the leasehold estate by a deed of trust to secure a loan in the amount of $127,000 from Bank of America. It was noted that there exists the possibility of an assignment of the leasehold interest in the near future. The recommendation was approved on passage of Resolution No. 27130.

Occupational Safety & Health Administration Proposed Rule Making--Marine Terminals was the subject of a memo to the Board from the General Manager, Marine Terminals, notifying the Board that OSHA has developed certain rules for Marine Terminals facilities, and that originally the Port protested as the costs were significant without major improvements to safety standards. The review process has been completed and the Port's major concerns have been satisfied. The information was noted and ordered filed.

Completion of Fiscal Year Track Repair Contract was the subject of a memo to the Board from Port Principal Engineer Thomas H. Daniels, recommending that the contract with Railco Multi Construction, Inc., be accepted as complete as of March 31, 1982. The recommendation was approved on passage of Resolution No. 27111.

Completion of 1981-82 Contract for Repair of Docks and Waterfront Facilities was the subject of a memo to the Board from Port Principal Engineer Thomas H. Daniels, notifying the Board of the work performed by D.H.L. Marine and recommending that the contract be accepted as complete as of March 31, 1982. The recommendation was approved on passage of Resolution No. 27112.

Plans and Specifications, Furnishing and Installing Mobile Office Units, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer, Paul H. Sorensen, recommending their approval and authority to advertise for bids for three mobile office units for use as temporary office and longshoremen's lunch rooms during the initial phase of terminal operations. The environmental document associated with the project has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27113.

Plans and Specifications, Application of Reflective Roof Coating on Building C-226, Outer Harbor Terminal was the subject of a memo to the Board from Port Principal Engineer, Paul H. Sorensen, recommending their approval and authority to advertise for bids for the reflective coating application covering approximately 154,000 square feet. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27114.

Management Automobile Allowance was the subject of a memo to the Board from the Director of Administrative Services, notifying the Board of the policy adopted in August 1977, whereby certain Port employees would provide their automobiles for Port business on a reimbursed basis, with the employees responsible for all expenses for the maintenance and operation of the vehicle, including provision of insurance coverage satisfactory to the Port, and that the arrangement is secured with a contractual agreement. The initial reimbursement was $170 per month before taxes and was only increased once in five years to $190 per month. It was recommended that the reimbursement be increased to $240 per month, and any mileage outside the 25-mile radius of Oakland at the rate of 30 cents per mile, with insurance coverage requirements and other aspects of the existing program, including the parking charge, remaining at the present levels. It was further noted that a separate resolution would be prepared providing for an automobile expense of $190 for the President of the Board and $90 per month for the Commissioners. The recommendations were approved on passage of Resolution No. 27115 for automobile allowance, Resolution No. 27116 for milage amount, and Resolution No. 27131 for Commissioners' automobile expense.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Donald D. Phillips, as Port Electrician, effective May 10, 1982, at $2432 per month; Ronald Maynes, as Port Electrician, effective May 10, 1982, at $2203 per month; Sam O. Tamura, as Extra Position No. 1 (Port Electrician), effective May 10, 1982, at $2315 per month; Mark S. West, as Extra Position No. 2 (Port Electrician), effective May 10, 1982, at $2315 per month; the promotional opportunity appointment of Constance J. Sanchez, as Senior Programmer, effective May 5, 1982, at $2510 per month; Wendell J. Walker, as Semiskilled Laborer, effective April 29, 1982, at $1763 per month; Althea L. Cash, as Janitress, effective April 29, 1982, at $1342 per month; and Amy Baba, as Youth Aide, Class "A", effective May 10, 1982, at $9.33 per hour. Also recommended was a salary increase for Karapet S. Sedrakian, Supervising Electrical-Mechanical Engineer, to step "d" of his salary schedule as he has now been assigned to field work; and a salary increase for Enrique P. Zamora, Civil Engineer, to step "d" of his salary schedule as he has now been assigned to field work. Further recommended was the creation of two additional positions of Port Electrician. Additionally recommended was a military leave of absence for Raymond A. Boyle, Senior Traffic Representative and Traffic Analyst, for two separate leaves totaling six working days. The recommendations were approved on passage of Resolution No. 27117 for appointments; Resolution No. 27118 for salary increases; Resolution No. 27119 for military leave of absence; and on an ordinance passed to print for creation of positions.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of Airport Operations Supervisor Stanley Kopacz to Norfolk, Virginia, on or about May 9, 1982, to attend the 1982 CFR Management/Supervisory course; travel of Commercial Representative

III Larry Forte to Phoenix, Arizona, on or about May 10, 1982, for cargo marketing purposes; travel of the Director of Research to Washington, D.C., on or about May 10, 1982, to attend the Foreign Trade Data Users Group meeting and to visit the Bureau of Customs and Agriculture Department of Research; travel of the Assistant Airport Manager and the Manager, General Aviation, to Phoenix, Arizona, on or about May 17, 1982, to attend the AAAE Annual Conference; travel of Utilities Foreman Homer Hunt to Dallas, Texas, on or about May 10, 1982, to attend the training course on Protective Relay Maintenance; ratify the travel of the Director of Administrative Services and the Director of Fiscal Affairs to Reno, Nevada, on or about April 29, 1982, to attend the conference of the Association of Water Transportation Accounting Officers; ratify the travel of the Data Processing Manager to Kansas City, Missouri, on or about May 2, 1982, to attend the annual conference of the Association for Systems Management; and ratify the travel of the Manager, Air Traffic Development to Oklahoma City, Oklahoma, and Denver, Colorado, on or about April 30, 1982, in connection with promotion of Western Airlines' new service. The recommendation was approved on passage of Resolution No. 27129.

CAPA Liability Insurance was the subject of a memo to the Board from the Director of Properties, notifying the Board of the Port's participation in the California Association of Port Authorities excess liability insurance program which provides $100,000,000 of coverage in excess of the Port's $1,000,000 primary coverage for all Port areas and operations, except for the Airport, and recommending that the Port continue participation in the program with the Port's share of the premium to be approximately $65,684.58. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Award of Contract to Furnish and Deliver Diesel Powered Tractor w/Backhoe and Front Loader was the subject of a memo to the Board from the Manager, Purchasing Department, notifying the Board of the four bids received and recommending award of the contract to Case Power & Equipment Co., the low bidder at $31,075.33. The recommendation was approved on passage of Resolution No. 27120.

Claim of Peter Menzel was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in the amount of $6,000.00 for the loss of four transparencies used in the production of a Port publication. As there is no clear indication that the transparencies were in the care of the Port, it was recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27121.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of April 30, 1982.

Status of Consultant Contracts in Progress as of May 1, 1982.

Summary of Cash - Port Revenue and Construction Fund as of April 26, 1982.

Summary of Claims Paid from Various Funds for the Period April 9, 1982 through April 23, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Connolly, Creque, Higgins, Hunter, Pineda and President Smith - 6

Noes: None

Absent: Commissioner Eng - 1

"RESOLUTION NO. 27104

RESOLUTION RATIFYING AND APPROVING THE EXECUTION OF GENERAL SERVICE AND FACILITIES CHARGE AGREEMENTS WITH PACIFIC GAS AND ELECTRIC COMPANY (METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, NORTH AIRPORT SUBSTATION 4)."

"RESOLUTION NO. 27105

RESOLUTION AWARDING CONTRACT TO THE QUICO CORPORATION FOR RELOCATION OF SERVICE ROAD, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT (A.D.A.P. 6-06-0170-09); FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID SECURITIES TO BIDDERS."

"RESOLUTION NO. 27106

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REROOFING PORTIONS OF BUILDING L-810, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27107

RESOLUTION AUTHORIZING EXECUTION OF LEASE WITH THE UNITED STATES OF AMERICA."

"RESOLUTION NO. 27108

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH APERSEY CONSTRUCTION."

"RESOLUTION NO. 27109

RESOLUTION ACCEPTING WORK PERFORMED BY APERSEY CONSTRUCTION AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27110

RESOLUTION GRANTING THE ELEGANT FARMER, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27111

RESOLUTION ACCEPTING WORK PERFORMED BY RAILCO MULTI CONSTRUCTION, INC."

"RESOLUTION NO. 27112

RESOLUTION ACCEPTING WORK PERFORMED BY DHL MARINE AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27113

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR FURNISHING AND INSTALLING MOBILE OFFICE UNITS, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27114

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR APPLICATION OF REFLECTIVE ROOF COATING ON BUILDING C-226, OUTER HARBOR TERMINAL, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27115

RESOLUTION AMENDING RESOLUTIONS NOS. 23936 AND 25217 RELATING TO USE OF EMPLOYEE-OWNED AUTOMOBILES ON PORT OF OAKLAND BUSINESS."

"RESOLUTION NO. 27116

RESOLUTION AMENDING RESOLUTION NO. 24448 PROVIDING FOR MILEAGE ALLOWANCE FOR USE OF PRIVATE AUTOMOBILES ON OFFICIAL BUSINESS."

"RESOLUTION NO. 27117

RESOLUTION CONCERNING APPOINTMENTS."

"RESOLUTION NO. 27118

RESOLUTION ASSIGNING EMPLOYEES AND FINDING THEM TO BE ENTITLED TO CERTAIN RATES WITHIN SALARY SCHEDULES FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 27119

RESOLUTION RATIFYING AND GRANTING MILITARY LEAVES OF ABSENCE TO RAYMOND A. BOYLE, SENIOR TRAFFIC REPRESENTATIVE AND TRAFFIC ANALYST."

"RESOLUTION NO. 27120

RESOLUTION AWARDING CONTRACT TO CASE POWER AND EQUIPMENT FOR FURNISHING AND DELIVERING ONE (1) DIESEL POWERED TRACTOR WITH BACKHOE AND FRONT LOADER TO THE PORT OF OAKLAND; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27121

RESOLUTION REJECTING CLAIM OF PETER MENZEL."

"RESOLUTION NO. 27122

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH CRANE MAINTENANCE ENGINEERING, INC."

"RESOLUTION NO. 27123

RESOLUTION AMENDING RESOLUTION NO. 27099 ACCEPTING WORK PERFORMED BY CRANE MAINTENANCE ENGINEERING, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27124

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH TRANS-BOX SYSTEMS, INC."

"RESOLUTION NO. 27125

RESOLUTION GRANTING BIO-SCIENCE ENTERPRISES PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27126

RESOLUTION GRANTING OAKLAND VILLAGE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27127

RESOLUTION GRANTING OAKLAND VILLAGE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27128

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27129

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27130

RESOLUTION CONSENTING TO ENCUMBRANCE OF LEASEHOLD INTEREST BY STEVE'S MARINE, INC."

"RESOLUTION NO. 27131

RESOLUTION REIMBURSEMENT OF BOARD MEMBERS FOR PRIVATELY OWNED AUTOMOBILES USED ON PORT BUSINESS."

"RESOLUTION NO. 27132

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH ROBERT J. SCHNEIDER, AN INDIVIDUAL DOING BUSINESS UNDER THE FIRM NAME AND STYLE OF RED BARON AERO WASH."

Port Ordinance No. 2450 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE OPTION AGREEMENT AND LEASE WITH A. L. WALBURG," was read a second time and passed by the following vote:

Ayes: Commissioners Connolly, Creque, Higgins, Hunter, Pineda and President Smith - 6

Noes: None

Absent: Commissioner Eng - 1

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING SECTION 9.11 OF PORT ORDINANCE NO. 867 TO CREATE TWO ADDTIONAL POSITIONS OF PORT ELECTRICIAN," and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH THYSSEN STEEL CO.," and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH KEEP ON TRUCKING COMPANY, INC.," were read a first time and passed to print by the following vote:

Ayes: Commissioners Connolly, Creque, Higgins, Hunter, Pineda and President Smith - 6

Noes: None

Absent: Commissioner Eng - 1

At the hour of 5:30 p.m. the meeting was adjourned on a motion duly made and seconded.

Assistant Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, May 18, 1982, at the hour of 4:10 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Creque, Eng, Higgins, Hunter Pineda and President Smith - 6

Commissioners absent: Connolly - 1

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Assistant Chief Engineer; Director of Aviation; Airport Manager; Director of Properties; Commercial Representatives John Ablan and Steve Hanson; Director of Public Affairs; and Secretary of the Board.

Vistors attending the meeting included Mr. Allan Gordon, representing the A. D. Gordon Co.; Mr. Al Walburg, representing Walburg Realty; and Mr. Jack Dyer, representing Jack London Village.

At the hour of 4:15 p.m. Commissioner Hunter was excused from the meeting.

Contract Completion, Modifications to Terminal Facilities Building M-102, South Airport was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommended that the contract with Henry L. Chapot & Associates be extended through April 14, 1982 and accepted as complete as of that date with a contract price of $74, 538.00. The recommendation was approved on passage of Resolution No. 27157 for time extension

BOARD OF PORT COMMISSIONERS
MEETING OF JUN 1 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

and Resolution No. 27158 for accepting contract.

Specifications for Furnishing Service and Maintenance for Six Jetway Passenger Loading Bridges was the subject of a memo to the Board from the Principal Electrical and Mechanical Engineer, recommending their approval and authority to advertise for bids for performing scheduled monthly, quarterly, semi-annual, and annual general maintenance on the passenger loading bridges. The work is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27133.

License Agreement--American Airlines was the subject of a memo to the Board from the Director of Properties, recommending approval of a new agreement to cover 680 sf of office space in Building M-103 at a monthly rental of $1,228.08. The space will be used in connection with their new airline service at the Airport. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Airport Liability Insurance was the subject of a memo to the Board from the Director of Properties, notifying the Board of the general liability insurance covering exposures at Oakland International Airport and of the quotations received for the replacement coverage. It was recommended that the policy be placed with Lloyds of London through S. L. Way at an annual premimum of $80,920.00 for $200,000,000.00 in coverage. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Completion of Fiscal Year Contract - Refueling Truck Contract was the subject of a memo to the Board from Port Principal Engineer Thomas H. Daniels, recommending that the annual contract with Fueling Maintenance Company be accepted as complete. It was noted that the firm was paid $95,854.25 for work performed under the terms of the contract. The recom-

mendation was approved on passage of Resolution No. 27134.

Building Permit Application, Swan Way Terrace Office Center, Swan Way was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of a 53,600 square foot, three-story office structure and associated site improvements, including a 196-stall parking area, outdoor lighting and landscaping. The estimated cost of the work is $1,400,000.00. The environmental document associated with the project was previously considered by the Board. The recommendation was approved on passage of Resolution No. 27159 subject to the exercising of the option for lease of the project and that no construction of electrical and mechanical improvements be commenced until the submittal of drawings and approval by the Board.

New Lease--A. D. Gordon was the subject of a memo to the Board from the Director of Properties, recommending approval of a new four-year lease with the A. D. Gordon Company to occupy 19,500 sf of floor area in Building P-323, along with an adjacent land area. Basic terms of the lease include: an initial rental of $4,000 per month based on $0.205 psf of building floor area and adjusted on October 1, 1984, in accordance with the percentage change in the Consumer Price Index; use of the premises will be for storage and light manufacturing of exhibit productions, architectural effects, and interior woodworking on recreational boats; the Port will maintain the roof and exterior walls of the building and the lessee will be responsible for all other maintenance of the building and for the exterior land area included in the lease and carry fire insurance and certain other liability insurance; the lessee will be required to carry public liability and property damage insurance, pay for all taxes and utilities and will be responsible for obtaining all licenses and permits; the lease will contain the Port's standard

provisions regarding equal employment, nondiscrimination, and the Port's employment development program; and the lease may not be assigned, nor any sublease entered into, without prior Port approval. Also included in the recommendation was an interim right of entry and license agreement to allow for early occupancy of the premises. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Revised Schedule--Fly Oakland Travel Service was the subject of a memo to the Board from the Executive Director, notifying the Board of the schedule as previously developed and that some of the proposers have requested more time to prepare their proposals. It was recommended that the Board approve a two-week extension for submitting proposals which would establish June 7, 1982 as the due date. During discussion, it was noted that the original approval of the program included the retention by the Port of a Business Development Assistant to provide consultation services to the prospective Fly Oakland concessionaire with particular attention to the minority business development portion of the program. The revised schedule was approved on a motion by Commissioner Creque, seconded and passed unanimously with the additional approval for the Executive Director to retain a Business Development Assistant for the Fly Oakland Program and the Airport Parking concession, with additional concurrence for a long term consulting assistant for future Port business opportunities. It was further noted that the proposed schedule would be extended in the event the consultant needed additional time.

Plans and Specifications Redevelopment of Clay Street Pier for Public Fishing, Jack London Square was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for redevelopment of the existing Clay Street

Pier into a public park and fishing pier. The work includes construction of a public restroom, observation tower, fishing area, benches and utilities. The environmental document associated with the work has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27145.

Building Permit Application, Interior Alterations, Shenanigans Restaurant, Jack London Village was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the remodeling of the first floor to include a large banquet room and reception-bar area as well as restroom and entry way alterations to accommodate the handicapped. Other improvements include removal of existing partitions, bars, doors and equipment; installation of new partitions, bars, doors, flooring, carpeting and wall coverings; and associated electrical and mechanical work estimated to cost $180,000. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27135.

Certificate of Compliance--Sawtooth Land Company was the subject of a memo to the Board from the Director of Properties, recommending approval to issue a certificate of compliance for completed improvements for the Sawtooth Land Company office building on Pardee Lane as required by the covenants in the grant deed from the Port to Sawtooth Land Company. The recommendation was approved on passage of Resolution No. 27160.

Right of Entry - Project Development Associates was the subject of a memo to the Board from the Director of Properties, recommending approval to allow the company to grade and compact the site prior to an effective lease, and relocate an existing sewer line that cuts across the premises with the understanding that all work and costs would be at their sole risk. It was

noted that a previous right of entry had been granted and has now expired. The recommendation was approved on passage of Resolution No. 27154 and on a motion by Commissioner Creque, seconded and passed unanimously for approval in principle to the conveyance of an easement to the City for the new sewer line.

Claim for Property Tax Refund was the subject of a memo to the Board from the Director of Properties, recommending approval to file a claim for a tax refund with the County of Alameda for port land in San Leandro which was conveyed to the State for the widening of Doolittle Drive. The recommendation was approved on passage of Resolution No. 27161.

Marina Security was the subject of a memo to the Board from the Director of Properties, notifying the Board of the previous contract with Crescent Security Patrol Service for security guard services at the Port's Embarcadero Cove Marina and recommending approval to enter into a new agreement with Crescent for a one year period to continue to provide security guard coverage eight hours per day, seven days per week, utilizing one security guard, except on Friday and Saturday nights from April 1 through October 31 when two guards will be provided. The approximate annual cost will be $30,700 based on the new hourly rates. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Approval of Remodeling Work to Conference Room B, Port Building F-107 was the subject of a memo to the Board from the Chief Engineer, notifying the Board of the study prepared to improve the room to make the area more suitable for conferences and luncheon meetings. It was recommended that the Board find it in the best interest to the Port to dispense with formal bidding and accomplish the work by a combination of Port forces and separate purchase orders which will allow for the phasing of the work in conjunction with the continued use of the room. It was noted that the cost of supplying,

installing and purchasing furniture and other finishing materials is approximately $43,000. The recommendation was approved on passage of Resolution No. 27146.

Contract Completion, Replacement of Fender Systems at Berths 11 and 12, Outer Harbor Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Crowley Constructors, Inc. be extended through April 27, 1982 and accepted as complete as of that date with a contract price of $511,356.50. The recommendation was approved on passage of Resolution No. 27162 for time extension and Resolution No 27163 for accepting contract.

Plans and Specifications, Asphalt Concrete Paving of the Former Bulk Handling Facility Site, Ninth Avenue Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the placement of asphalt concrete which will make available 4,500 square feet of additional storage space at the terminal. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27147.

Agreement with Canal Industrial Park for Operation of Bay Bridge Terminal was the subject of a memo to the Board from the General Manager, Marine Terminals Department, notifying the Board of the agreement in principle for the operation of the terminal and that the Federal Maritime Commission has not acted on the agreement within 180 days as originally included in the agreement. It was recommended that the Board extend the time limit 90 days to allow for Federal Maritime Commission approval. The recommendation was approved on passage of Resolution No. 27155.

Contract Completion, Elevator Modifications for Earthquake Protection and Handicapped Accessibility at the Port of Oakland Building was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the contract with Montgomery Elevator Company and of the change orders issued, bonus payments received, and that the contractor was three days late in completing the work. It was recommended that the contract time be extended through March 14, 1982, liquidated damages in the amount of $600.00 be assessed for March 15, 16 and 17, 1982, and the contract be accepted as complete as of March 17, 1982 with a contract price of $34,681.85. The recommendation was approved on passage of Resolution No. 27148 for time extension and Resolution No. 27149 for accepting contract.

Mexican Ports Project--Quarterly Preauthorization of Travel was the subject of a memo to the Board from the Executive Director, notifying the Board of the contract with the Republic of Mexico to develop a long-term master training program and to administer an on-the-job training program at Lazaro Cardenas, and recommending approval to preauthorize travel for the appropriate personnel for the next quarter estimated to be sixteen round trips between Oakland and Mexico City and twelve trips between Mexico City and the Mexican ports. The recommendation was approved on passage of Resolution No. 27156.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Sam O. Tamura and Mark S. West, as Port Electrician, effective May 18, 1982, at $2315 per month; and Steven E. Clough and Lowell T. Horan, as Draftsman, effective May 10, 1982, at $1923 per month. Also recommended was an extension of a medical leave of absence for Mrs. Ellen J. Holmgren, Legal Secretary II, for 21 working days. The recommendation was approved on passage of Resolution No.

27136 for appointments and Resolution No. 27137 for leave of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of Deputy Executive Director during the period of May 22 to June 13, 1982, to Amsterdam and Rotterdam, Holland; Hamburg, Germany; Stockholm and Gothenburg, Sweden; Bergen, Norway; Copenhagen, Denmark; Genoa and Rome, Italy; Tel Aviv and Haifa, Israel; Athens, Greece; and Paris France, for trade promotion purposes; ratify the travel of Port Field Auditor, Herminia Blanchard, to Reno, Nevada, on or about April 29, 1982, to participate in activities of the Association of Water Transportation Accounting Officers conference; and the travel of Marine Commercial Representative V, Gary C. Hallin, to Denver, Colorado, and Dallas, Texas, on or about June 7, 1982, for marine cargo solicitation. The recommendation was approved on passage of Resolution No. 27164.

Approval of Annual Contract for Testing Services was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the annual contract for materials testing services in conjunction with the inspection of construction contracts, and of the five proposals received for the work. It was recommended that the Board find the services to be provided by the testing firm as professional in nature and authorize the preparation of a contract with Signet Testing Laboratories to provide the service as based on their quoted prices. It was noted that the firm has performed the work for the past five years. The recommendation was approved on passage of Resolution No. 27138.

Specifications for 1982 Vehicles was the subject of a memo to the Board from the Manager, Purchasing Department, recommending their approval and authority to advertise for bids for ten assorted replacement vehicles. The recommendation was approved on passage of Resolution No. 27150.

Contract for Phase IV Systems Development Computer Program was the subject of a memo to the Board from the Director of Administrative Services, notifying the Board of the Port's computer program and of the proposals received for the systems development of the Phase IV program. It was recommended that the Board approve entering into a contract with Mr. Alvin Soares to develop the Phase IV system which include Work Management, Labor Collection and Tenant Revenue applications at a cost not to exceed $50,000. The recommendation was approved on passage of Resolution No. 27139.

Eastbay Airporter, Inc. - Public Utilities Commission Application No. 82-02-20 was the subject of a letter to the Board from the Port Attorney, notifying the Board that Eastbay Airporter, Inc. filed with the State Public Utilities Commission an application for a certificate to offer on-call ground transportation services between certain East Bay points and Oakland International Airport and San Francisco International Airport. It was recommended that the Board approve supporting the application with respect to service to and from Oakand International Airport. The recommendation was approved on passage of Resolution No. 27140.

Approval of Indeminity Bonds for Lost Port of Oakland 1971 Certificates and Coupon was the subject of a letter to the Board from the Port Attorney, notifying the Board of two separate reports of loss of four Port of Oakland 1971 Certificates. It was recommended that the Board approve the indemnity bond and agreement which will allow for replacement of the lost certificates and payment of the lost coupon. The recommendation was approved on passage of Resolution No. 27141.

International Airline Travel and Career Personnel School, Inc.— Occupancy of Space in Building L-825, Metropolitan Oakland International Airport was the subject of a letter to the Board from the Port Attorney, notifying the Board that the tenant is delinquent in rental totaling $27,939,73 and a three days' notice to pay rent or surrender possession of the premises was served on May 5, 1982. It was recommended that the Board declare the tenancy terminated and authorize the Port Attorney to take appropriate action to regain possession including the filing and prosecution of an action for unlawful detainer and for unpaid rent. The recommendation was approved on passage of Resolution No. 27142.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of May 10, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the Month of April 1982.

Accounts Receivable - 35 Days or More in Arrears as of May 18, 1982.

Accounts Receivable - Referred to Port Attorney as of May 18, 1982.

Summary of Claims Paid from Various Funds for the Period April 19, 1982 through May 7, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Pineda and President Smith - 5
Noes:	None
Absent:	Commissioners Connolly and Hunter - 2

"RESOLUTION NO. 27133

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR FURNISHING SERVICE AND MAINTENANCE FOR SIX JETWAY PASSENGER LOADING BRIDGES, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27134

RESOLUTION ACCEPTING WORK PERFORMED BY FUELING MAINTENACE CO., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27135

RESOLUTION GRANTING OAKLAND VILLAGE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27136

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27137

RESOLUTION RATIFYING GRANTING LEAVE OF ABSENCE TO ELLEN J. HOLMGREN, LEGAL SECRETARY II."

"RESOLUTION NO. 27138

RESOLUTION FINDING AND DETERMINING THAT A PROPOSED CONTRACT FOR TESTING SERVICES CONSTITUTES PROFESSIONAL OR SPECIALIZED SERVICES AND MAY BE MADE WITHOUT COMPETITIVE BIDDING; AND AUTHORIZING THE NEGOTIATION OF SAID CONTRACT."

"RESOLUTION NO. 27139

RESOLUTION FINDING AND DETERMINING THAT A PROPOSED AGREEMENT WITH ALVIN C. SOARES, JR. FOR COMPUTER SYSTEM CONSULTING SERVICES CONSTITUTES PROFESSIONAL OR SPECIALIZED SERVICES; AND AUTHORIZING EXECUTION OF SAID AGREEMENT."

"RESOLUTION NO. 27140

RESOLUTION SUPPORTING APPLICATION OF EASTBAY AIRPORTER, INC. BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, APPLICATION NO. 82-02-20."

"RESOLUTION NO. 27141

RESOLUTION APPROVING LOST INSTRUMENT BOND AND INDEMNITY AGREEMENT FOR PORT OF OAKLAND 1971 CERTIFICATES AND COUPON."

"RESOLUTION NO. 27142

RESOLUTION DECLARING TERMINATED TENANCY OF INTERNATIONAL AIRLINE TRAVEL AND CAREER PERSONNEL SCHOOL, INC., A CALIFORNIA CORPORATION, IN BUILDING L-825, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT AND AUTHORIZING FILING OF ACTION BY THE PORT ATTORNEY."

"RESOLUTION NO. 27143

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH SHIPPERS IMPERIAL, INC."

"RESOLUTION NO. 27144

RESOLUTION APPROVING AND RATIFYING A COMPROMISE AND RELEASE OF WORKERS' COMPENSATION CLAIMS."

"RESOLUTION NO. 27145

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REDEVELOPMENT OF CLAY STREET PIER FOR PUBLIC FISHING, JACK LONDON SQUARE, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27146

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PERFORM CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PERFORMANCE THEREOF."

"RESOLUTION NO. 27147

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR ASPHALT CONCRETE PAVING OF THE FORMER BULK HANDLING FACILITY SITE, NINTH AVENUE TERMINAL, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27148

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH MONTGOMERY ELEVATOR COMPANY."

"RESOLUTION NO. 27149

RESOLUTION ACCEPTING WORK PERFORMED BY MONTGOMERY ELEVATOR COMPANY AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27150

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR FURNISHING AND DELIVERING VEHICLES TO THE PORT OF OAKLAND, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27151

RESOLUTION GRANTING THE HERTZ CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27152

RESOLUTION GRANTING AMERICAN AIRLINES, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27153

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27154

RESOLUTION AUTHORIZING EXECUTION OF CONDITIONAL RIGHT OF ENTRY AGREEMENT WITH PROJECT DEVELOPMENT ASSOCIATES."

"RESOLUTION NO. 27155

RESOLUTION EXTENDING FEDERAL MARITIME COMMISSION APPROVAL OR RULING DATE IN PREFERENTIAL ASSIGNMENT AGREEMENT WITH CANAL INDUSTRIAL PARK, INC."

"RESOLUTION NO. 27156

RESOLUTION APPROVING AIR TRAVEL FOR THIRD QUARTER OF MEXICAN PORTS PROJECT, AND RATIFYING CERTAIN OTHER AIR TRAVEL."

"RESOLUTION NO. 27157

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH HENRY L. CHAPOT & ASSOCIATES."

"RESOLUTION NO. 27158

RESOLUTION ACCEPTING WORK PERFORMED BY HENRY L. CHAPOT & ASSOCIATES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27159

RESOLUTION GRANTING A. L. WALBURG PERMISSION TO PERFORM CERTAIN WORK SUBJECT TO SPECIFIED CONDITIONS."

"RESOLUTION NO. 27160

RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF CERTIFICATE OF COMPLIANCE FOR REAL PROPERTY SOLD TO SAWTOOTH LAND COMPANY."

"RESOLUTION NO. 27161

RESOLUTION AUTHORIZING PORT ATTORNEY TO FILE CLAIM WITH THE BOARD OF SUPERVISIORS OF ALAMEDA COUNTY FOR ERRONEOUSLY COLLECTED TAXES PAID BY PORT OF OAKLAND."

"RESOLUTION NO. 27162

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH CROWLEY CONSTRUCTORS, INC."

"RESOLUTION NO. 27163

RESOLUTION ACCEPTING WORK PERFORMED BY CROWLEY CONSTRUCTORS, INC. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27164

RESOLUTION CONCERNING CERTAIN TRAVEL."

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Higgins, Pineda and President Smith - 4
Noes:	None
Abstained:	Commissioner Eng - 1
Absent:	Commissioners Connolly and Hunter - 2

"RESOLUTION NO. 27165

RESOLUTION GRANTING SEA CROSS, INC. PERMISSION TO PERFORM CERTAIN WORK."

Port Ordinance No. 2451 being, "AN ORDINANCE AMENDING SECTION 9.11 OF PORT ORDINANCE NO. 867 TO CREATE TWO ADDITIONAL POSITIONS OF PORT ELECTRICIAN," and Port Ordinance No. 2453 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH KEEP ON TRUCKING COMPANY, INC.," were read a second time and passed by the following vote:

Ayes: Commissioners Creque, Eng, Higgins, Pineda and President Smith - 5

Noes: None

Absent: Commissioners Connolly and Hunter - 2

At the hour of 4:50 p.m. the Board entered into executive session on personnel matters and reconvened in open session at the hour of 5:10 p.m. at which time the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, June 1, 1982, at the hour of 4:15 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to the members of the Board.

Commissioners present: Creque, Higgins, Pineda and President Smith - 4

Commissioners absent: Connolly, Eng and Hunter - 3

Also present were the Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Assistant Chief Engineer; Supervising Civil Engineer Vern Coe; Director of Properties; Commercial Representatives Robert O'Maley and Steve Hanson; Airport Manager; Manager, General Aviation; Equal Opportunity Officer; Contract Compliance Officer; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. J. D. O'Neill, representing the J. D. O'Neill Company; and Mrs. Maxine Glover, representing the Minority Contractors Association of Northern California.

The minutes of the regular meeting of May 4, 1982, and the regular meeting of May 18, 1982 were approved as submitted and ordered filed.

At the hour of 4:16 p.m. the Board held a public hearing on Schnitzer Steel Products Company's application to replace piles and perform routine maintenance on Piers No. 2 and No. 6. The proposed work includes the replacement of 15 deteriorated piles at Pier No. 2, 59 deteriorated piles at Pier No. 6 and associated structural work on both piers estimated to cost $100,000. The project is categorically exempt and an environmental impact

BOARD OF PORT COMMISSIONERS
MEETING OF JUN 2 9 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

report is not required. There was no further testimony, the report was considered and the hearing was closed at the hour of 4:16 p.m. The application was approved on passage of Resolution No. 27172.

Clorox Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board that final agreement has been reached for a ground lease with Clorox Company for a new corporate jet facility near the South Airport air cargo buildings and the World Airways hangar and recommending approval of the proposed lease. Basic terms of the lease include a site of approximately 136,875 sf, with a right of first refusal on an adjacent expansion area of 106,000 sf. The term of 25 years with two 5-year options with the right of first refusal on the expansion area will expire after the 10th year of the lease term. The initial monthly rental will be $2,737.50. After the Port-constructed improvements are completed, the initial monthly rental will commence when construction of the facility is completed by Clorox; when any portion of the facility is occupied by Clorox; or twelve months after the commencement of the lease term. The rental will be adjusted at 5-year intervals in accordance with the percentage change in the Producer Price Index—All Commodities not to exceed an increase of 50% over the existing rental. At the end of the 10th year of the term, the rental will be adjusted based on the then prevailing rate of return being obtained by the Port on ground leases and the two rental adjustment methods will be used alternately at the end of the 5-year periods. The premises will be used by Clorox as a corporate aircraft base, including related office, storage, and maintenance uses, and for providing maintenance and services to corporate aircraft. The Port will bring necessary utilities to the premises and construct a road and taxiway to the premises and also provide necessary security and safety installations for the road and taxiway. The lease will

also contain provisions for insurance bonds, lessee's responsibilities, and the Port's standard provisions concerning equal employment, nondiscrimination and ERDP. Clorox may perform self-fueling if: it provides its own underground fuel storage tanks and/or fuel trucks on the premises and if it obtains its own fuel allocation. Clorox will pay to the Port an initial payment of 14 cents per gallon for all fuel dispensed under Clorox's self-fueling rights. The recommendation was approved on an ordinance passed to print.

Consent to Encumbrance of Western Airmotive Facilities, Inc. Lease hold was the subject of a memo to the Board from the Executive Director, notifying the Board that Western Airmotive Facilities, Inc. is the lessee of the North Airport Executive Terminal and Hangar 5 and under the lease they are required during the first five years of the term to remodel Hangar 5 at a total coast of at least $1,000,000. They have requested that the Port consent to an encumbrance of its leasehold interest by a deed of trust in favor of Bank of America in connection with a line of credit of up to $3,000,000 which will be used for business operations of the lessee and Western Pacific Aviation who owns 70%. Under the proposed Consent to Encumbrance of Lease, the Port would consent to an indebtedness not to exceed $3,000,000 secured by a deed of trust on the leasehold; and any sale, assignment or transfer of the leasehold upon judicial or nonjudicial foreclosure or in lieu of foreclosure, except to Bank of America, requires the Port's prior written consent, and the Port is not bound by any objective standard of reasonableness and may impose any terms it deems appropriate as a condition to its consent; and the encumbrance terminates when all indebtedness is satisfied, or if the Bank fails to notify the Port in writing each year of outstanding indebtedness. The request was approved on passage of Resolution No. 27194.

License Agreement Renewal—KaiserAir was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for space in Building L-710 used for its corporate jet facility at a new monthly rental of $4,156.91. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

License Agreement Renewal—Air California was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for 8,000 sf of warehouse space in Building L-812 for a new total monthly rental of $1,116,80. The recommendation was approved on a motion by Commission Creque, seconded and passed unanimously.

Award of Contract, Relocation of Rental Car Lot, South Airport was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the three bids received and recommending award of the contract to Gallagher & Burk, Inc., the low bidder at $62,620.00. The recommendation was approved on passage of Resolution No. 27171.

Award of Contract, Reroofing Portions of Building L-710 was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the six bids received and recommending award of the contract to Glas-Shield Roof Systems of Northern California, Inc., the low bidder at $30,512.00. The recommendation was approved on passage of Resolution No. 27170.

Report and Recommendation, Office/Retail Condominium Development Growth Properties was the subject of a memo to the Board from the Executive Director, notifying the Board of the previously granted conceptual design approval for the office/retail/restaurant development of approximately 8 acres of land near the Embarcadero Cove Marina. Growth Properties has the option to lease two parcels known as Parcel A and Parcel B and they intend to subdivide

a portion of Parcel A and all of Parcel B into office/retail condominiums wherein individual purchasers would own their own office or retail space and a portion of the property improvements. Parcel would be divided into 2 lots, one to be further subdivided for condominiums and the other reserved for ingress/egress and vehicular parking. Parcel B would be similarly divided into 2 lots. The environmental document associated with the project has previously been considered by the Board. It was recommended that the Board review the attached report regarding the proposed subdivisions and set the date of the required public hearing for 4:00 p.m. Tuesday, June 15, 1982 at which time Tentative Maps will be considered for approval by the Board. The recommendation was approved on passage of Resolution No. 27173.

Assignment of Steve's Marine Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board that the lease was encumbered by a deed of trust securing a loan from Bank of America and they are now requesting to assign the lease to Bell Marine, Inc. The item was held over for one week for further study.

Jack London Village Sublease was the subject of a memo to the Board from the Director of Properties, recommending approval for Esther and Louis Kaplan to operate an art and jewelry shop in the Village. The recommendation was approved on passage of Resolution No. 27174.

Certificate of Compliance--James E. Rueter was the subject of a memo to the Board from the Director of Properties, recommending approval to issue a certificate of compliance for constructed improvements of his office building in the Oakland Airport Business Park. The requirement is one of the convenants in the grant deed from the Port. The recommendation was approved on passage of Resolution No. 27175.

Plans and Specifications, Reroofing of Building F-107, Jack London Square was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the reroofing the Port Building which includes the 4th floor addition and the 1st floor addition. The work includes replacing approximately 24,000 square feet of built-up roofing on the 1st and 3rd floor roofs, and applying a roof coating of approximately 7,400 square feet on the 4th floor roof. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27190.

Contract Completion, Demolition of Clay Street Shed Building E-502, Jack London Square was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Abdo S. Allen Co. be extended through May 3, 1982 and accepted as complete as of that date with a contract price of $23,100.00. The recommendation was approved on passage of Resolution No. 27191 for time extension and Resolution No. 27192 for accepting contract.

Building Permit Application, Emperor Restaurant, Sea Cross, Inc. was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of certain exterior and interior alterations to the elevator cab and the plaza-level elevator enclosure. The estimated cost of the proposed work is $11,000. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27176.

Interim License Agreement—Empire Sailing was the subject of a memo to the Board from the Director of Properties, recommending approval of an interim agreement to allow Empire Sailing to take early occupancy of the building prior to the effective date of the lease. The recommendation was approved on passage of Resolution No. 27177.

Approval of Terminal Entrance, Alterations (Phase I) - Seventh Street Public Container Terminal was the subject of a memo to the Board from the Chief Engineer, notifying the Board that Marine Terminals Corporation has submitted plans to modify the Public Container Terminal entrance under the new agreement which provides for reimbursement by the Port for Port-approved terminal improvements up to a maximum of 2-1/2% of annual terminal wharfage and dockage revenue. It was recommended that the Board approve the submitted Phase I plans which include only the demolition and fence construction within the terminal limits estimated to cost $60,000. Phase II will be presented at a later date. The work is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27178.

Neptune Orient Lines Joint User Agreement was the subject of a memo to the Board from the General Manager, Marine Terminals Department, notifying the Board that Neptune Orient Lines has entered into an agreement with Orient Overseas Container Line which operates OOCL-Seapac Service and Korea Shipping Corporation which operates K.S. Line to have a joint water carrier service in the trans-Pacific trade and share space on each other's vessels and that they will use Neptune Orient Lines' terminal at Outer Harbor Berth 5. It was recommended that the Board approve the joint use of the terminal as required with the agreement with Neptune Orient Lines. The recom-

mendation was approved on passage of Resolution No. 27179.

Award of Contract, Construction of Metal Transit Shed, Building E-405, Berth I, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the ten bids received and that the apparent low bidder made a clerical error and has requested to withdraw the bid. A review by Port staff has recommended that the second low bidder be found to be a nonresponsible bidder as their "Good Faith Efforts" to obtain minority subcontractors were less than recommended by the Port. After discussion which included an appearance by Mr. J. D. O'Neill the second low bidder, concerning his efforts to obtain minority contractors and included discussion on the Ports Guidelines for "Good Faith Efforts", Commissioner Higgins moved that all the bids be rejected, that informal bids be received and that the Executive Director be authorized to proceed with the contract as soon as possible. Ms. Maxine Glover, representing the Minority Contractors Association of Northern California, appeared before the Board to make certain suggestions which would improve the Guidelines to obtain minority subcontractors. The information was taken under advisement. All the bids were rejected and authority received for open market informal bids on passage of Resolution No. 27180.

Secondary Use Request, American President Lines was the subject of a memo to the Board from General Manager, Marine Terminals Department, recommending approval for Zim Container Service to be designated as a secondary user of American President Lines' facility under the requirements of the agreement between the Port of Oakland and American President Lines. The recommendation was approved on passage of Resolution No. 27181.

Plans and Specifications, Retrofitting Portainer Crane No. 348 with Rail Brakes was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending their approval and authority to advertise for bids to upgrade safety features and operational abilities of the crane. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27182.

Award of Contract, Reroofing of Building E-407A, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the eight bids received and recommending award of the contract to the low proper bidder, Pacific Coast Building Products, Inc. dba ALCAL, at $76,437.00. The recommendation was approved on passage of Resolution No. 27183.

Approval of Change Order for Construction of Metal Endwall for Transit Shed, Building E-407A, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending approval to issue a change order to the M. G. C. Company to paint the walls, trusses and ceiling within the existing transit shed at an approximate cost of $30,000. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Approval of Change Order for Asphalt Concrete Paving at Charles P. Howard Terminal, O. C. Jones and Sons was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending approval to issue a change order to O. C. Jones and Sons to relocate the temporary entrance and longshoremen's parking to the foot of Grove Street, estimated to cost $51,000.00. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Michael T. Snider, Victoriano R. Canovas, Robert J. Johnson, Linda A. Bohuslav, Fred Badillo, and Patrick Baxter, as Youth Aide, Class "A", effective June 2, 1982, at $9.33 per hour; Christopher R. Pierce, as Youth Aide, Class "A", effective June 7, 1982, at $9.33 per hour; Monika M. Feldmeier, as Extra Position #1, effective June 1, 1982, at $3.35 per hour; Hope Samaras, as Senior Secretary, effective June 24, 1982, at $1526 per month; Jeanine A. Wiley, as Extra Position #2, effective June 1, 1982, at $3.35 per hour; Henry Melendres, as Port Personnel Analyst, effective June 12, 1982, at $2010 per month; and Stephen M. Stewart, as Youth Aide, Class "A", effective May 29, 1982, at $9.33 per hour. Also recommended was a salary decrease for Mr. William O. Thompson, Assistant Mechanical and Electrical Engineer, to rate "d" of his salary schedule as he is no longer performing field work and the salary change for the position of Youth Aide, Class "AA" from $12.80 per hour to $10.81 per hour; and the creation of new exempt position of Marine Commercial Representative Assistant to provide administrative secretarial assistance in the Chicago Office, and two additional positions of Youth Aide, Class "D", and a leave of absence for Mrs. Evonne Yfantis, Senior Secretary, for a period of 39 working days for the purpose of extended travel. The recommendation was approved on a passage of Resolution No. 27184 for appointments; Resolution No. 27185 for salary assignment; Resolution No. 27186 for leave of absence; and on an ordinance passed to print for salary change and creation of positions.

Fire and Extended Coverage Insurance was the subject of a memo to the Board from the Director of Properties, notifying the Board that the detailed appraisal of Port buildings has been completed and it was recommended that the coverage be placed with Industrial Risk Insurers, to insure certain

improvements with a total replacement cost of $49,954,653 at an average rate of $0.0446 per $100 of value with a per occurrence deductible of $5,000 for an annual premium of $22,303.00. This placement will adjust the annual premimum for the original policy based on reduced insured values of $112,911,322 to $94,733.00. It was noted that the appraisal of the Port buildings has produced a saving in premimum costs. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Claim Against Helen Florence Martinez Regarding Damage to Port Vehicle was the subject of a letter to the Board from the Port Attorney, notifying the Board of a collision with a Port vehicle which was repaired at a cost of $2,907.12. As Ms. Martinez has made no effort to pay the cost, it was recommended that the Board ratify an action taken to enforce collection. The recommendation was approved on passage of Resolution No. 27166.

Management Agreement With Marine Terminals Corporation and 7th Street Terminal Use Agreement with Hapag-Lloyd AG, Federal Maritime Commission Agreements Nos. T-4008 and T-4009 was the subject of a letter to the Board from the Port Attorney, notifying the Board of the agreement with Marine Terminals Corporation's and Hapag-Lloyd's for the use of a portion of the terminal as its regularly scheduled Northern California port of call and that the Federal Maritime Commission has approved the agreement which will commence June 1, 1982. The information was noted and ordered filed.

Issuance of $1,000,000.00 Principal Amount of Port of Oakland and 1981 Small Craft Harbor Revenue Bonds - Union Point Basin was the subject of a letter to the Board from the Port Attorney. The Secretary of the Board notified the Board that the proposed sale required five affirmative votes by the Commission, as only four were present the item would be continued until the next meeting of the Board.

Claim of Frank Alire was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in the sum of $500,000.00 for alleged injuries occuring at the Airport while working on a truck. As the truck was not owned, operated or controlled by the Port, it was recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27167.

The Board discussed the annual election of officers and after brief discussion Commissioner Pineda moved that the Bylaws be amended to state that the election be held at the second regular meeting in July of each year. The motion was seconded and passed unanimously with an appropriate resolution to be presented at the next meeting of the Board.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of May 31, 1982.

Status of Consultant Contracts in Progress as of June 1, 1982.

Summary of Cash - Port Revenue and Construction Fund as of May 24, 1982.

Summary of Claims Paid from Various Funds for the Period May 7, 1982 through May 19, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Creque, Higgins, Pineda and President Smith - 4

Noes: None

Absent: Commissioners Connolly, Eng and Hunter - 3

"RESOLUTION NO. 27166

RESOLUTION RATIFYING THE FILING OF ACTION BY THE PORT ATTORNEY AGAINST HELEN FLORENCE MARTINEZ."

"RESOLUTION NO. 27167

RESOLUTION REJECTING CLAIM OF FRANK ALIRE."

"RESOLUTION NO. 27168

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH STARR-KABL, INCORPORATED, AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 27169

RESOLUTION AUTHORIZING EXECUTION OF RENEWAL OF LEASE AGREEMENT WITH THE STATE OF CALIFORNIA."

"RESOLUTION NO. 27170

RESOLUTION REJECTING PURPORTED LOW BID; AWARDING CONTRACT TO GLAS-SHIELD ROOF SYSTEMS OF NC, FOR REROOFING PORTIONS OF BUILDING L-710, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27171

RESOLUTION AWARDING CONTRACT TO GALLAGHER & BURK, INC. FOR RELOCATION OF RENTAL CAR LOT, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27172

RESOLUTION GRANTING PERMIT TO SCHNITZER STEEL PRODUCTS CO. TO FILL AND DREDGE AND PERFORM OTHER WORK IN THE OAKLAND ESTUARY."

"RESOLUTION NO. 27173

RESOLUTION SETTING DATE FOR PUBLIC HEARING ON TENTATIVE SUBDIVISION MAPS FILED BY GROWTH PROPERTIES."

"RESOLUTION NO. 27174

RESOLUTION CONSENTING TO SUBLEASE BY OAKLAND VILLAGE CORPORATION TO ESTHER KAPLAN AND LOUIS KAPLAN."

"RESOLUTION NO. 27175

RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF CERTIFICATE OF COMPLIANCE FOR REAL PROPERTY SOLD TO JAMES E. RUETER."

"RESOLUTION NO. 27176

RESOLUTION GRANTING SEA CROSS, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27177

RESOLUTION AUTHORIZING EXECUTION OF INTERIM LICENSE AND CONCESSION AGREEMENT WITH EMPIRE SAILING."

"RESOLUTION NO. 27178

RESOLUTION GRANTING MARINE TERMINALS CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27179

RESOLUTION APPROVING JOINT USE OF NEPTUNE ORIENT LINES, LTD. ASSIGNED PREMISES BY ORIENT OVERSEAS CONTAINER LINES, INC. AND KOREA SHIPPING CORPORATION."

"RESOLUTION NO. 27180

RESOLUTION REJECTING BIDS FOR CONSTRUCTION OF METAL TRANSIT SHED, BUILDING E-405, BERTH I, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA, AND AUTHORIZING PERFORMANCE OF THE WORK IN THE OPEN MARKET."

"RESOLUTION NO. 27181

RESOLUTION APPROVING DESIGNATION OF PARTIAL SECONDARY USE BY AMERICAN PRESIDENT LINES, LTD. TO ZIM CONTAINER SERVICE."

"RESOLUTION NO. 27182

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR RETRO-FITTING PORTAINER CRANE NO. 348 (PORT NO. X403) WITH RAIL BRAKES, BERTH 6, OUTER HARBOR TERMINAL, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27183

RESOLUTION AWARDING CONTRACT TO PACIFIC COAST BUILDING PRODUCTS, INC. DBA ALCAL FOR REROOFING OF BUILDING E-407A, CHARLES P. HOWARD TERMINAL; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27184

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27185

RESOLUTION ASSIGNING WILLIAM O. THOMPSON AND FINDING HIM TO BE ENTITLED TO A CERTAIN RATE WITHIN SALARY SCHEDULE NO. 50.5 FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 27186

RESOLUTION GRANTING LEAVE OF ABSENCE TO EVONNE YFANTIS, SENIOR SECRETARY."

"RESOLUTION NO. 27187

RESOLUTION GRANTING SALTY DOG PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27188

RESOLUTION GRANTING TRANSAMERICA INTERMODAL MAINTENANCE SERVICES OF CALIFORNIA, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27189

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27190

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REROOFING OF BUILDING F-107, JACK LONDON SQUARE, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27191

RESOLUTION EXTENDING TIME PERFORMANCE OF CONTRACT WITH ABDO S. ALLEN CO."

"RESOLUTION NO. 27192

RESOLUTION ACCEPTING WORK PERFORMED BY ABDO S. ALLEN CO. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27193

RESOLUTION GRANTING GREAT ATLANTIC LOBSTER COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27194

RESOLUTION AUTHORIZING EXECUTION OF CONSENT TO ENCUMBRANCE OF LEASE BY WESTERN AIRMOTIVE FACILITIES, INC. SUBJECT TO CERTAIN CONDITIONS."

Port Ordinance No. 2441 being, "AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A LEASE WITH MALRITE OF CALFORNIA, INC.", was read a second time and passed by the following vote:

Ayes: Commissioners Creque, Higgins, Pineda and President Smith - 4

Noes: None

Absent: Commissioners Connolly, Eng and Hunter - 3

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 2.01 OF PORT ORDINANCE NO. 867 ADOPTING NEW SALARY SCHEDULE NO. 56.8, AMENDING SECTION 9.18 OF PORT ORDINANCE NO. 867 TO REVISE THE YOUTH AIDE, CLASS "AA", SALARY AND CREATE TWO ADDITIONAL POSITIONS OF YOUTH AIDE, CLASS "D", AND ADDING SECTION 11.008 TO PORT ORDINANCE NO. 867 TO CREATE ONE NEW POSITION OF MARINE COMMERCIAL REPRESENTATIVE ASSISTANT," and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH THE CLOROX COMPANY," were read a first time and passed to print by the following vote:

Ayes: Commissioners Creque, Higgins, Pineda and President Smith - 4

Noes: None

Absent: Commissioners Connolly, Eng and Hunter - 3

At the hour of 5:40 p.m. the Board entered into executive session on personnel matters and reconvened in open session at the hour of 6:20 p.m. at which time the meeting was adjourned to Tuesday, June 8, 1982, at the hour of 3:00 p.m. in Conference Room B, of the Port Building.

* *

The meeting was reconvened on Tuesday, June 8, 1982 at the hour of 4:00 p.m. in Conference Room B of the Port Building, President Smith presiding.

Commissioners present: Creque, Eng, Higgins, Hunter and President Smith - 5

Commissioners absent: Connolly and Pineda - 2

Also present were the Executive Director; Port Attorney and Secretary of the Board.

Assignment of Steve's Marine Lease, a continued item, was the subject of a memo to the Board from the Director of Properties, notifying the Board that the leasehold interest was encumbered by a deed of trust securing a loan from the Bank of America and they have now requested that the lease be assigned to Bell Marine, Inc., and it was recommended that the request be approved. The recommendation was approved on passage of Resolution No. 27195.

Issuance of $1,000,000.00 Principal Amount of Port of Oakland 1981 Small Craft Harbor Revenue Bonds - Union Point Basin was a subject a letter to the Board from the Port Attorney, recommending approval to offer for public sale junior lien revenue bonds in the principal amount of $1,000,000.00

repayable over a period of 30 years from August 1, 1982, bearing interest at 10-3/4%. It is not anticipated that any bids will be received and the Port will then enter into an agreement with the State of California Department of Boating and Waterways providing for the funding by the State of the final $1,000,000.00 loan increment at a 10-3/4% interest rate for the construction of the Union Point Basin Marina Project. The recommendation was approved on passage of Resolution No. 27196.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Hunter and President Smith - 5
Noes:	None
Absent:	Commissioners Connolly and Pineda - 2

"RESOLUTION NO. 27195

RESOLUTION CONSENTING TO ASSIGNMENT OF THE STEVE'S MARINE, INC. LEASE TO BELL MARINE, INC."

"RESOLUTION NO. 27196

RESOLUTION AUTHORIZING AND DIRECTING THE SALE OF $1,000,000 PRINCIPAL AMOUNT OF PORT OF OAKLAND 1981 SMALL CRAFT HARBOR REVENUE BONDS."

"RESOLUTION NO. 27197

RESOLUTION AMENDING THE BY-LAWS AND ADMINISTRATIVE RULES OF THE BOARD OF PORT COMMISSIONERS RELATING TO THE ELECTION OF OFFICERS."

At the hour of 4:08 p.m. the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, June 15, 1982, at the hour of 4:25 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to the members of the Board.

Commissioners present: Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Director of Properties; Assistant Director of Properties and Senior Commercial Representative; Airport Manager; Manager, General Aviation; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Edgar L. Buttner, representing his firm; and Mr. A. L. Walburg, representing his firm.

At the hour of 4:26 p.m. the Board held a public hearing on the Tentative Subdivision Maps for Office Condominium Development, Growth Properties, Embarcadero Cove Marina. The Tentative Maps were filed with the Port on May 5, 1982, with the applicant intending to subdivide and develop two parcels of land, known as Cove II and Cove IV, with two multi-story office/retail buildings and associated parking, landscaping and site improvements, with the additional subdivision of the buildings into individual office and retail condominiums which will be offered for sale. Both parcels

BOARD OF PORT COMMISSIONERS
MEETING OF JUL 20 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

of land will be leased from the Port and title to the property upon which the developments are to be built will remain with the Port. There was no further testimony and the hearing was closed at the hour of 4:30 p.m. The Tentative Maps were approved on passage of Resolution No. 27208 subject to Growth Properties properly exercising its option to lease the subject parcels; the applicant or its Port approved assignee first pays to the Port the difference, if any, between the Port's subdivision processing fee in effect when the Tentative Map was filed and the Ports' subdivision filing fee in effect on the date of the exercise of the option to lease the land covered by the Tentative Map; and that the final Map contain language noting that the lease may be amended; and further that no unit consisting of less than 728 square feet of floor space shall be offered for sale, with the exception of units 10 and 11 which shall contain no less than 520 square feet of floor space.

Appearance of Mr. Edgar L. Buttner

Mr. Buttner appeared before the Board concerning his fifty-year ground lease for a 54,224 square foot parcel at 7719-7723 Oakport Street, and requested that the recent appraisal to establish value for rental purposes was not correct and he wishes to have the study redone under different circumstances. The Port Attorney notified the Board that Mr. Buttner had filed an action with the court concerning the matter and he recommended that any discussion of the matter be held in executive session. The presentation by Mr. Buttner was taken under submission.

Plans and Specifications for Construction of AirBART Bus Shelters and Roadway Improvements was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval. The work involves street and median widening in front of the Airport passenger terminal and construction of a shelter for AirBART operations. At the Coliseum Airport

Station, the work includes modifications to San Leandro Boulevard and construction of a bus shelter. The contractors will be allowed to bid on the work at either site separately or on the entire project. The Urban Mass Transit Administration will fund eighty percent of the eligible portions of the project. It was noted that UMTA has not approved the plans as of the Board meeting and advertising for bids will not take place until approval has been received. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27198.

Award of Contract, Reroofing Portions of Building L-810 was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the four bids received and recommending award of the contract to Pacific Coast Roof Systems, the low bidder at $38,530.00. The recommendation was approved on passage of Resolution No. 27205.

License Agreement Renewal--Sierra Academy was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for office, hangar and shop space in Building L-230 and adjacent ramp area at a new total monthly rental of $2,994.48. The recommendation was approved on a motion by Commissioner Connolly, seconded and passed unanimously.

Lease Extension and Rental Adjustment--Hertz was the subject of a memo to the Board from the Director of Properties, notifying the Board of a 10-year ground lease with two 5-year options for a 0.7982-acre site adjacent to the South Airport Terminal. Hertz has exercised its second 5-year option effective July 1, 1982, and it was recommended that the Board approve the lease extension with a rent of $1,738.48 per month for the 5-year period. The recommendation was approved on a motion by Commissioner Connolly, seconded and passed unanimously.

License Agreement Renewal--Hertz was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for certain office space in the Terminal Building at a rental of $1,057 per month. The recommendation was approved on a motion by Commissioner Connolly, seconded and passed unanimously.

Plans and Specifications, Construction of Concrete Pavement, Vicinity of L-610, North Airport was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the new concrete pavement. The improvements will provide more than 7,900 square feet of additional apron for heavy aircraft in the vicinity of the Air Cal maintenance hangar. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27199.

Contract Completion, Relocation of Taxiway 3, South Airport was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Gallagher & Burk, Inc., be extended through April 27, 1982, and accepted as complete as of that date with a contract price of $510,098.16. The recommendation was approved on passage of Resolution No. 27200 for time extension and Resolution No. 27201 for accepting contract.

At the hour of 4:47 p.m., Commissioner Hunter was excused from the meeting.

Marina Rates and Charges was the subject of a memo to the Board from the Director of Properties, recommending approval to increase the rates by approximately 12%. The new average rate will be $3.65 per lineal foot. The new rates would result in berth rentals ranging from $3.32 per lineal foot

for 22-foot berths to $4.33 per lineal foot for 52-foot berths. Other increases in the rates include side-tie rates to $3.65 per lineal foot, overhang charges to $3.65 per lineal foot, and utility charges increased by 50%. The recommendation was approved on an ordinance passed to print.

Exercise of Option to Lease--Walburg was the subject of a memo to the Board from the Director of Properties, notifying the Board of the option to lease a 2.23-acre site located in the Oakland Airport Business Park to A. L. Walburg and that Mr. Walburg has notified the Port of his intentions to exercise the option to lease the property. Certain conditions of the option have been satisfied which include building permit approval; construction loan commitment, with hypothecation of documents to follow; submission of a limited partnership agreement; and compliance with the Minority Equity Particiation Plan. The lender, Security Pacific National Bank, has requested that the lease be amended to provide that, in the event the lender acquires the property, the Port's consent to an assignment from the lender will not be unreasonably withheld. It was recommended that the Board approve the exercise of the option to lease and authorize the amendment to the lease. The recommendation was approved on passage of Resolution No. 27215 for amendment to the lease and Resolution No. 27216 for exercise of option.

Specifications for Sea Cross Elevator Modernization, 66 Jack London Square was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending their approval and authority to advertise for bids for the necessary repairs to the outside elevator serving the Emperor Restaurant on the roof of the Port Office Building. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27219.

Award of Contract, Application of Reflective Coating on Building C-226, Outer Harbor Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the nine bids received and recommending award of the contract to Fidelity Roof Company, the low bidder at $28,000.00. The recommendation was approved on passage of Resolution No. 27206.

Award of Contract, Furnishing and Installing Mobile Office Units, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the two bids received and recommending award of the contract to Facilities Leasing Co., the low bidder at $70,307.00. The recommendation was approved on passage of Resolution No. 27209.

Plans and Specifications, Repair of Apron, and Replacement of Fender System, Berth J, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the removal and replacement of approximately 460 lineal feet of wood fender system; removal of the existing deck surfacing; constructing new decking; replacement of deteriorated or missing beams and piles; and constructing new asphalt concrete apron surface. The environmental document associated with the work has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27210.

Amendment to Tariff Adjustments Adopted April 20, 1982 was the subject of a memo to the Board from the General Manager, Marine Terminals Department, recommending approval to revise certain increases in the recently approved general tariff increases. The changes concern the Commodity Rate Factors which would have provided a rate increase too great to be initiated at

one time. The recommendation was approved on passage of an ordinance to print.

Renewal of Consultant Services for Yacht Potomac was the subject of a memo to the Board from the Chief Engineer, notifying the Board of the agreement with Mr. Edward Mackin to perform certain services in connection with the restoration of the Yacht Potomac and recommending that the contract be renewed for a six-month period at $18,750.00 plus related expense costs. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Karen E. Petersen, as Marine Commercial Representative Assistant, effective June 21, 1982, at $1465 per month; Frank A. Tse, as Intermediate Drafting Technician, effective June 28, 1982, at $1746 per month; Renata E. Gray, as Draftman, effective July 19, 1982, at $1746 per month; Loretta A. Cumming, as Youth Aide, Class "AA", effective June 15, 1982, at $10.81 per hour; Faith Fuller, as Relief Reservation Clerk, effective June 2, 1982, at $7.16 per hour; Marsha L. King and Annie L. Johnson, as Relief Reservation Clerk, effective June 2, 1982, at $7.91 per hour; Monika M. Feldmeier and Jeanine A. Wiley, as Youth Aide, Class "D", effective June 15, 1982, at $3.35 per hour; and Eric L. Chau, Jr., Linda Lew and Scott L. Martin, as Youth Aide Class "A", effective June 21, 1982, at $9.33 per hour. Also recommended was the creation of one new position of Supervising Transportation Planner and approval of the job specifications. Further recommended was a leave of absence for Ms. Jane Kirksey, Senior Account Clerk, for 47 working days; a military leave of absence for Mr. Raymond A. Boyle, Senior Traffic Representative and Traffic Analyst, for 8 working days; and a military leave of absence for Mr. Charles A. Boyd, Port

Environmental Planner, for 10 working days. The recommendations were approved on passage of Resolution No. 27202 for appointments; Resolution No. 27203 for job specifications; Resolution No. 27204 for leaves of absence; and an ordinance passed to print for creation of position.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Chief Engineer to New Orleans, Louisiana, on or about June 28, 1982, to attend a meeting of the American Association of Port Authorities Dredging Committee; travel of Garry Hallin, Commercial Representative V, to Beaverton, Oregon, on or about June 22, 1982, for trade promotion purposes; travel of Hal Bostic, Operations Manager, to Reno, Nevada, on or about July 12, 1982, to attend an AAAE/CAAE Conference; travel of Richard Little, Utilities Foreman, to Dallas, Texas, on or about July 6, 1982, to attend a training course on cable testing and fault location; travel of the Manager, General Aviation, to Reno, Nevada, on or about July 11, 1982, to attend the Southwest Chapter AAAE/CAAE 1982 Summer Conference; travel of the Manager, Cargo Marketing, to New York and Washington, D.C., on or about June 28, 1982, for trade development purposes; travel of the Manager, Air Traffic Development, to Dallas, Texas, on or about June 10, 1982, to participate in the inaugural promotion for American Airlines; travel of Commissioners Eng, Creque, Connolly, Hunter and Pineda, the Executive Director, Deputy Executive Director, Port Attorney, Director of Aviation, Program Director for Mexican Ports Project, Director of Public Affairs, and Secretary of the Board to Washington, D.C., on or about June 20, 1982, to attend the Port's Congressional Reception and certain meetings with government officials; and the associated travel of Commissioners Eng, Creque and Hunter, the Deputy Executive Director and the Director of Public Affairs to New York, New York, on or about June 18, 1982, for meetings with the Port's

New York office; and the return travel via Chicago of Commissioner Creque and the Deputy Executive Director to meet with the Port's Chicago office. The recommendation was approved on passage of Resolution No. 27214.

Budget

Based on a previous work session, the Board discussed the Budget for Fiscal Year 1982-1983. Commissioner Pineda moved that the Budget as prepared under separate cover be approved. Commissioner Higgins asked that the motion contain the following notations which concerned the preparation of further budgets and operating policies: (1) that the Board recognizes that expenses are traditionally increasing at a greater rate than income and that a quarterly overall review of budget performance with necessary adjustments be brought to the Board's attention in addition to the established monthly review prepared for the Board; (2) that the present budget will lead into next year's budget a new style which will allocate all departmental expenses into agreed upon operating activities, and this information will be incorporated into a moving five-year budget by activity lines and, together with the completion of current value accounting data already in process, will provide the best possible techniques for financial management. President Smith asked that the Executive Director assign a savings target for each of the operating units which could be activated upon review of the quarterly budget performance.

After discussion, the additional notations were included in Commissioner Pineda's motion which was seconded and passed unanimously, with Resolution No. 27217 introduced and passed appropriating funds for expenditures.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Fund as of June 7, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the Month of May 1982.

Accounts Receivable - 35 Days or More in Arrears as of June 14, 1982.

Accounts Receivable - Referred to Port Attorney as of June 14, 1982.

Summary of Claims Paid from Various Funds for the Period May 20, 1982 through June 4, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Pineda and President Smith - 6
Noes:	None
Absent:	Commissioner Hunter - 1

"RESOLUTION NO. 27198

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF AIRBART BUS SHELTERS AND ROADWAY IMPROVEMENTS, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT AND BART COLISEUM - AIRPORT STATION, OAKLAND, CALIFORNIA (UMTA-CA-03-2345), AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27199

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF CONCRETE PAVEMENT, VICINITY OF L-610, NORTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27200

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH GALLAGHER & BURK, INC."

"RESOLUTION NO. 27201

RESOLUTION ACCEPTING WORK PERFORMED BY GALLAGHER & BURK, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27202

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27203

RESOLUTION APPROVING CLASS SPECIFICATIONS FOR AND CLASSIFYING THE POSITION OF SUPERVISING TRANSPORTATION PLANNER."

"RESOLUTION NO. 27204

RESOLUTION CONCERNING LEAVES OF ABSENCE."

"RESOLUTION NO. 27205

RESOLUTION AWARDING CONTRACT TO PACIFIC COAST ROOF SYSTEMS FOR REROOFING PORTIONS OF BUILDING L-810, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27206

RESOLUTION AWARDING CONTRACT TO FIDELITY ROOF COMPANY FOR APPLICATION OF REFLECTIVE ROOF COATING ON BUILDING C-226, OUTER HARBOR TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27207

RESOLUTION GRANTING EAST BAY REGIONAL PARK DISTRICT PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27208

RESOLUTION CONDITIONALLY APPROVING SUBDIVISION TENTATIVE MAPS NO. 5030 AND 5052 FOR PROPOSED CONDOMINIUM LEASEHOLD PROJECTS BY GROWTH PROPERTIES, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH."

"RESOLUTION NO. 27209

RESOLUTION AWARDING CONTRACT TO FACILITIES LEASING COMPANY FOR FURNISHING AND INSTALLING MOBILE OFFICE UNITS, CHARLES P. HOWARD TERMINAL; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BOND TO BIDDER."

"RESOLUTION NO. 27210

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REPAIR OF APRON AND REPLACEMENT OF FENDER SYSTEM, BERTH J, CHARLES P. HOWARD TERMINAL, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27211

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH INTERNATIONAL HELICOPTER PARTS COMPANY."

"RESOLUTION NO. 27212

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH PROJECT DEVELOPMENT ASSOCIATES."

"RESOLUTION NO. 27213

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27214

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27215

RESOLUTION AMENDMENT TO LEASE WITH A. L. WALBURG."

"RESOLUTION NO. 27216

RESOLUTION ACKNOWLEDGING EXERCISE OF OPTION FOR LEASE BY A. L. WALBURG."

"RESOLUTION NO. 27217

RESOLUTION MAKING APPROPRIATIONS OF CERTAIN MONEYS TO PROVIDE FOR CERTAIN EXPENDITURES PROPOSED TO BE MADE BY THE ESTIMATED BUDGET OF THE PORT OF OAKLAND FOR THE FISCAL YEAR 1982-1983."

"RESOLUTION NO. 27218

RESOLUTION GRANTING FOSTER AND KLEISER PERMISSION TO PERFORM CERTAIN WORK."

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Creque, Higgins, Pineda and President Smith - 5
Noes:	None
Abstained:	Commissioner Eng - 1
Absent:	Commissioner Hunter - 1

"RESOLUTION NO. 27219

RESOLUTION APPROVING SPECIFICATIONS FOR SEA CROSS ELEVATOR MONDERNIZATION AT THE PORT OF OAKLAND BUILDING, 66 JACK LONDON SQUARE, AND CALLING FOR BIDS THEREFOR."

Port Ordinance No. 2452 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH THYSSEN STEEL CO.," and Port Ordinance No. 2454 being, "AN ORDINANCE AMENDING SECTION 2.01 OF PORT ORDINANCE NO. 867 ADOPTING NEW SALARY SCHEDULE NO. 56.8, AMENDING SECTION 9.18 OF PORT ORDINANCE NO. 867 TO REVISE THE YOUTH AIDE, CLASS "AA", SALARY AND CREATE TWO ADDITIONAL POSITIONS OF YOUTH AIDE, CLASS "D", AND ADDING SECTION 11.008 TO PORT ORDINANCE NO. 867 TO CREATE ONE NEW POSITION OF MARINE COMMERCIAL REPRESENTATIVE ASSISTANT," were read a second time and passed by the following vote:

Ayes: Commissioners Connolly, Creque, Eng, Higgins, Pineda and President Smith - 6

Noes: None

Absent: Commissioner Hunter - 1

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 2161 ESTABLISHING THE RULES AND REGULATIONS FOR THE PORT OF OAKLAND'S EMBARCADERO COVE MARINA AND FOR FIXING THE RATES AND CHARGES IN CONNECTION THEREWITH," and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING SECTION 2.01 OF PORT ORDINANCE 867 ADOPTING NEW SALARY SCHEDULE NO. 81.2, AND ADDING SECTION 8.146 TO PORT ORDINANCE NO. 867 TO CREATE THE NEW POSITION OF SUPERVISING TRANSPORTATION PLANNER," and Port Ordinance No. ____ being, "AN ORDINANCE RATIFYING, CONFIRMING AND APPROVING A COMPROMISE TITLE SETTLEMENT AGREEMENT WITH STATE LANDS COMMISSION," and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO WHARFAGE - RULES AND REGULATIONS, GENERAL WHARFAGE RATES, COMMODITY WHARFAGE RATES BASED ON FACTORS, AND WHARF DEMURRAGE AND STORAGE, WHICH AMEND PORT ORDINANCE NO. 2449 ADOPTED APRIL 20, 1982," were read a first time and passed to print by the following vote:

Ayes: Commissioners Connolly, Creque, Eng, Higgins, Pineda and President Smith - 6

Noes: None

Absent: Commissioner Hunter - 1

At the hour of 5:00 p.m. the Board entered into executive session on meet and confer matters and reconvened in open session at the hour of 5:45 p.m. at which time the meeting was adjourned to 4:00 p.m., Tuesday, June 29, 1982.

* *

The meeting was reconvened on Tuesday, June 29, 1982, at the hour of 4:10 p.m. in the office of the Board, President Smith presiding.

Commissioners present: Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6

Commissioners absent: Connolly - 1

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Director of Aviation; Airport Manager; Director of Properties; Assistant Director of Properties and Senior Commercial Representative; Port Principal Engineer Roy A. Clark; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Ms. Janis M. Platt, representing Project Development Associates.

The minutes of the regular meeting of June 1, 1982 and the adjourned regular meeting of June 8, 1982 were approved as submitted and ordered filed.

Fly Oakland Travel Service Concession was the subject of a memo to the Board from the Executive Director, notifying the Board of the history of the Fly Oakland reservation service and of the decision to turn the service over to a travel agency. Several agencies responded to the initial invitation for proposals. On May 6, 1982, proposal packages were sent to each of the first phase finalists requiring, along with other information, a minority business enterprise plan involving at least 40% minority ownership with active management participation. The finalists were also required to submit financial statements, copies of agreements or other evidence of minority ownership, statements of how they plan to increase levels of service, ticket sales, and passenger volumes through the airport and a detailed marketing and

operations plan for achieving these increases. During this stage the Port retained a travel agency consultant, Andre Jenkins and Associates, to provide certain services for the proposers. Two proposals were received, Elam Travel and Travel, Etc., a joint venture of Club EXXA and College Avenue Travel, and The Travel Company. Upon review of the proposals it was recommended that the Board select Travel, Etc., as the agency to perform the Fly Oakland Travel Service concession. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Amendment to Lease Option--Project Development Associates was the subject of a memo to the Board from the Director of Properties, notifying the Board of the lease option with Project Development Associates for certain land area in the Embarcadero Cove Development and that they are requesting an extension in time to September 30, 1982, to provide for the necessary evidence of acquiring $500,000 in equity funds. The recommendation was approved on passage of Resolution No. 27221.

Approval of Loan Documents--Walburg was the subject of a memo to the Board from the Director of Properties, notifying the Board that the Board approved the exercise of A. L. Walburg's option to ground lease a 2.23-acre site in the Oakland Airport Business Park and that at that time the submission and approval of hypothecation documents for the construction loan were deferred. The documents are now ready and it was recommended that the Board approve the hypothecation of the Walburg leasehold interest to Security Pacific National Bank along with approval of the assignment of the lease to Oakland Swan Way, Ltd. The recommendations were approved on passage of Resolution No. 27222 for encumberance of the lease and Resolution No. 27223 for assignment to Oakland Swan Way, Ltd.

P & H Crane Lease Proposal with Johnson ScanStar was the subject of a memo to the Board from the Executive Director, notifying the Board of negotiations with Johnson ScanStar concerning a possible lease, with an option to buy, of the Port's P & H Model 6250 TC mobile truck crane. Negotiations have been concluded and it was recommended that the Board approve a lease, with an option to buy the crane for use in Lazaro Cardenas, Mexico. Basic terms of the lease include: the establishment of $550,000 as the present value and present purchase price of the crane; a rental of $9,625 per month; rent payments would be credited first toward interest at 14.5% per annum, with 75% of the balance applied to reducing the purchase price; Johnson ScanStar would pay Port annual administration expenses at the normal .005 of the value of the crane, or $2,750 per year; insurance on the crane would be placed by Johnson ScanStar; Johnson ScanStar may purchase the crane at any time up to three years. At the end of three years, Johnson ScanStar would be obligated to either purchase the crane or return it to the Port. Johnson ScanStar would have the right to return the crane to the Port at any time after the first year and if they are unable to return the crane for any reason, Johnson ScanStar would pay the outstanding price of the crane that is applicable. Johnson ScanStar would pay the entire cost of transporting the crane to and from Oakland and would pay rent from the time the crane is erected and operational in Lazaro Cardenas or at the end of a 45-day time period from the time of the transfer and would move the crane over Port of Oakland facilities. There would be a joint survey at the time of transfer in Oakland and a joint survey in Oakland upon its return with any repairs borne by the necessary party. Johnson ScanStar would be responsible for the maintenance of the crane and any Mexican taxes or assessments; and the agreement is guaranteed by Johnson ScanStar principals. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Authorization to Execute Contract for Port/Airport Identification Sign was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the proposals received for the construction of a Port/Airport identification sign board near the Bay Bridge Toll Plaza. The sign will be 20 feet by 60 feet and 40 feet above the ground. It was recommended that the Board approve execution of a contract with Leonard & Company for construction of the sign for $83,059.00. The recommendation was approved on passage of Resolution No. 27220.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6
Noes:	None
Absent:	Commissioner Connolly - 1

"RESOLUTION NO. 27220

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTEREST OF THE PORT TO CONSTRUCT A PORT/AIRPORT IDENTIFICATION SIGN WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PERFORMANCE THEREOF."

"RESOLUTION NO. 27221

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH PROJECT DEVELOPMENT ASSOCIATES."

"RESOLUTION NO. 27222

RESOLUTION CONSENTING TO EMCUMBRANCE OF LEASE WITH A. L. WALBURG."

"RESOLUTION NO. 27223

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE FROM A. L. WALBURG TO OAKLAND SWAN WAY, LTD."

"RESOLUTION NO. 27224

RESOLUTION PROVIDING FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST OF CITY OF OAKLAND 1955 AIRPORT BONDS DURING THE 1982-1983 FISCAL YEAR."

"RESOLUTION NO. 27225

RESOLUTION PROVIDING FOR THE REIMBURSEMENT OF A PORTION OF PREVIOUS DEBT SERVICE PAID BY THE CITY OF OAKLAND ON CITY OF OAKLAND 1925 HARBOR IMPROVEMENT BONDS DURING THE 1982-1983 FISCAL YEAR AND MAKING CERTAIN DETERMINATIONS IN CONNECTION THEREWITH."

"RESOLUTION NO. 27226

RESOLUTION RELATING TO THE EFFECTIVE DATE OF NEW MEMORANDUM OF UNDERSTANDING WITH THE CITY OF OAKLAND PROVIDING FOR REIMBURSEMENT OF COSTS FOR PROVISION OF SERVICES."

Port Ordinance No. 2459 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO WHARFAGE - RULES AND REGULATIONS, GENERAL WHARFAGE RATES, COMMODITY WHARFAGE RATES BASED ON FACTORS, AND WHARF DEMURRAGE AND STORAGE, WHICH AMEND PORT ORDINANCE NO. 2449 ADOPTED APRIL 20, 1982," was read a second time and passed by the following vote:

Ayes:	Commissioners Creque, Eng, Higgins, Hunter, Pineda and President Smith - 6
Noes:	None
Absent:	Commissioner Connolly - 1

At the hour of 4:35 p.m. the Board entered into executive session on meet and confer matters and reconvened in open session at the hour of 5:15 p.m. at which time the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, July 6, 1982, at the hour of 4:15 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Port Principal Engineer Roy A. Clark; Director of Aviation; Airport Manager; Director of Properties; Assistant Director of Properties and Senior Commercial Representative; Commercial Representative Steve Hanson; Equal Opportunity Officer; Director of Pubic Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Ed Pereira and Ms. Amy Rego representing the proposed operaters of the Oyster Reef Restaurant.

President Smith informed the Board that Commissioner Connolly was attending his last Board meeting after 12 years of service as a Port Commissioner. Commissioner Connolly responded that his new public service would be with a committee under the auspices of the Agency for International Development. He thanked the Board and the Port staff for the years of positive growth at the Port and expressed the hope that his new committee assignment would allow him to continue work to with the Port.

BOARD OF PORT COMMISSIONERS
MEETING OF JUL 20 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

The minutes of the regular meeting of June 15, 1982, and the adjourned regular meeting of June 29, 1982 were held over to allow for additional language to be added relative to the Board's motion on June 15, 1982, passing the Fiscal Year 1982/83 Budget and the preparation of next year's Budget.

The following individuals received their appropriate service awards: Marie R. Eisner, Account Clerk, 15 years; Handy Miles, Janitor Foreman, 15 years; Homer Hoglund, Port Maintenance Foreman, 15 years; Constance Sanchez, Senior Programmer, 15 years; and Grace McLean, Senior Programmer, 10 years.

Receipt of Bids

The Secretary of the Board informed the Board that no bids were received on a proposed issuance of certain Small Craft Harbor Revenue Bonds, as expected, and that the Port will enter into an agreement with the State of California, Department of Navigation and Ocean Development, providing for the funds to be used at the Embarcadero Cove Development. Resolution No. 27241 was introduced and passed providing for the State funding.

Authorization for Additional Electrical Engineering Services in Connection with Construction of 12KV Primary Electrical Distribution System was the subject of a memo to the Board from the Prinicipal Electrical/Mechanical Engineer, notifying the Board of the agreement with Yuen-Fenner, Inc. to provide electrical engineering services and that the maximum amount of the agreement was $129,300, and that additional services were previously provided for an increase of $9,360 in the agreed maximum compensation. Additional services have been now been identified and it was recommended that the Board approve certain additional work for an increase of $10,268 in the agreed maximum compensation and that the contract be extended

to November 1, 1982. The recommendation was approved on passage of Resolution No. 27227.

Approval of Sublease--Airflite North was the subject of a memo to the Board from the Director of Properties, notifying the Board of a ground lease at the North Airport which expires in 1988. Airflite North has consolidated their business in Long Beach and has requested approval to sublease the entire Oakland facility to Helicopters Unlimited, Inc. at $6,500 per month with a sublease term ending on June 30, 1983. It was noted that the lease contains a provision whereby the Port can cancel the lease on six months' notice and pay certain unamortized improvement costs to the lessee, and this provision will be reviewed. The request was approved on passage of Resolution No. 27245.

Agreement for Engineering Services for Hydrant Fueling System and for Permanent Relocation of Jetfuel Truck Loading Facilities was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of an agreement with Frederiksen Engineering for the design and preparation of plans and specifications for the relocation of the jetfuel truck loading facilities and of negotiations with the Airline Fuel Committee, which represents the airlines, on the potential installation of a fuel hydrant system servicing the Seven Gates at Terminal II and the loading bridge gates at the Finger Building, the International Arrivals Building, and the new jetfuel truck loading facilities on the westerly side of the Finger Building. It was recommended that the Board approve an amendment to the agreement with Frederiksen Engineering to include the design and preparation of plans and specifications for the new hydrant fueling system, work at the tank farm, and for the temporary relocation of the jetfuel truck loading facility. The total maximum payment for all work would be $273,800 and with a

fixed fee of $27,050, with certain additional work available at the discretion of the Executive Director. The recommendation was approved on passage of Resolution No. 27246.

Plans and Specifications for the Asphalt Concrete Overlay of Taxiway 5, South Airport was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the improvements to the taxiway. The environmental document associated with the project has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27228.

Substitution of Concrete Subcontractor for Extension of Roadway, Taxiways and Utilities for Corporate Jet Development was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the contract with McGuire and Hester for the roadway improvements and that their listed subcontractor, Perine Concrete Company, is unable to perform the work. It was recommended that the Board approve the removal of Perine Concrete Company as a subcontractor and allow the contractor to perform certain portions of the concrete work with the addition of M. F. Maher and Alamillo Reinforcing to the approved list of subcontractors. The recommendation was approved on passage of Resolution No. 27229.

Award of Contract for Furnishing Service and Maintenance for Six (6) Jetway Passenger Loading Bridges was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the five bids received and recommending award of the contract to Rigging International Maintenance Company, the low bidder at $92,068.20. The recommendation was approved on passage of Resolution No. 27230.

Supplement to License Agreement--American Airlines was the subject of a memo to the Board from the Director of Properties, recommending approval of a supplemental agreement to add 354 sf of ticket counter space and 1,843 sf of baggage area for a new total monthly rental of $4,896.75. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

License Agreement Renewal--Bechtel was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for hangar and shop space in Building L-810 with associated ramp area used for their corporate aircraft for a new total monthly rental of $2,427.40. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

License Agreement Renewal--Lucero Printing was the subject of a memo to the Board from the Director of Properties, recommending approval to renew his agreement for shop space in Building L-647 used for his printing business at a new monthly rental of $916.24. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

Supplemental to License Agreement--United Parcel Service was the subject of a memo to the Board from the Director of Properties, recommending approval to add 4,400 sf of warehouse space in the Air Cargo Building to their agreement for a total monthly rental of $3,754.47. The recommendation was approved on a motion by Commissioner Eng, seconded and passed unanimously.

Jack London Square Development Plan was the subject of a memo to the Board from the Executive Director, notifying the Board that the Ports consultant, American City Corporation, has completed a planning and development study for Jack London Square with specific emphasis on the former KTVU-Goodman site (Site A) and the 10.5-acre site at Alice and Embarcadero

Streets (Site B). The financial portion of the study recommends that Site A would require vacation and demolition of the former KTVU and Goodman buildings with a private developer constructing an office building of approximately 200,000 sf which may include a restaurant. To accommodate the parking demand from this proposed use and the new restaurants in Jack London Square the Port would construct a parking structure along Embarcadero from Gallagher's to Clay Street projected to hold 800 cars, and a proposed mall from Clay Street to Alice Street with a total estimated cost of $8.5 million. Presently the development of Site B would be based on 300,000 sf of office space, a 300-room hotel designed for expansion to 500 rooms and ancillary support uses with the Port constructing and operating surface parking lots on Site B. It is recommended that the Board approve the preparation of an environmental impact report for the development of Sites A and B and the connecting mall in Jack London Square and concurrently solicit proposals to develop the sites through a formal proposal process while also accepting proposals from financially capable owner-users with a demonstrated ability to undertake and complete construction in an expeditious manner. The proposals for boths sites would be issued in August of 1982 and it is expected that the environmental impact report would be certified in January 1983. The construction could begin in Mid-1983 with completion in the Fall of 1984. In keeping with the Ports affirmative action plan the proposers would be required to be in conformance with the goals and objectives of the Port's minority business enterprise policy and other equal opportunity policies which might include active joint venture involvement, passive equity investment, preference or set-asides for sublease concession and business opportunities, job goals for construction workers and permanent employees, subcontractor bidding opportunities, the inclusion of minority professionals in the development team, or various

combinations of provisions of this type. After discussion, the recommendation was approved on a motion by Commissioner Creque, seconded and passed unamimously.

Mr. Mike Stipic of the Grotto Restaurant appeared before the Board, to express his concern that access to the restaurant not be curtailed physically or visually. He also noted that he was in concurrence with the majority of the plans. He was advised his comments would be taken into account as part of the EIR process.

Assignment of Oyster Reef Lease was the subject of a memo to the Board from the Director of Properties, recommending approval to assign the lease for the restaurant at Embarcadero Cove which expires on May 31, 1986 to Edward Pereira and Amornratana Rego from Hing C. Mok and Yuen B. Mok. The recommendation was approved on passage of Resolution No. 27242.

Building Permit Application, Addition of Loading Dock and Tank Foundation, Liquid Carbonic Corporation was the subject of a memo to the Board from the Chief Engineer, recommending approval for the construction of a 15' x 91' addition to their loading dock, three roll up doors, installation of a canopy and certain other associated work estimated to cost $80,000. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27231.

Building Permit Application, Building Addition, Ark Restaurant was the subject of a memo to the Board from the Chief Engineer, recommending approval to add a 1100 sf one-story addition to the restaurant. The addition would expand the restaurant to 212 seats and would include certain landscaping. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27261.

Application for Permit to Build Foundations, Tie-down Buildings and Construction of New Roofs, Project Development Associates was the subject of a memo to the Board from the Port Environmental Planner, notifying the Board of the 1-acre site on Embarcadero near the Embarcadero Cove Marina held under a lease option agreement with the Port and recommending approval for the construction of four concrete foundations, "tie-down" the four relocated buildings on to the foundations and construct new roofs for two of the buildings. The estimated cost of the proposed work is $107,000. The environmental document associated with the project has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27262 subject to the exercising of the Option to lease from the Port for the development.

Plans and Specifications, Reroofing of Building P-323, Embarcadero Cove Marina was the subject of a memo to the Board from the Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the reroofing. The project is categorically exempt and the environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27232.

Award of Contract, Redevelopment of Clay Street Pier for Public Fishing was the subject of a memo to the Board from Port Prinicipal Engineer Paul H. Sorensen, notifying the Board of the seven bids received and recommending award of the contract to Enserv Co., Inc., the low bidder at $474,600.85. The recommendation was approved on passage of Resolution No. 27233.

Award of Contract, Reroofing of Building F-107, Jack London Square was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the four bids received and recommending award of the contract to Glas-Shield Roof Systems of N.S., Inc., the low bidder at $77,999.00. The work will include the 3rd floor roof and the additive alternates of the 1st floor roof and the 4th floor roof. The recommendation was approved on passage of Resolution No. 27234.

Lease Renewal--U.S. Navy was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their lease for three parcels of land adjoining the Naval Supply Center for $130,442.98 per year. It was noted that the renewal is for the final year of a 5-year agreement. The recommendation was approved on passage of Resolution No. 27235.

Jack London Square Firehouse Lease was the subject of a memo to the Board from the Director of Properties, recommending approval of a lease with the City of Oakland for the new firehouse and the fireboat at the foot of Clay Street. The lease is for a term of 25 years with an option to extend the term for an additional 25 years and the Port or the City may cancel the lease on a six months' notice. The rental is $1.00 per year. The recommendation was approved on an ordinance passed to print.

Jack London Village Sublease was the subject of a memo to the Board from the Director of Properties, recommending approval for Shirlee A. Pierce to operate a coin and jewelry shop in the Village. The recommendation was approved on passage of Resolution No. 27247.

Contract Completion, Construction and Installation of Container Cranes, Howard Terminal was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the contract with Hitachi America, Ltd. and that the contractor was a total of 61 days late in the completion of the cranes. Hitachi has contended that damages should be waived and negotiations with the firm has produced a proposed settlement. It was recommended that Crane No. 1 be accepted as of March 19, 1982 and that Crane No. 2 be accepted as of April 27, 1982; the contractor assessed liquidated damages in the amount of $72,000; that the liquidated damages be reduced by $15,000 for the supplying of spare gears furnished by Hitachi; and that the contractor be paid $6,149,698.00 with the further authority for the Chief Engineer to exercise a compromise and settlement agreement. The recommendation was approved on passage of Resolution No. 27248 for extending time and Resolution No. 27249 for accepting contract.

Spare Main Hoist Motor for Howard Terminal Container Cranes was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the crane motors at the terminal and that it is desirable to have a spare motor available in the event of a breakdown. It was recommended that the Board find it to be in the best interest of the Port to dispense with the formal bidding and purchase the replacement motor from the Harnischfeger Corporation in the approximate amount of $34,300.00. The recommendation was approved on passage of Resolution No. 27250.

Corps of Engineers, Oakland Inner Harbor Channel, Navigation Improvement Project was the subject of a memo to the Board from the Chief Engineer, notifying the Board of the Deep-Draft Navigation Improvements for the Oakland Inner Harbor Channel which calls for deepening the Inner Harbor Channel up to a vicinity of Clay Street from -35 ft. depth to -43 ft. and

widening the Bar Channel from 800 ft. to 1000 ft. It was recommended that the Board approve a resolution in support of the Corps of Engineers' recommended plan and authorizing the Executive Director to submit a Letter of Intent to the Corps for the proposed project which establishes the Port as a local sponsor. The recommendation was approved on passage of Resolution No. 27236 and on a motion by Commissioner Creque, seconded and passed unanimously for Letter of Intent.

Building Permit Application, United States Lines, Inner Harbor Terminal was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of a 4,000 sf addition to their maintenance and repair building. The estimated cost of the proposed work is $150,000. The project is on Port-owned land and would become the property of the Port at the termination of the lease. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27263.

Contract Completion, Construction of Additional Pin Sockets for Crane Stowage, Berths 4, 5 and 6, Outer Harbor Terminal, and Berths G, H and I, Seventh Street Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with O. C. Jones and Sons be accepted as complete as of June 3, 1982 with a contract price of $27,910.00. The recommendation was approved on passage of Resolution No. 27251.

Award of Contract, Asphalt Concrete Paving of the Former Bulk Handling Facility Site was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the four bids received and recommending award of the contract to Gallagher & Burk, Inc., the low bidder at $18,848.00. The recommendation was approved on passage of Resolution No. 27237.

Approval of Terminal Entrance Alterations (Phase II) - Seventh Street Public Container Terminal was the subject of a memo to the Board from the Chief Engineer, recommending approval for Marine Terminals Corporation to construct certain improvements to the entrance to the terminal. The work will include construction related to a new expanded main entrance gate and consists of curbs and gutters, paving and striping, and minor relocation of yard lights. The work is associated with the recent new agreement with MTC and costs incurred under the project are eligible for credit against dockage and wharfage revenues due the Port. The work will be within the $400,000 budget originally established. The recommendation was approved on passage of Resolution No. 27238.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Vernon Cox, as Semiskilled Laborer, effective July 7, 1982, at $1916 per month; Claudette Petersen, as Youth Aide, Class "BB", effective June 24, 1982, at $8.32 per hour; Irene Stovell, as Youth Aide, Class "B", effective June 23, 1982, at $7.32 per hour; Katharine Gaunt, as Youth Aide, Class "A", effective June 25, 1982, at $9.33 per hour; Paris L. McBride, as Youth Aide, Class "C", effective June 28, 1982, at $5.31 per hour; Napolean L. Radford, as Youth Aide, Class "C", effective June 29, 1982, at $5.31 per hour; Joseph N. Lewis, Darryl R. White, and Jaime Valenzuela, as Youth Aide, Class "C", effective July 6, 1982, at $5.31 per hour; and Robert Wong and Steve J. Nagel, as Youth Aide, Class "A", effective July 7, 1982, at $9.33 per hour. Also recommended was the retitling of the position of Associate Airport Planner to Supervising Transportation Planner which will provide a promotional opportunity for the incumbent employee. Further recommended was a change in salary schedule for

the position of Media Relations Representative to salary schedule 80.2 to provide a promotional opportunity for the incumbent employee. Further recommended was the creation of one exempt part-time position of Chief of Field party; and a medical leave of absence for Mr. Rudolph Flores, Semiskilled Laborer, for 23 working days; a medical leave of absence for Stephen A. Frazier, Junior Electrical and Mechanical Engineer, for 44 working days; a medical leave of absence for Dorlista R. Dawson, Administrative Analyst, for 35 working days; a personal leave of absence for Kheven LaGrone, Junior Civil Engineer, for 30 working days; and a personal leave of absence for Daryl Johnson, Semiskilled Laborer, for 5 working days. The recommendations were approved on passage of Resolution No. 27252 for appointments; Resolution No. 27253 for leaves of absence; and on an ordinance passed to print for retitling position and salary change.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of Deputy Port Attorney Joe D. Colbath, to New York, New York, on or about July 11, 1982 to participate in a Seatrain Terminal bankruptcy hearing. The recommendation was approved on passage of Resolution No. 27239.

Rejection of Bids to Furnish and Deliver Vehicles to the Port of Oakland was the subject of a memo to the Board from the Assistant Manager, Purchasing, notifying the Board of the four bids received and reommending that all of the bids be rejected, as two bids were not accompanied by bid securities and one bid was qualified and the remaining bid was excessive. It was further recommended that the vehicles be purchased on the open market. The recommendation was approved on passage of Resolution No. 27264.

Commissioner Higgins asked that an informational report be available on the informal bids received for the construction of the metal transit shed for the Howard Terminal. He also requested that in the future the Board be advised of the eventual outcome of infomal bid results; and the potential reimbursement by the consultant on certain electrical modifications to the Airport or other inquiries made by the Port Attorney's office.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of June 30, 1982.

Status of Consultant Contracts in Progress as of July 1, 1982.

Summary of Cash - Port Revenue and Construction Fund as of June 28, 1982.

Summary of Claims Paid from Various Funds for the Period June 5, 1982 through June 28, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 27227

RESOLUTION AUTHORIZING ADDITIONAL ELECTRICAL ENGINEERING SERVICES BY YUEN-FENNER, INC., AND ADDITIONAL COMPENSATION THEREFOR, AND EXTENDING THE DATE OF COMPENSATION OF SERVICES."

"RESOLUTION NO. 27228

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR ASPHALT CONCRETE OVERLAY OF TAXIWAY 5 FROM TAXIWAY 3 TO NORTH END TAXIWAY 8, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA (A.D.A.P. 6-06-0170-11), AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27229

RESOLUTION CONSENTING TO SUBSTITUTION OF SUBCONTRACTOR IN CONTRACT WITH McGUIRE AND HESTER FOR EXTENSION OF ROADWAY, TAXIWAYS AND UTILITIES FOR CORPORATE JET DEVELOPMENT, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT (A.D.A.P. 6-06-0170-08)."

"RESOLUTION NO. 27230

RESOLUTION AWARDING CONTRACT TO RIGGING INTERNATIONAL MAINTENANCE COMPANY FOR FURNISHING SERVICE AND MAINTENANCE FOR SIX (6) JETWAY PASSENGER LOADING BRIDGES, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND CALIFORNIA, FOR THE PERIOD COMMENCING APRIL 1, 1982 AND ENDING JANUARY 31, 1985; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27231

RESOLUTION GRANTING LIQUID CARBONIC CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27232

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REROOFING OF BUILDING P-323, EMBARCADERO COVE MARINA, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27233

RESOLUTION AWARDING CONTRACT TO ENSERVE COMPANY, INC. FOR REDEVELOPMENT OF CLAY STREET PIER FOR PUBLIC FISHING, JACK LONDON SQUARE, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27234

RESOLUTION AWARDING CONTRACT TO GLAS-SHIELD ROOF SYSTEMS OF N. C., INC. FOR REROOFING BUIDLING F-107, JACK LONDON SQUARE, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27235

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT TO LEASE FOR REAL PROPERTY WITH THE UNITED STATES OF AMERICA."

"RESOLUTION NO. 27236

RESOLUTION IN SUPPORT OF CORPS OF ENGINEERS' RECOMMENDED PLAN TO DEEPEN THE INNER HARBOR CHANNEL."

"RESOLUTION NO. 27237

RESOLUTION AWARDING CONTRACT TO GALLAGHER & BURK, INC. FOR ASPHALT CONCRETE PAVING OF THE FORMER BULK HANDLING FACILITY SITE, NINTH AVENUE TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27238

RESOLUTION GRANTING MARINE TERMINALS CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27239

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27240

RESOLUTION AUTHORIZING THE PORT ATTORNEY TO PROVIDE A DEFENSE FOR HERSHALL F. KENNEDY."

"RESOLUTION NO. 27241

RESOLUTION AUTHORIZING ISSUANCE OF SMALL CRAFT HARBOR REVENUE BONDS TO STATE OF CALIFORNIA, DEPARTMENT OF NAVIGATION AND OCEAN DEVELOPMENT."

"RESOLUTION NO. 27242

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE FROM HIN C. MOK AND YUEN B. MOK TO EDWARD PEREIRA AND AMORNRATANA REGO."

"RESOLUTION NO. 27243

THIS NUMBER NOT USED.

"RESOLUTION NO. 27244

RESOLUTION COMMENDING 75TH ANNIVERSARY OF CALIFORNIA COLLEGE OF ARTS AND CRAFTS."

"RESOLUTION NO. 27245

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE FROM AIRFLITE, INC., NORTH TO HELICOPTERS UNLIMITED, INC."

"RESOLUTION NO. 27246

RESOLUTION FINDING AND DETERMINING THAT A PROPOSED AMENDED AGREEMENT WITH FREDERIKSEN ENGINEERING FOR CONSULTING SERVICES CONSTITUTES PROFESSIONAL OR SPECIALIZED SERVICES AND MAY BE MADE WITHOUT COMPETITIVE BIDDING; AND AUTHORIZING THE NEGOTIATION OF SAID AMENDED AGREEMENT."

"RESOLUTION NO. 27247

RESOLUTION CONSENTING TO SUBLEASE BY OAKLAND VILLAGE CORPORATION TO SHIRLEE A. PIERCE."

"RESOLUTION NO. 27248

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH HITACHI AMERICA, LTD."

"RESOLUTION NO. 27249

RESOLUTION ACCEPTING WORK PERFORMED BY HITACHI AMERICA, LTD., APPROVING COMPROMISE AND SETTLEMENT AGREEMENT, ASSESSING LIQUIDATED DAMAGES AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27250

RESOLUTION AUTHORIZING THE PURCHASE OF A SPARE MAIN HOIST MOTOR FOR CHARLES P. HOWARD CONTAINER TERMINAL CRANES."

"RESOLUTION NO. 27251

RESOLUTION ACCEPTING WORK PERFORMED BY O. C. JONES & SONS, AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27252

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27253

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 27254

RESOLUTION AMENDING RESOLUTION NO. 27217 APPROPRIATING CERTAIN MONEYS TO PROVIDE FOR THE EXPENDITURES PROPOSED TO BE MADE BY THE ESTIMATED BUDGET OF THE PORT OF OAKLAND FOR THE FISCAL YEAR 1982-1983."

"RESOLUTION NO. 27255

RESOLUTION AUTHORIZING GRANT OF EASEMENT TO THE CITY OF OAKLAND FOR THE ESTABLISHMENT, CONSTRUCTION AND MAINTENANCE OF A PUBLIC SEWER."

"RESOLUTION NO. 27256

RESOLUTION GRANTING AMERICAN TELEPHONE & TELEGRAPH PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27257

RESOLUTION GRANTING A. D. GORDON COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27258

RESOLUTION GRANTING A. D. GORDON COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27259

RESOLUTION GRANTING EAST BAY REGIONAL PARK DISTRICT PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27260

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27261

RESOLUTION GRANTING THE ARK RESTAURANT PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27262

RESOLUTION GRANTING PROJECT DEVELOPMENT ASSOCIATES PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27263

RESOLUTION GRANTING UNITED STATES LINES, INC. PERMISSION TO PERFORM CERTAN WORK."

"RESOLUTION NO. 27264

RESOLUTION REJECTING BIDS TO FURNISH AND DELIVER VEHICLES TO THE PORT OF OAKLAND; DIRECTING RETURN OF BID SECURITIES TO BIDDERS; AND DIRECTING THE EXECUTIVE DIRECTOR TO PURCHASE SAID VEHICLES IN THE OPEN MARKET."

"RESOLUTION NO. 27265

RESOLUTION GRANTING OAKLAND VILLAGE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27266

RESOLUTION GRANTING TIBA INTERNATIONAL COMPANY, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27267

RESOLUTION GRANTING AMERICAN AIRLINES, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27268

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH INTERNATIONAL AIRLINE AND TRAVEL CAREER PERSONNEL SCHOOL, INC."

"RESOLUTION NO. 27269

RESOLUTION REJECTING CLAIM OF MATTIE L. HAMILTON."

"RESOLUTION NO. 27270

RESOLUTION REJECTING CLAIM OF JOYCE L. STOCKMAN."

Port Ordinance No. 2456 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 2161 ESTABLISHING THE RULES AND REGULATIONS FOR THE PORT OF OAKLAND'S EMBARCADERO COVE MARINA AND FOR FIXING THE RATES AND CHARGES IN CONNECTION THERWITH," and Port Ordinance No. 2458 being, "AN ORDINANCE RATIFYING, CONFIRMING AND APPROVING A COMPROMISE TITLE SETTLEMENT AGREEMENT WITH STATE LANDS COMMISSION," were read a second time and passed by the following vote:

Ayes: Commissioners Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE OF REAL PROPERTY FROM THE PORT OF OAKLAND TO THE CITY OF OAKLAND FOR A CITY FIRE STATION," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 2.01 OF PORT ORDINANCE NO. 867 TO ADOPT NEW SALARY SCHEUDLE NO. 80.2, AMENDING PORT ORDINANCE NO. 867 TO CHANGE THE SALARY SCHEDULE OF MEDIA RELATIONS REPRESENTATIVE, AMENDING PORT ORDINANCE NO. 867 TO ADD SECTION 8.073 TO CREATE A NEW POSITION OF CHIEF OF FIELD PARTY (PART-TIME), AND TO AMEND SECTION 8.152 OF PORT ORDINANCE NO. 867 TO RETITLE THE POSITION OF ASSOCIATE AIRPORT PLANNER TO SUPERVISING TRANSPORTATION PLANNER," were read a first time and passed to print by the following vote:

Ayes: Commissioners Connolly, Creque, Eng, Higgins, Hunter, Pineda and President Smith - 7

Noes: None

Absent: None

At the hour of 5:20 p.m. the Board entered into executive session on meet and confer matters and reconvened at the hour of 6:10 p.m., during which time Commissioner Connolly was excused from the meeting. The meeting was adjourned on a motion duly made and seconded at the hour of 6:11 p.m.

Secretary.

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, July 20, 1982, at the hour of 4:07 p.m. in the office of the Board, Room 376, 66 Jack London Square President Smith presiding, due written notice having been given to members of the Board.

Commissioners present: Creque, Eng, Goodroe, Higgins, Hunter, Pineda and President Smith - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Port Environmental Planner; Director of Aviation; Airport Manager; Manager, General Aviation; General Manager, Marine Terminals; Director of Properties; Assistant Director of Properties and Senior Commercial Representatives; Commerical Representative Robert O'Maley and John Ablan; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Richard Storek, representing Storek and Storek; Mr. Larry Hunt, representing Airflite North, Inc.; Ms. Marti Christoffer, representing Project Development Associates; and Mr. Gerald Baker, representing Metropolitan Parking Corporation.

President Smith introduced Mr. H. Wayne Goodroe as the newest Port Commissioner.

BOARD OF PORT COMMISSIONERS
MEETING OF AUG 3 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

The minutes of the regular meeting of June 15, 1982, the adjourned regular meeting of June 29, 1982, and the regular meeting of July 6, 1982, were approved as submitted and ordered filed.

Exercise of Lease Option--Project Development Associates was the subject of a memo to the Board from the Director of Properties, notifying the Board of the lease option for a ground lease for a parcel in the Embarcadero Cove area and that all the requirements of the option have now been met including the evidence of $500,000 in equity funds. It was recommended that the Board approve the exercise of the lease option by Project Development Associates. The recommendation was approved on passage of Resolution No. 27279.

APPEARANCE: Mr. Richard Storek

Mr. Richard Storek appeared before the Board to present a development plan for the former KTVU and Goodman's site. He informed the Board that his firm, presently based in San Francisco, was looking for a location in the East Bay and is prepared to develop the Jack London Square, Site A Location. The firm would build a 200,000 s.f., 12-story building with an adjacent 10,000 s.f. restaurant and the development would contain certain retail space. The development would be a showcase for their architectural development and construction firm and the firm would occupy two stories of the building.

He requested early approval of the development as it was very important that construction be finished by 1984, as it appeared that there would be a heavy influx of available office space in Oakland after this time period. After discussion, which included the fact that the site has not been marketed to other developers, Commissioner Hunter moved that the proposal be

taken under consideration. The Properties Department would review the proposal immediately and proceed with an aggressive outreach program to determine if other serious, qualified developers were interested in submitting proposals for consideration. The Board agreed to review this and any other proposals on August 17, 1982, and to give a definite reply to Storek and Storek not later than October 5, 1982. It was also noted that any approval in principle would be subject to the acceptance of the environmental impact report being prepared. The motion was seconded and passed unanimously.

Plans and Specifications, Dredging and Bankwork, Embarcadero Cove Marina was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the improvements. The work consists of minor demolition, extraction of pile stubs, dredging and placement of fill material and riprap rock along the face of the bank. It was noted that that the design of the bank slopes allowed for deepening the basin in the future for any proposed facilities for commerical fishing. The environmental document associated with the project was previously considered by the Board. The recommendation was approved on passage of Resolution No. 27288.

Substitution of Demolition Subcontractor for Redevelopment of Clay Street Pier for Public Fishing was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending approval for their contractor, Enserv Company, Inc., to substitute Delta Humus Company for Allstate Excavating and Demo, as that firm has withdrawn their bid. The recommendation was approved on passage of Resolution No. 27280.

Proposal Package & Schedule--Airport Parking Operation was the subject of a memo to the Board from the Executive Director, notifying the Board of the proposals for the operation of the Airport parking facility under a management contract which were approved in November, 1981, and which established the following minimum qualifications to be eligible to submit proposals: The principal owners must have successfully managed and operated parking facilities continuously during the previous five years; during the past five years, the proposer must have had experience in the management and operation of at least one large airport parking facility or similar high-density, high-turnover urban parking location or combination of locations having gross annual revenues totaling not less than $1,000,000; the proposer must certify and submit evidence that it can carry out all of the financial and operational requirements of the parking management agreement; the proposer must be capable of providing a financial document in the continuing sum of $100,000 to insure the faithful performance of its duties and obligations pursuant to the contract; the proposer must submit a processing fee in the amount of $5,000; and the proposer must be authorized to conduct business in the State of California and must be incorporated in one of the States of the United States. Qualification submittals were received from 11 firms, and 10 of these were found to meet the minimum requirements. The proposal process was suspended to allow for the review of the Port's minority business enterprise policy and certain other requirements. It was recommended that the Board approve a 2nd Phase of Proposals for the qualifications, procedures and requirements. The minimum qualifications to have a proposal considered would be the same as previously established by the Board except that the 5-year experience requirement would be reduced to 3 years and broadened to include comparable business experience; the processing fee of $5,000 would be

eliminated; and the new phase would establish a minority business enterprise minimum qualification of having minority ownership involving active management participation of at least 40% of the proposing entity with at least 51% of the proposing entity being owned by a qualifying firm. A technical development specialist will be retained to advise and assist prospective minority partners and qualifying firms in structuring minority business enterprise partnership agreements. The selection of the new operators is now scheduled for October 5, 1982, with commencement of operations on February 1, 1983. It was further noted that the Management Agreement is in lieu of a concession or lease allows the Port more control and enhances the Port's revenues. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Airport Development Aid Program (ADAP-12) For Fiscal Year 1982, Submittal of Preapplication to the Federal Aviation Administration was the subject of a memo to the Board from the Chief Engineer, notifying the Board of the program and recommending approval to submit a preapplication which would cover the Seven Passenger Loading Bridges Frontal Gate Terminal and Additional Aircraft Apron with a total cost estimate of $2,375,100.00 with the Port's share $975,000.00 and the FAA share $1,400,000.00. The recommendation was approved on passage of Resolution No. 27287.

Application of Leasehold--Airflite North was the subject of a memo to the Board from the Director of Properties, notifying the Board of the ground lease at the North Airport and that Airflite North has constructed a facility on the site. The firm recently moved their operation to Long Beach and the Port approved a one year sublease for Helicopters Unlimited. The lease contains a cancellation clause which allows the Port to recover the site. It was noted that the clause is used in the event the area is needed

for airport use or in the event the area is not occupied by an owner-user. As this was the case with Airflite North, it was recommended that the Board give notice cancelling the lease.

Mr. Larry Hunt, President of Airflite North, appeared before the Board and informed the Board that his firm was planning on returning to the North Airport and the move to Long Beach was only temporary and his sublease was for one year only. He asked that the lease not be cancelled. After discussion, Commissioner Higgins moved that the matter be referred to the Real Estate Committee for review. Mr. Hunt informed the Board that he would submit appropriate plans for his company to return to Oakland Airport. The motion was seconded and passed unanimously.

Plans and Specifications for Construction of Pavement and Utilities for Temporary Fuel Rack was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for 58,000 square feet of pavement for an access road and turning area to be used as a temporary fuel rack site. The work also includes installation of electrical power, telephone and water supply. The environmental document associated with the work was previously considered by the Board. The recommendation was approved on passage of Resolution No. 27283.

Maersk Line Reefer Improvements was the subject of a memo to the Board from the Executive Director, reviewing with the Board the five-year Preferential Assignment Agreement with Maersk Line and notifying the Board of their fleet improvement program to increase refrigerated cargo capacity. Maersk Line has requested an increase from 72 to 190 reefer outlets at their terminal, and it was recommended that the Board approve the construction of the reefer outlets by Maersk as they are operating under a critical time factor. Maersk will enter into a Supplemental Agreement that will provide payment to the Port for a nine-year period which is to the end of the

agreement if Maersk Line exercises the option in their agreement for an additional five years. The Port will adjust the compensation elements in the preferential assignment agreement based upon our current bonding requirements and amortization schedule. The total cost of the reefer improvements is estimated to be $350,000.00. The Port will have no obligation to pay for the improvements until approval by the Federal Maritime Commission of the Supplemental Agreement is received. The recommendation was approved on passage of Resolution No. 27271 for construction of improvements and on a motion by Commissioner Creque, seconded and passed unanimously for preparation of Supplemental Agreement.

Supplemental Agreement with American President Lines for Third Container Crane was the subject of a memo to the Board from the General Manager, Marine Terminals, notifying the Board of the construction of a third crane at American President Lines' Terminal and recommending approval of a supplemental agreement covering the use of the third crane and establishing a rental maintenance and power rate for the crane. The agreement will allow for the new crane to be used for secondary operations and provide for secondary use revenue to the Port in the event of any such use. A tariff rate of $300.00 per hour will be charged for crane rental and a charge of $120.00 per hour for the maintenance and power. The recommendation was approved on passage of Resolution No. 27281 for agreement; and on an ordinance passed to print for crane charge.

Purchasing of Spare Main Hoist Motor for Container Cranes 710 and 711 was the subject of a memo to the Board from the Principal Electrical/ Mechanical Engineer, notifying the Board that General Electric is planning to change the basic design of the 200 horsepower motors used in the main hoist system of the cranes. General Electric will accept orders for original

replacement motors through July 31, 1982, and it was recommended that the Board approve the purchase of a spare hoist motor for Berths 2, 3, and 4 Outer Harbor Terminal cranes at a cost of $24,883.00 plus freight charges and taxes. The recommendation was approved on passage of Resolution No. 27272.

Report on Informal Bids for Construction of Metal Transit Shed, Building E-405, Berth I was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the previous bids received for the construction and that all bids received were rejected and informal bids solicited. The Port received eleven bids and the job was awarded to J. D. O'Neill, Inc., the low bidder at $782,199.94. The information was noted and ordered filed.

Plans and Specifications, Dredging of Berth J, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the dredging work. The work consists of dredging an area of approximately 70,000 square feet to an elevation of minus 37 feet. The environmental document associated with the work has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27289.

Building Permit Application, American President Lines Container Freight Station was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of certain interior improvements to the Container Freight Station. The estimated cost of the proposed work is $35,000.00. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27284.

Award of Contract, Retrofitting Portainer Crane No. 348 With Rail Brakes, Berth 6, Outer Harbor Terminal was the subject of a memo to the Board from the Electrical/Mechanical Engineer, notifying the Board of the four bids received and recommending award of the contract to Rigging International Maintenance Company, the low bidder, at $44,989.00. The recommendation was approved on passage of Resolution No. 27285.

Tariff Applicability Clause was the subject of a memo to the Board from the Executive Director, recommending approval of the addition of a Tariff Applicability Clause in the Port's tariff. The clause gives the Executive Director the authority to interpret and determine the applicability of the rates and provisions in the tariff. The recommendation was approved on an ordinance passed to print.

Authorization to Pay Western Pacific Railroad Company for Track Connections to Charles P. Howard Terminal was the subject of a memo to the Board from the General Manager, Marine Terminals, recommending approval to pay Western Pacific Railroad Company approximately $70,000.00 for designing and constructing railroad connections to the Charles P. Howard Container Terminal yard. The recommendation was approved on passage of Resolution No. 27282.

Computer Equipment Contract was the subject of a memo to the Board from the Director of Administrative Services, recommending approval of the agreement for the acquisition of the Hewlett-Packard computer system 3000, Series 44. The acquisition is part of the Port's computer program previously approved by the Board. The cost of the computer system is $166,658.85 and payment will be made in sixty monthly installments at $4,838.49. The recommendation was approved on passage of Resolution No. 27286.

General Liability Insurance was the subject of a memo to the Board from the Director of Properties, notifying the Board of the $1,000,000 primary comprehensive general liability insurance, exclusive of coverage at the Airport and that the previous policy provided for a premium based on actual Port losses. Quotations were received from four companies for the coverage and it was recommended that the Board place the policy with Insurance Company of North America for a 3-year period at a flat annual premium of approximately $128,200. In the event the Port's claim and loss record exceeds the highest levels reached in the past, the premium could be increased to the maximum of $139,400. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Carol S. Beadle, as Community Information Representative, effective July 20, 1982, at $2071 per month; James R. Popplewell, as Chief of Field Party (Part-time), effective July 21, 1982, at $15.45 per hour. Also recommended was a salary increase for Mr. Clifford King, Civil Engineer, to salary rate "d" of his schedule as he has been assigned field work. The recommendation was approved on passage of Resolution No. 27273 for appointments; and Resolution No. 27274 for salary increase.

Mexican Ports Project, Training Consultant Contract was the subject of a memo to the Board from Gordon S. White, notifying the Board of the contract with American Analysis Corporation for services in connection with the development of a Master Training Plan for the project. The original contract had a maximum limit of $15,000 and was increased to $40,000. As the scope of the project has increased, it was recommended that the contract be amended to provide for an additional $38,500 in funding and that the senior

analyst now be compensated at $50.00 per hour. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously.

Election of Officers

As stated in the By Laws, the Election of Officers was called for. Commissioner Higgins moved that First Vice President Eng be nominated for President. The motion was seconded, and passed unanimously. Commissioner Hunter nominated Second Vice President Higgins for First Vice President. The motion was seconded and passed unanimously. First Vice President Eng nominated Commissioner Hunter for Second Vice President and then withdrew the motion. Commissioner Hunter nominated Commissioner Pineda for Second Vice President. The motion was seconded and passed unanimously. Commissioner Higgins nominated Christopher C. Marshall as Secretary of the Board and Gerald Pope and Jasmine Lim to serve as Assistant Secretaries. The motion was seconded and passed unanimously.

Resolution No. 27290 was introduced and passed separately declaring election of officers for the coming year.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of July 12, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the Month of June 1982.

Accounts Receivable - 35 Days or More in Arrears as of July 19, 1982.

Accounts Receivable - Referred to Port Attorney as of July 19, 1982.

Summary of Claims Paid from Various Funds for the Period June 28, 1982 through July 9, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Eng, Goodroe, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 27271

RESOLUTION GRANTING MAERSK LINE PACIFIC, LTD. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27272

RESOLUTION AUTHORIZING THE PURCHASE OF SPARE MAIN HOIST MOTORS FOR CONTAINER CRANES NOS. 710 (X 411) AND 711 (X 412) WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 27273

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27274

RESOLUTION ASSIGNING CLIFFORD KING AND FINDING HIM TO BE ENTITLED TO A CERTAIN RATE WITHIN SALARY SCHEDULE NO. 56 FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 27275

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH CRESCENT SECURITY PATROL."

"RESOLUTION NO. 27276

RESOLUTION GRANTING OAKLAND VILLAGE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27277

RESOLUTION GRANTING UNITED PARCEL SERVICE, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27278

RESOLUTION AUTHORIZING EXECUTION OF CRANE LEASE AGREEMENT AND OPTION TO PURCHASE WITH JOHNSON SCANSTAR."

"RESOLUTION NO. 27279

RESOLUTION ACKNOWLEDGING EXERCISE OF LEASE OPTION BY PROJECT DEVELOPMENT ASSOCIATES AND AUTHORIZING EXECUTION OF LEASE."

"RESOLUTION NO. 27280

RESOLUTION APPROVING SUBSTITUTION OF SUBCONTRACTORS BY ENSERV COMPANY, INC. FOR THE CONTRACT FOR REDEVELOPMENT OF CLAY STREET PIER FOR PUBLIC FISHING, JACK LONDON SQUARE, OAKLAND, CALIFORNIA."

"RESOLUTION NO. 27281

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL AGREEMENT WITH AMERICAN PRESIDENT LINES, LTD."

"RESOLUTION NO. 27282

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT FOR RAILROAD CONNECTION WORK AT CHARLES P. HOWARD CONTAINER TERMINAL AND REFUND SPUR TRACK AGREEMENT."

"RESOLUTION NO. 27283

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF PAVEMENT AND UTILITIES FOR TEMPORARY FUEL RACK, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27284

RESOLUTION GRANTING AMERICAN PRESIDENT LINES PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27285

RESOLUTION AWARDING CONTRACT TO RIGGING INTERNATIONAL MAINTENANCE COMPANY FOR REIROFITTING PORTAINER CRANE NO. 348 (PORT NO. X-403) WITH RAIL BRAKES, BERTH 6, OUTER HARBOR TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID SECURITIES TO BIDDERS."

"RESOLUTION NO. 27286

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT FOR SALE AND PURCHASE OF HEWLETT-PACKARD SERIES 44 ELECTRONIC DATA PROCESSING EQUIPMENT AND SYSTEM SOFTWARE AND FOR SYSTEM SUPPORT AND MAINTENANCE."

"RESOLUTION NO. 27287

RESOLUTION FOR THE FILING OF PREAPPLICATION WITH THE FEDERAL AVIATION ADMINISTRATION FOR FUNDS UNDER THE AIRPORT DEVELOPMENT AID PROGRAM."

"RESOLUTION NO. 27288

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR DREDGING AND BANKWORK, EMBARCADERO COVE MARINA, UNION POINT BASIN, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27289

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR DREDGING OF BERTH J, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27290

RESOLUTION DECLARING ELECTION OF OFFICERS OF THE BOARD OF PORT COMMISSIONERS."

Port Ordinance No. 2455 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH THE CLOROX COMPANY," and Port Ordinance No. 2460 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE OF REAL PROPERTY FROM THE PORT OF OAKLAND TO THE CITY OF OAKLAND FOR A CITY FIRE STATION," and Port Ordinance No. 2461 being,"AN ORDINANCE AMENDING SECTION 2.01 OF PORT ORDINANCE NO. 867 TO ADOPT NEW SALARY SCHEDULE NO. 80.2, AMENDING PORT ORDINANCE NO. 867 TO CHANGE THE SALARY SCHEDULE OF MEDIA RELATIONS REPRESENTATIVE, AMENDING PORT ORDINANCE NO. 867 TO ADD SECTION 8.073 TO CREATE A NEW POSITION OF CHIEF OF FIELD PARTY (PART-TIME), AND TO AMEND SECTION 8.152 OF PORT ORDINANCE NO. 867 TO RETITLE THE POSITION OF ASSOCIATE AIRPORT PLANNER TO SUPERVISING TRANSPORTATION PLANNER," were read a second time and passed by

the following vote:

Ayes:	Commissioners Creque, Eng, Goodroe, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO GENERAL RULES AND REGULATIONS - APPLICABILITY OF RATES AND CHARGES," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Eng, Goodroe, Higgins, Hunter, Pineda and President Smith - 7
Noes:	None
Absent:	None

At the hour of 5:30 p.m. the Board entered into executive session on personnel matters and reconvened in open session at the hour of 6:30 p.m.

Commissioner Creque moved that the Port prepare an environmental impact report for the proposed Port of Oakland sign to be erected near the Bay Bridge Toll Plaza and that the Chief Engineer be authorized as the Hearing Officer for the proposed public hearing. The motion was seconded and passed unanimously.

At the hour of 6:32 p.m. the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, August 3, 1982, at the hour of 4:09 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Eng presiding, due written notice having been given members of the Board.

Commissioners present: Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Deputy Port Attorney Thomas Clark; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Assistant Airport Manager; Manager, General Aviation; Director of Properties; Equal Opportunity Officer; Director of Public Affairs; and Secretary of the Board.

The minutes of the regular meeting of July 20, 1982 were approved as submitted and ordered filed.

Mr. Sammy L. Jones, Port Maintenance Foreman received his 10 and 15 year service recognition awards.

Award of Contract, Construction of Concrete Pavement, Vicinity of Building L-610 was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the nine bids received and recommending award of the contract to O. C. Jones and Sons, the low bidder at $40,665.00. The recommendation was approved on passage of Resolution No. 27292.

BOARD OF PORT COMMISSIONERS
MEETING OF AUG 17 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

Contract Completion for Relocation of Service Road, South Airport was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with The Quico Corporation be accepted as complete as of July 23, 1982, with a contract price of $69,878.76. The recommendation was approved on passage of Resolution No. 27293.

United Parcel Service Lease was the subject of a memo to the Board from the Director of Properties, recommending approval to enter into a five year lease for the space they now occupy at Air Cargo Building M-106. Basic terms of the proposed lease include premises of 9,559 sf of warehouse space and 30,000 sf of adjacent apron, with a right of first refusal on the remaining 4,400 sf in Building M-106; the initial monthly rental would be $3,754.47, at the end of the first 30 months the building rental rate would be increased to $4,136.83 per month; the use of the premises would be for air cargo handling and storage and associated uses; the Port would maintain the roof and exterior walls and United Parcel would be responsible for all other maintenance, repair and replacement of the premises and personal property; United Parcel would pay for all utilities, taxes and assessments, including possessory interest taxes; and would obtain all licenses and permits. The lease would also contain all of the Port's standard provisions for new leases. The recommendation was approved on a motion by Commissioner Pineda, seconded and passed unanimously.

License Agreement Renewal--Tower Avionics was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for office, shop and hangar space in Building L-810, with adjacent paved ramp and unpaved parking areas used for its aviation electronics service and repair facility, at a new total monthly rental of $3,869.49. The recommendation was approved on a motion by Commissioner

Pineda, seconded and passed unanimously.

Contract for Elevator Modifications for Hydraulic Elevator, Port of Oakland Building was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the one bid received from Atlas Elevator for the work and that it was not accompanied by a bid security. It was recommended that the Board approve the negotiation for the work in the open market. The recommendation was approved on passage of Resolution No. 27316.

BCDC "Diked Historic Baylands Study" was the subject of a memo to the Board from the Executive Director, notifying the Board of a study prepared by their staff which identifies 289 sites as "diked historic baylands" which are low-lying areas that were once part of the Bay but were diked prior to September 17, 1965. The BCDC staff recommended that the BCDC seek legislation to enable BCDC to expand their power into these baylands. They further recommended that it was undesirabe to incorporate the Diked Bayland Plan into the San Francisco Bay Plan at this time, that BCDC adopt the Diked Bayland Plan as a separate Plan document outside of the Bay Plan, and that a new BCDC committee be formed to monitor this plan. All further actions involving permitting or environmental reviews for projects mapped in the Diked Bayland Plan, even if the areas are outside the legal jurisdiction of BCDC, will be reviewed by BCDC based on the findings and policies of the Diked Bayland Plan. Of the 289 sites so identified in the report, encompassing some 80 square miles of area, much of the land within the Oakland Airport and Lake Merritt will be affected by the proposed BCDC action. Under the Diked Bayland Plan, much of the airport is classified as "diked historical bayland" with legend showing it to be a "diked salt/brackish/seasonal marsh or pond, and under the recommended policies, this airport land should not be developed. As this

proposed action would have serious and significant impacts to the San Francisco Bay region and in particular the Oakland Airport, it was recommended that the Board approve a resolution urging the San Francisco Bay Conservation and Development Commission to defer all actions on its staff's Diked Bayland Plan and Recommendations until BCDC clearly expresses the relationship between the San Francisco Bay Plan and the proposed Diked Bayland Plan and prepares and considers an Environmental Impact Report on the Diked Bayland Plan. The environmental impact report should consider all environmental and socio-economic effects, including safety; effect on airport development; consistency with the McAteer-Petris Act and the Coastal Zone Management Act; compatibility with other institutional plans and policies; efficiency of airport operations; and costs. The recommendation was approved on passage of Resolution No. 27315.

Contract Completion, Demolition of Firehouse No. 2, Building F-513, Jack London Square was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Iconco of California be accepted as complete as of July 16, 1982, with a contract price of $9,296.37. The recommendation was approved on passage of Resolution No. 27300.

Building Permit Application, Equitec Financial Group, Inc., 7677 Oakport Street was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of certain interior improvements to their newly constructed building. This permit would cover a 400 square foot area on the 1st floor for a retail smoke shop; a 6,500 square foot area on the 5th floor for a tenant; and 40,000 square feet on the 7th and 8th floors to serve as headquarters for the Equitec Financial Group, Inc. The estimated cost of all the work is $468,400. The project is

categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27305.

Mardeco Sublease was the subject of a memo to the Board from the Director of Properties, recommending approval of a proposed sublease between Mardeco and Potash and Company for 1,158 sf of office space at 77 Jack London Square. The recommendation was approved on passage of Resolution No. 27301.

Termination of Spur Track Agreement with Southern Pacific was the subject of a memo to the Board from the Director of Properties, recommending approval to terminate a spur track agreement with Southern Pacific for two spurs no longer used near Building J-215, and in an area under option to develop. The recommendation was approved on passage of Resolution No. 27302.

Supplement to Management Agreement between the Port and Marine Terminals Corporation was the subject of a memo to the Board from the Deputy Executive Director, notifying the Board of an agreement with Marine Terminals Corporation which allows for "use agreements" between the Port and steamship lines. Under the management agreement, MTC is authorized to retain 2-1/2% of gross dockage and wharfage revenues as a management/marketing fee; lines executing "use agreements" are authorized to retain 10% of the dockage and wharfage attributable to their activities for their term commitment to use Oakland facilities; and if a line is able during any contract year to generate over 31,000 revenue tons per acre of assigned container yard area, the line is entitled to a refund for the excess wharfage revenues generated for that tonnage exceeding the maximum. Certain lines, although prepared to make a term commitment to use Port of Oakland facilities, prefer not to enter into "use agreements" with the Port as they have a need to utilize other Northern California ports of call on an occasional basis to serve a specific cargo loading or discharging need or a vessel positioning requirement. It was

recommended that the Board approve a supplement to the management agreement with Marine Terminals Corporation providing for an additional compensation of 10% of gross dockage and wharfage revenues attributable to the activity of lines which have submitted letters of intention to use the 7th Street Public Container Terminal as the lines' published regularly scheduled Northern California port of call. This alternative for direct "use agreements" between the Port and steamship lines would be incorporated in other management agreements which may be negotiated in the future at other Port of Oakland public terminals. The recommendation was approved on passage of Resolution No. 27294 for supplemental agreement; and on a motion by Commissioner Creque, seconded and passed unanimously for the additional policy.

Management Agreement for the Charles P. Howard Container Terminal was the subject of a memo to the Board from the Deputy Executive Director, notifying the Board of the previously approved in principle management agreement between the Port and California Maritime Terminals and that the company would be formed by Pacific Oriental Terminals and the California Stevedore & Ballast Company. During the final stages of the negotiations the parties were unable to proceed with their joint venture. Transpacific Transportation Company is already established at the Port of Los Angeles as the Indies Terminal Company which is a joint venture with the Marine Terminals Corporation; and it was recommended that the Indies Terminal Company be designated as the manager of the Howard Container Terminal. Since the original approval, the following additional economic elements have been negotiated. In order to provide an alternative to lines who prefer not to enter into a use agreement directly with the Port, the terminal operator who has been sucessful in obtaining a letter of intention from the line to use the facility as its published regularly scheduled Northern Calfiornia port of call

for a period of five years or the then remaining term of the Management Agreement with the terminal operator, the terminal operator may retain an additional 10% of gross dockage and wharfage tariff revenues attributable to each long term user line; the terminal operator may retain 10% of dockage and wharfage tariff revenues from breakbulk vessels and cargoes; and the terminal operator will be permitted to retain an additional 5% of gross dockage and wharfage revenues from the effective date of this agreement until such time as sixty thousand dollars ($60,000) has been retained or until December 31, 1983. This additional 5% retention of tariff dockage and wharfage charges will be in addition to the other compensation elements set forth in the agreement and will not apply to any vessels or cargoes handled at the terminal after December 31, 1983. The recommendation was approved on passage of an ordinance to print.

Award of Contract, Repair of Apron and Replacement of Fender System, Berth J, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the eight bids received and recommending award of the contract to Alan R. Barreca, Inc., the low bidder at $574,570.00. The recommendation was approved on passage of Resolution No. 27306.

Contract Completion, Construction of Yard Improvements, Phase I, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Gallagher & Burk, Inc., be accepted as complete for Item A as of October 2, 1981; Item B as of December 7, 1981; that Item C be extended through April 29, 1982, and accepted as complete as of that date; and for Item D, the entire contract, as of June 18, 1982, with a contract price of $2,421,411.03. The recommendation was approved on passage of Resolution No. 27307 for time extension and

Resolution No. 27308 for accepting work.

Permit Application, Maersk Line of Copenhagen, Berth 4, Outer Harbor Terminal was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction 118 additional reefer outlets. The work includes replacement of defective receptacles and circuit breakers, rotating 13 existing low profile concrete pedestals, installing 120V, 20A weatherproof receptacles, relocating trailer bumpers and restriping the yard. The estimated cost of the work is $310,000.00, with the Port paying Maersk Line for the cost. The work is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27309.

Container Crane Rates at Howard Container Terminal was the subject of a memo to the Board from the General Manager, Marine Terminals Department, recommending approval to establish the rental rate at $285 per hour, $110 per hour for crane maintenance, $12 per hour for power, for a total hourly rate of $407. It was noted that the hourly rate accrues to the Port, while the maintenance and power charges are retained by the terminal operator who has the maintenance responsibility and pays the utilities. The recommendation was approved on passage of an ordinance to print.

Oakland Festival of the Arts was the subject of a memo to the Board from the Director of Public Affairs, notifying the Board of the planned Oakland Festival of the Arts to be held during the week of October 9 through 16 and recommending approval to participate in the "Music at the Port" program at a cost not to exceed $11,000. The Festival Board would be responsible for the expenses of advertising and promotion, a hot air ballon race, fireworks, a water display and a parade to the Port. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Donald J. Duffy, to Extra Position No. 1, effective August 4, 1982, at $3005 per month; Sue Luis, as Senior Secretary, effective August 9, 1982, at $1526 per month; Brenda T. Smith, as Youth Aide, Class "BB", effective July 28, 1982, at $8.32 per hour; Vernon D. Cox, as Semiskilled Laborer, effective August 23, 1982, at $1916 per month; Victor A. Lassey, as Youth Aide, Class "BB", effective July 22, 1982, at $8.32 per hour; Esther R. Love, as Youth Aide, Class "BB", effective August 4, 1982, at $8.32 per hour; Kevin R. Wilson, as Youth Aide, Class "C", effective July 15, 1982, at $5.31 per hour; and Eleanor C. Williams, as Youth Aide, Class "BB", effective July 30, 1982, at $8.32 per hour. Also recommended was a salary increase for Supervising Electrical-Mechanical Engineer, Lee M. Snowberg, to salary rate "d" of his schedule in recognition of his State registration as a mechanical engineer. Further recommended was the rescission of appointment for Vernon D. Cox, with a new date of hire included on this agenda. Additionally recommended was the creation of one additional position of Marine Commercial Representative V to provide a promotional opportunity for an incumbent employee; and a military leave of absence for George W. Alston, Engineering Assistant, for 10 working days. The recommendations were approved on passage of Resolution No. 27295 for appontments; Resolution No. 27296 for the Cox appointment; Resolution No. 27297 for salary increase; and Resolution No. 27298 for leave of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Executive Director to Washington, D.C., during the period of August 10 through 12, 1982, for meetings of the special committee on dredging; and the travel of Operations Supervisors Glenn Woodman and Robert Winn to Reno, Nevada, during the period

of August 16 through 20, 1982, to attend the Third National Crash Fire Rescue Seminar. The recommendation was approved on passage of Resolution No. 27299.

Mexican Ports Project--Quarterly Pre-Authorization of Travel was the subject of a memo to the Board from the Executive Director, recommending approval of the expected travel between Oakland and Mexico City and between Mexico City and the Mexican ports for the fourth quarter. The cost of the travel is fully reimbursed. The recommendation was approved on passage of Resolution No. 27310.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of July 31, 1982.

Status of Consultant Contracts in Progress as of July 31, 1982.

Summary of Cash - Port Revenue and Construction Fund as of July 26, 1982.

Summary of Claims Paid from Various Funds for the Period July 8, 1982 through July 23, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President
	Eng - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 27291

RESOLUTION CONGRATULATING MATSON NAVIGATION COMPANY ON FIRST CENTENNIAL ACHIEVEMENT."

"RESOLUTION NO. 27292

RESOLUTION AWARDING CONTRACT TO O. C. JONES AND SONS FOR CONSTRUCTION OF CONCRETE PAVEMENT, VICINITY OF BUILDING L-610, NORTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27293

RESOLUTION ACCEPTING WORK PERFORMED BY THE QUICO CORPORATION AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27294

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH MARINE TERMINALS CORPORATION."

"RESOLUTION NO. 27295

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27296

RESOLUTION AMENDING A PORTION OF RESOLUTION NO. 27252 APPOINTING VERNON D. COX TO THE POSITION OF SEMISKILLED LABORER."

"RESOLUTION NO. 27297

RESOLUTION ASSIGNING LEE M. SNOWBERG AND FINDING HIM TO BE ENTITLED TO A CERTAIN RATE WITHIN SALARY SCHEDULE NO. 67.5 FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 27298

RESOLUTION RATIFYING GRANTING LEAVE OF ABSENCE TO GEORGE W. ALSTON, ENGINEERING ASSISTANT."

"RESOLUTION NO. 27299

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27300

RESOLUTION ACCEPTING WORK PERFORMED BY ICONCO AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27301

RESOLUTION CONSENTING TO SUBLEASE BY MARDECO, INC., TO POTASH AND COMPANY."

"RESOLUTION NO. 27302

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH SOUTHERN PACIFIC TRANSPORTATION COMPANY FOR TERMINATION RIGHT TO OPERATE ON TWO INDUSTRIAL SPUR TRACKS."

"RESOLUTION NO. 27303

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH EDWARD F. MACKIN."

"RESOLUTION NO. 27304

RESOLUTION GRANTING AMERICAN NEON DISPLAYS, PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27305

RESOLUTION GRANTING EQUITEC 79 REAL ESTATE INVESTORS PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27306

RESOLUTION AWARDING CONTRACT TO ALAN R. BARRECA, INC., FOR REPAIR OF APRON, AND REPLACEMENT OF FENDER SYSTEM, BERTH J, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BOND TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27307

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH GALLAGHER & BURK, INC."

"RESOLUTION NO. 27308

RESOLUTION ACCEPTING WORK PERFORMED BY GALLAGHER & BURK, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27309

RESOLUTION GRANTING MAERSK LINE PACIFIC, LTD. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27310

RESOLUTION APPROVING AIR TRAVEL FOR FOURTH THREE MONTHS OF MEXICAN PORTS PROJECT."

RESOLUTION NO. 27311

RESOLUTION AUTHORIZING EXECUTION OF SECOND AMENDED AGREEMENT WITH AMERICAN ANALYSIS CORPORATION."

"RESOLUTION NO. 27312

RESOLUTION GRANTING DANIEL HUNTSMAN & ASSOCIATES, PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27313

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH MERCURY INTERNATIONAL SALES AND SERVICE COMPANY."

"RESOLUTION NO. 27314

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27315

RESOLUTION REQUESTING THAT THE SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION NOT ADOPT THE PROPOSED DIKED BAYLANDS PLANS UNLESS AND UNTIL NECESSARY ENVIRONMENTAL ANALYSIS AND REPORTING PROCESSES ARE COMPLETED AND UNLESS AND UNTIL THE PLAN IS MADE CONSISTENT WITH THE McATEER-PETRIS ACT, THE SAN FRANCISCO BAY PLAN, AND A MULTITUDE OF OTHER LOCAL, COUNTY AND REGIONAL PLANS."

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda and Smith - 6
Noes:	None
Abstained:	President Eng - 1
Absent:	None

"RESOLUTION NO. 27316

RESOLUTION REJECTING BID OF ATLAS ELEVATOR AND DIRECTING THE EXECUTIVE DIRECTOR TO ARRANGE FOR THE PERFORMANCE OF THE WORK IN THE OPEN MARKET."

Port Ordinance No. 2462 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES," and Port Ordinance No. 2463 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO GENERAL RULES AND REGULATIONS - APPLICABILITY OF RATES AND CHARGES," were read a second time and passed by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING SECTION 11.006 OF PORT ORDINANCE NO. 867 CREATING ONE ADDITIONAL POSITION OF MARINE COMMERCIAL REPRESENTATIVE V," and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF MANAGEMENT AGREEMENT WITH INDIES TERMINAL COMPANY," and Port Ordinance No. ____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

At the hour of 4:35 p.m. the Board entered into executive session on meet and confer items and reconvened in open session at the hour of 5:45 p.m. during which time Commissioner Hunter was excused from the meeting.

At the hour of 5:47 p.m. the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, August 17, 1982, at the hour of 4:23 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Eng presiding, due written notice having been given to the members of the Board.

Commissioners present: Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Director of Avation; Airport Manager; Manager, General Aviation; Assistant Director of Properties and Senior Commercial Representative; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. John Greenwood, representing Producers Seafood; and Mr. Richard Storek, representing Storek and Storek.

The minutes of the regular meeting of August 3, 1982, were approved as submitted and ordered filed.

Marine World/Africa USA - Commissioner Higgins informed the Board of a meeting held at the Port concerning the relocation of Marine World to a site in Oakland. He noted that Mr. Michael Demetrios, President of the firm, outlined his requirements and presented certain benefits that the host city would receive. Commissioner Higgins noted that a recent press report in the

BOARD OF PORT COMMISSIONERS
MEETING OF SEP 28 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

Tribune was misleading as the Port was not seeking the park as it did not meet the Port's economic criteria. The Executive Director noted that the park did not generate employment and would devalue the land. Commissioner Higgins moved that Mr. Demetrios be notified that the Port was no longer interested in pursuing the relocation of the park to Port land. The motion was seconded and passed unanimously.

Fly Oakland Travel Service Agreement was the subject of a memo to the Board from the Executive Director, notifying the Board that a two-year "Fly Oakland Travel Service Agreement and Lease" has been negotiated with the Board's selected firm of Travel, Etc. It was recommended that the Board approve the lease, and to allow for their operations to commence on September 1, 1982, under an interim license agreement. It was further noted that the firm has changed its name to "Fly Oakland Travel Service". The recommendation was approved on passage of Resolution No. 27335 for interim agreement, and on an ordinance passed to print for the lease.

Personnel Items Associated with the Transfer of the Fly Oakland Program was the subject of a memo to the Board from the Port Employee Relations Officer, recommending that Dolores J. Bell, Margaret L. Hamilton, Dolores M. Spainhower, and Carolyn Whittle be transfered to the position of Telephone Operator from Reservation Clerk; and the layoff, effective August 31, 1982, of Port employees Carolyn R. Anderson, Faith Fuller, Laura A. Gonzalez, Annie L. Johnson, Marsha L. King, Catherine Mapp, and Mary A. Villa, most of whom will accept positions with "Fly Oakland Travel Service". Also recommended was a salary decrease for Dolores M. Spainhower, Reservation Clerk, to step "c" of her salary schedule as she is no longer performing supervisory work. The recommendations were approved on passage of Resolution No. 27336 for transferring of employees; Resolution No. 27337 for layoffs; and Resolution No. 27338 for salary adjustment.

Award of Contract, Asphalt Concrete Overlay of Taxiway 5, South Field was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the five bids received and recommending award of the contract to Bay Cities Paving & Grading, Inc., the low bidder at $111,015.00. The recommendation was approved on passage of Resolution No. 27317.

Contract Completion, Construction of 52 Tiedowns, North Airport was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with O. C. Jones and Sons be extended through July 2, 1982, and accepted as complete as of that date with a contract price of $205,557.91. The recommendation was approved on passage of Resolution No. 27318 for time extension and Resolution No. 27319 for accepting work.

Producer's Seafood Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board that the firm occupies most of the Livingston Street Pier under a licence and concession agreement and the firm has submitted a proposal to lease its present premises plus the South Basin water area of Embarcadero Cove to be used in their commercial fishing business. The basic provisions of the proposed lease include a term of 10 years covering 45,727 sf of water area known as Parcel 2; 7,712 sf of land area known as Parcel 3; and 36,120 sf of pier area known as Parcel 4, for a total minimum rent of $2,540.11. Parcel 1 is identified as the South Basin water area within the marina loan agreement with the State Department of Boating and Waterways. The minimum rental would be against the following percentage rentals: for Parcel 2, 15% of gross receipts from berthing; and for Parcels 3 and 4, 7% of gross receipts from the sale of food and beverages, and 5% of gross receipts from all other non-commercial sales and activities,

including labor and parts, but excluding fuel and ice. The minimum rental would be adjusted at 30-month intervals in accordance with the percentage change in the CPI or 75% of the actual rent paid to the Port during the preceding 12 months. The use of the premises for Parcel 2 would be for boat berthing of commercial fishing vessels; and for Parcels 3 and 4, fish off-loading, transferring and buying; fish processing and related activities; sale of food and beverages; sale of supplies, including ice, marine parts; services related to the support and operation of commercial fishing vessels; storage of fishing equipment; and cold storage of fish. The lessee would take the premises "as is" and during the term of the lease specific improvements at a total cost of at least $150,000 will be performed. Within one year the fuel tanks will be screened with redwood slatted chain-link fence; fire protection equipment will be installed; electrical wiring on the pier and pier structure will be repaired and brought into conformance. Within two years, landscaping adjacent to Embarcadero will be installed and maintained; asphalt paving including parking stall lines and parking bumpers will be installed; and a pumpout station installed. Within three years buildings and structures which are unsafe or deficient will be removed; and public restrooms and showers will be constructed. The lessee would be responsible for costs of undergrounding electrical utilities and installing curbs, gutters, sidewalks and driveways on street frontages. The lessee would be responsible for all repairs and maintenance and be responsible for maintenance of berthing facilities and docks, shoreline and riprap within the demised premises and be responsible for removing floating debris from the premises. The lessee would carry public liability insurance at a $1,000,000 combined single limit. The lessee would pay for all utilities; taxes and assessments; enforce the prohibition against live-on-boards; enforce all EPA rules and regulations prohibiting spilling of

fuel, pumpout of bilges, etc.; and obtain all licenses and permits. The lease also contains the Port's standard provisions. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Lease of South Basin was the subject of a memo to the Board from the Director of Properties, notifying the Board that Producer's Seafood has submitted a proposal to develop a commercial fishing marina in the South Basin as part of their plan to redevelop the adjacent Livingston Street Pier. As the South Basin is within the State Department of Boating and Waterways loan agreement area, the Port is required to advertise for proposals and hold a public hearing on the proposal. The basic provisions of the request for proposals include a water area of 74,834 sf restricted to the construction and maintenance of commercial fishing berthing. A minimum acceptable rental of $1,646.39 per month against a percentage of at least 15% of berth rental fees adjusted at 30-month intervals. A maximum lease term of 10 years. The premises would be provided "as is" and within one year after the commencement of the lease term a minimum of 40 commercial fishing boats of 30 to 60 feet in length would be installed. The berths would be provided with water and electrical power with a minimum required investment of $50,000.00. A performance deposit of $5,000 would be required. The lessee would be responsible for all repairs and maintenance of berthing improvements, including maintaining shoreline riprap within the premises and the removal of floating debris. The lessee would pay for all taxes and assessments, obtain all licenses and permits, enforce the prohibition against live-on-boards, enforce all EPA rules and regulations prohibiting spilling of fuel, pumpout of bilges, etc. The lease could not be assigned nor any sublease entered into without prior Port approval. The lease also would contain all of the Port's standard provisions. It was recommended that approval be given to seek

proposals to lease the South Basin and give appropriate notice to that effect. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Proposals for Site A--Jack London Square was the subject of a memo to the Board from the Director of Properties, notifying the Board that Storek & Storek presented a proposal to develop Site A at Jack London Square with a high-rise office building containing approximately 200,000 sf. The firm, as owner-developer, would relocate their San Francisco-based architectural, construction and development firm to the building. As the Board was not actually seeking proposals for the site, all interested parties were notified of the Storek & Storek proposal and they were requested to reply if they had an interest in the site. There were only three replies, and two of the replies received were for developments other than the designated office use. A third reply from Growth Properties indicated that they will submit a proposal by September 2, 1982. It was noted that there appeared to be greater interest in Site B which would be developed with a hotel, retail space and other uses. As the development schedule of the Storek & Storek proposal is important to them, it was recommended that the Board discuss the proposals at their meeting of September 7, 1982, with any such discussion subject to the certification of the environmental impact report now being prepared. The Executive Director noted that the financial aspects of the development would be available prior to the meeting. Mr. Richard Storek of the firm was in attendance and responded to certain questions. Commissioner Higgins noted that the area and the proposed development had received sufficient publicity so that other potential developers were aware of the site. After further discussion, Commissioner Creque moved approval of the recommendation. The motion was seconded and passed on the following vote: Ayes - Commissioners

Creque, Smith, Goodroe, Higgins, Pineda and President Eng - 6; Noes - Commissioner Hunter - 1; Absent - None.

Award of Contract, Reroofing of Building P-323, Embarcadero Cove Marina was the subject of a memo to the Board from Port Principal Engineer Paul A. Sorensen, notifying the Board of the four bids received and recommending award of the contract to Glass Shield Roofs, N.C., the low bidder at $31,208.00. The recommendation was approved on passage of Resolution No. 27320.

Rental Adjustment--Midland-Ross was the subject of a memo to the Board from the Director of Properties, notifying the Board of the 25-year ground lease for a 61,740 sf site at 8th Avenue and Embarcadero and that under the term of the lease the rental is to be adjusted at 5-year intervals. It was recommended that the rental be adjusted to $2,037.42 per month effective March 1, 1982. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Assignment of Lease--H. J. & W. Timberlands was the subject of a memo to the Board from the Director of Properties, notifying the Board of a long-term ground lease for a 1.066 acre site on Edgewater Drive and recommending that the lease be assigned to the new principals of the firm, Edgewater Associates. The recommendation was approved on passage of Resolution No. 27321.

Building Permit Application, Equitec Financial Group, Inc., 7677 Oakport Street was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of certain interior improvements to the 3rd and 5th floors of the office building for their tenants. The estimated cost of the proposed work is $276,500. The work is categorically exempt and an environmental impact report is not required.

The recommendation was approved on passage of Resolution No. 27334.

Jack London Village Sublease was the subject of a memo to the Board from the Director of Properties, recommending approval for Ms. Sandra Hutchings to operate a candle and tobacco store to be known as The Chandlery. The recommendation was approved on passage of Resolution No. 27322.

Termination of Parker Warehouses Lease was the subject of a memo to the Board from the Director of Properties, recommending approval to terminate the agreement with Parker Warehouses, for a cotton warehouse in Building K-101 on Hegenberger Road. It was noted that the warehouse operation will move to a portion of Building C-226 on Maritime Street under a space assignment. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Management Agreement Between Crescent Wharf & Warehouse Company and the Port and Use Agreement Between the Port and Hong Kong Islands Shipping Company was the subject of a memo to the Board from the Deputy Executive Director, notifying the Board that Crescent Wharf & Warehouse Company has operated the Berth 6 Outer Harbor Public Container Terminal under a month-to-month Preferential Wharf Assignment and the vessels serviced at the terminal have called there pursuant to the Port Tariff. Negotiations have now been concluded between Crescent and the Port for a Management Agreement to operate the facility and a Use Agreement with Hong Kong Shipping Company, a new line in the Pacific trade. Under the Management Agreement with Crescent they would retain 2-1/2% of terminal tariff revenues collected on behalf of and paid to the Port for wharfage and dockage for lines using Berth 6 on a tariff basis or under a Use Agreement. Permanent improvements to the terminal made by Crescent would be eligible for reimbursement, subject to prior Port approval, for their actual original cost without interest for not more than 2-

1/2% of the noted tariff revenues for wharfage and dockage collected annually. The agreement with Crescent would require a tonnage performance standard of 410,000 revenue tons annually, with the Port having the right to terminate the agreement upon giving six months' advance written notice to Crescent if the standards were not met. The Port would continue to assign to Crescent the container crane presently at the Berth 6 facility. The term of the agreement would be to August 31, 1986. If the Port did not need the area to accommodate expansion requirements or decided to continue to have the facility operated as a public container terminal, Crescent would be given right of first refusal to operate Berth 6 as a public terminal. Under the Use Agreement with Hong Kong Islands Shipping Company, they will guarantee to use the Berth 6 facilty as its published, regularly scheduled Northern California port of call and will enter into separate stevedoring and terminal service contracts directly with Crescent. The line will retain 10% of dockage and wharfage. Additionally, if the line's cargo volume exceeds 31,000 revenue tons per acre of container yard assigned to the line by Crescent, the line will not be required to pay any additional wharfage revenues to the Port for the balance of the contract year. The term of the Use Agreement is the same as the Management Agreement with Crescent. In the event the line cancels their ocean carrier service to and from California ports, the line would have the right to terminate the Agreement upon six months' prior written notice. The agreements were approved on passage of two ordinances to print.

Change Order for Asphalt Concrete Paving and Construction of Railroad Track for Phase I Yard was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the contract with O. C. Jones and Sons, and that the tenant has requested the addition of a fueling facility. It was recommended that the Chief Engineer be authorized to

issue appropriate change orders estimated to cost $60,000.00 to O. C. Jones and Sons for the fueling facility. The recommendation was approved on a motion by Commissioner Smith, seconded and passed unanimously.

Plans and Specifications, Painting Exterior of Building E-407A, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for painting the exterior of the existing Grove Street shed. The evironmental impact report for the project was previously considered by the Board. The recommendation was approved on passage of Resolution No. 27323.

Contract Completion, Application of Reflective Roof Coating on Building C-226, Outer Harbor Termninal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Fidelity Roof Company be accepted as complete as of July 28, 1982, with a contract price of $28,450.00. The recommendation was approved on passage of Resolution No. 27324.

Adjustments to Crane Maintenance and Power Charges, Port of Oakland Tariff No. 2 was the subject of a memo to the Board from the General Manager, Marine Terminals, recommending approval to establish the crane maintenance and power charges at $122.00 per hour. The charges affect the cranes at Sea-Land Terminal, Outer Harbor Terminal Berths 5/6, Maersk Line Terminal, Oakland Container Terminal and the Seventh Street Public Container Terminal. The recommendation was approved on an ordinance passed to print.

Hold Harmless Agreement, Howard Container Terminal Cranes was the subject of a memo to the Board from the General Manager, Marine Terminals, recommending approval of a hold harmless agreement with Indies Terminal Company which will allow for the training of container crane operators prior

to the commencement of operations. The recommendation was approved on passage of Resolution No. 27325.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Donald J. Duffy, as Marine Commercial Representative V, effective August 17, 1982, at $3005 per month; Mary T. Gonzales, as Legal Secretary II, effective September 1, 1982, at $1532 per month; Angelina E. Francisco, as Intermediate Stenographer Clerk, effective August 2, 1982, at $1297 per month; Rita Thomas, as Youth Aide, Class "B", effective August 9, 1982, at $7.32 per hour; Regina Brooks, as Youth Aide, Class "B", effective August 9, 1982, at $7.32 per hour. Also recommended was a military leave of absence for John L. Lambert, Assistant Chief Engineer, for 10 working days; a military leave of absence for Henry F. Melendres, Port Personnel Analyst, for three working days; a medical leave of absence for Stephen A. Frazier, Junior Electrical/Mechanical Engineer, for 63 additional working days; and a medical leave of absence for Rudolph F. Flores, Semiskilled Laborer, for 25 additional working days. The recommendations were approved on passage of Resolution No. 27326 for appointments and Resolution No. 27327 for leaves of absences.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Director of Properties to Denver, Colorado, during the period September 7 - 12, 1982, to attend the Institute of Real Estate Management meeting; and the travel of the Director of Aviation to Denver, Colorado, during the period August 29 - September 2, 1982, to meet with Frontier Airlines. The recommendation was approved on passage of Resolution No. 27328.

Approval of Indemnity Bonds for Lost Port of Oakland 1957 Revenue Bonds, Series J Coupons was the subject of a letter to the Board from the Port Attorney, recommending approval of an indemnity bond and letter of indemnity which will indemnify the Port in the event of duplicate payment of coupons for two lost Port bonds. It was noted that the bond holders have submitted the necessary documents relating to proof of loss. The recommendation was approved on passage of Resolution No. 27333.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of August 9, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the Month of July 1982.

Accounts Receivable - 35 Days or More in Arrears as of August 16, 1982.

Accounts Receivable - Referred to Port Attorney as of August 16, 1982.

Summary of Claims Paid from Various Funds for the Period July 23, 1982 through August 6, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 27317

RESOLUTION AWARDING CONTRACT TO BAY CITIES PAVING & GRADING, INC., FOR ASPHALT CONCRETE OVERLAY OF TAXIWAY 5, FROM TAXIWAY 3 TO NORTH END OF TAXIWAY 8, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27318

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH O. C. JONES AND SONS."

"RESOLUTION NO. 27319

RESOLUTION ACCEPTING WORK PERFORMED BY O. C. JONES AND SONS AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27320

RESOLUTION AWARDING CONTRACT TO GLASS-SHIELD ROOF SYSTEMS OF N.C., INC. FOR REROOFING OF BUILDING P-323, EMBARCADERO COVE MARINA, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27321

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE FROM ALONZO C. HAMMON, HERBERT A. JENSEN AND ARNOLD F. WALLEN, TO EDGEWATER ASSOCIATES."

"RESOLUTION NO. 27322

RESOLUTION CONSENTING TO SUBLEASE BY OAKLAND VILLAGE CORPORATION TO SANDRA HUTCHINGS."

"RESOLUTION NO. 27323

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR PAINTING EXTERIOR OF BUILDING E-407A, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27324

RESOLUTION ACCEPTING WORK PERFORMED BY FIDELITY ROOF COMPANY AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27325

RESOLUTION AUTHORIZING TEMPORARY OCCUPANCY OF HOWARD CONTAINER TERMINAL BY INDIES TERMINAL COMPANY."

"RESOLUTION NO. 27326

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27327

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 27328

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27329

RESOLUTION GRANTING OAKLAND VILLAGE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27330

RESOLUTION GRANTING OAKLAND VILLAGE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27331

RESOLUTION GRANTING EMPIRE SAILING PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27332

RESOLUTION GRANTING HELICOPTERS UNLIMITED, INC., PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27333

RESOLUTION APPROVING LOST INSTRUMENT BOND AND INDEMNITY AGREEMENT FOR PORT OF OAKLAND 1971 CERTIFICATE COUPONS."

"RESOLUTION NO. 27334

RESOLUTION GRANTING EQUITEC 79 REAL ESTATE INVESTORS PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27335

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH FLY OAKLAND TRAVEL SERVICE."

"RESOLUTION NO. 27336

RESOLUTION TRANSFERRING CERTAIN EMPLOYEES FROM RESERVATION CLERK POSITIONS TO TELEPHONE OPERATOR POSITIONS."

"RESOLUTION NO. 27337

RESOLUTION PROVIDING LAYOFF OF CERTAIN EMPLOYEES."

"RESOLUTION NO. 27338

RESOLUTION ASSIGNING DOLORES M. SPAINHOWER AND FINDING HER TO BE ENTITLED TO A CERTAIN RATE WITHIN SALARY SCHEDULE NO. 24 FIXED BY PORT ORDINANCE NO. 867."

Port Ordinance No. 2464 being, "AN ORDINANCE AMENDING SECTION 11.006 OF PORT ORDINANCE NO. 867 CREATING ONE ADDITIONAL POSITION OF MARINE COMMERCIAL REPRESENTATIVE V," and Port Ordinance No. 2465 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF MANAGMENT AGREEMENT WITH INDIES TERMINAL COMPANY," and Port Ordinance No. 2466 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES," were read a second time and passed by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President
	Eng - 7
Noes:	None
Absent:	None

Port Ordinance No. ____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES," and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF MANAGEMENT AGREEMENT WITH CRESCENT WHARF & WAREHOUSE COMPANY," and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF BERTH 6 TERMNAL USE AGREEMENT WITH HONG KONG ISLANDS SHIPPING CO., LTD.," and Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE

WITH FLY OAKLAND TRAVEL SERVICE," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

At the hour of 5:10 p.m. the Board entered into Executive Session on personnel matters and reconvened in open session at the hour of 5:45 p.m.

Port Ordinance No. ____ being, "AN ORDINANCE ADDING SECTION 1.89 TO PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT," was read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

At the hour of 5:46 p.m., the meeting was adjourned until 4:00 p.m. on August 31, 1982.

* *

The meeting was reconvened on Tuesday, August 31, 1982, at the hour of 4:13 p.m., President Eng presiding.

Commissioners present: Creque, Higgins, Hunter, Pineda, Smith and President Eng - 6

Commissioners absent: Goodroe - 1

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; and Secretary of the Board.

Substitution of Mechanical Subcontractor for Redevelopment of Clay Street Pier for Public Fishing was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark recommending approval to substitute Olsson Plumbing as the subcontractor for the mechanical work. It was noted that the original subcontractor declined to sign a contract. The recommendation was approved on passage of Resolution No. 27340.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Higgins, Hunter, Pineda, Smith and President Eng - 6
Noes:	None
Absent:	Commissioner Goodroe - 1

"RESOLUTION NO. 27339

RESOLUTION AUTHORIZING EXECUTION OF CONSENT TO APPLICATION BY SEATRAIN LINES, INC. AND SEATRAIN TERMINALS OF CALIFORNIA, INC. FOR ORDER APPROVING ASSUMPTION OF LEASE AGREEMENTS BY AMERICAN PRESIDENT LINES."

"RESOLUTION NO. 27340

RESOLUTION AUTHORIZING SUBSTITUTION OF MECHANICAL SUB-CONTRACTOR FOR REDEVELOPMENT OF CLAY STREET PIER FOR PUBLIC FISHING, JACK LONDON SQUARE."

Port Ordinance No. 2467 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES," and Port Ordinance No. 2468 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF MANAGEMENT AGREEMENT WITH CRESCENT WHARF & WAREHOUSE COMPANY," and Port Ordinance No. 2469 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF BERTH 6 TERMINAL USE AGREEMENT WITH HONG KONG ISLANDS SHIPPING CO., LTD.," and Port Ordinance No. 2471 being, "AN ORDINANCE ADDING SECTION 1.89 TO PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT," were read a second time and passed by the following vote:

Ayes:	Commissioners Creque, Higgins, Hunter, Pineda, Smith and President Eng - 6
Noes:	None
Absent:	Commissioner Goodroe - 1

At the hour or 4:15 p.m. the Board entered into executive session on legal matters and reconvened in open session at the hour of 6:10 p.m., during which time Commissioners Pineda and Smith were excused from the meeting and Commissioner Goodroe joined the meeting.

The following resolution was introduced and passed separately by the following vote:

Ayes: Commissioners Creque, Goodroe, Higgins, Hunter, and President Eng - 5

Noes: None

Absent: Commissioners Pineda and Smith - 2

"RESOLUTION NO. 27341

RESOLUTION FIXING RENT FOR RAIDERS PRACTICE FIELD."

Port Ordinance No. ____ being, "AN ORDINANCE RELATING TO THE EFFECTIVE DATE OF NEW SALARY RATES ESTABLISHED UNDER CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT," was read a first time and passed to print by the following vote:

Ayes: Commissioners Creque, Goodroe, Higgins, Hunter and President Eng - 5

Noes: None

Absent: Commissioners Pineda and Smith - 2

At the hour of 6:10 p.m. the meeting was adjourned to 9:00 a.m., on Tuesday, September 7, 1982.

* *

The meeting was reconvened on Tuesday, September 7, 1982, at the hour of 9:07 a.m.

Commissioners present: Creque, Goodroe, Higgins, Hunter, Smith and President Eng - 6

Commissioners absent: Pineda

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Deputy Port Attorney Thomas Clark; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Director of Fiscal Affairs; Director of Properties;

Assistant Director of Properties and Senior Commercial Representative; Equal Opportunity Officer; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Jerry Overaa, representing his construction company; Mr. Ron Goodman, representing Goodman's, 10 Jack London Square; Mr. Kent Linn, representing his development firm; Mr. Richard Forbes, representing Inner Harbor Plaza Development Co.; and Mr. Richard Storek, representing Storek and Storek.

Rejection of Bids, Construction of AirBART Bus Shelters and Roadway Improvements was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the four bids received and that the bid of C. Overaa & Co. omitted the bid item prices, which is a major irregularity. The second bidder, M.G.C. Co., did not appear to make good faith efforts to obtain minority subcontractor bids. The bids of Ambo Concrete Co. and Anderson Constructors were deemed to be excessive. It was recommended that no award of the contract be made and that the work be accomplished by a contract based upon receipt of informal bids. Mr. Jerry Overaa, President of Overaa Construction, appeared before the Board to state that his total bid price was accurate and that he did not have sufficient time to complete the itemized bid item. The recommendation was approved on passage of Resolution No. 27352.

Approval of Airport Development Aid Program ADAP-12 Application to the Federal Aviation Administration was the subject of a memo to the Board from the Chief Engineer, notifying the Board that the Board has previously approved the submittal of a Preapplication for Airport Development Aid Program funds estimated at $1.4 million. The new funding legislation has now been enacted with the Port eligible for $1,097,000 in enplanement funds. It was recommended that the Board authorize its submittal of the ADAP-12 Application

to the Federal Aviation Administration totaling $1,097,000 with $658,200 for the terminal and $438,800 for the apron. It was noted that the Port has a three-year program for constructing Public Areas, Frontal Gate Terminal, Seven Loading Bridges, and Aircraft Apron, totaling $14,954,000, with Federal Funds estimated to cover $7,997,000. Also recommended was approval of the revised Metropolitan Oakland International Airport "Airport Layout Plan." The recommendation was approved on passage of Resolution No. 27361.

Authorization to Dispense with Formal Bids for Loading Bridge for the International Arrivals Building was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the significant increase in passenger traffic since the inauguration of Military Air Command flights and that it is now desirable and financially feasible to install a loading bridge at the International Arrivals Building. As the Port has six bridges from Jetway Division of Abex Corporation, has accumulated spare parts and trained personnel to service the bridges, it was recommended that the Board dispense with formal bids and authorize negotiating a contract with Jetway for furnishing and installing the loading bridge. During discussion, it was noted that there were two suppliers of loading bridges and that the approximate cost was $300,000. Commissioner Higgins moved that the project be approved and bids be solicited for the purchase. The motion was seconded and passed unanimously with Resolution No. 27369 introduced and passed separately.

Building Permit Application, Fly Oakland Travel Service, Bldg. M-101 was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of a ticket counter booth of approximately 340 square feet with associated improvements. The estimated cost of the proposed work is $33,000. The project is categorically exempt and

an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27351.

Award of Contract, Construction of Aggregate Base Pavement and Utilities for Temporary Fuel Rack was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the four bids received and that the apparent low bidder, Grade-Way Construction Co., did not make a good faith effort to acquire minority subcontractors. It was recommended the contract be awarded to Gallagher & Burk, Inc., at their bid price of $67,445.00. The recommendation was approved on passage of Resolution No. 27353.

Approval of Change Order for Extension of Roadway, Taxiways and Utilities for Corporate Jet Development was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending approval to issue a Change Order to McGuire & Hester in the amount of $49,500.00 to provide for extra work in connection with the installation of a gas line to the site. The work will require a time extension of 58 days. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously and on passage of Resolution No. 27363 for time extension.

License Agreement Renewal--Godbout was the subject of a memo to the Board from the Director of Properties, recommending approval to renew his agreement for several buildings and adjacent land area on the North Airport, used for his avionic and electronic supply business, for a new total monthly rental of $1,637.54. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Ready Car Lot License Agreements was the subject of a memo to the Board from the Director of Properties, notifying the Board of the new ready car lot used for rental car pick-ups and drop-offs, now located within the main airport parking lot, and recommending approval of new agreements with Hertz, Avis, Budget, National and Dollar Car Rental Company's, at $34 per stall per month. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Certification of Negative Declaration for San Antonio Fishing Pier and Approval of Grant Application was the subject of a memo to the Board from the Chief Engineer, notifying the Board that the Port has been working with the San Antonio Community Development group as a joint-sponsor and applicant for a State grant under the Wildlife Conservation Board Urban Fishing Pier Program to locate a fishing pier at the vicinity of the new Pier 8 Motel shoreline at Embarcadero Marina. It was recommended that the Board approve the Negative Declaration as previously received by the Board; authorize a grant application for 80% of the estimated project cost; accept a proposal tendered by the San Antonio Community Council in the amount of $28,000 and match this sum with Port funds; and designate the project as the "San Antonio Fishing Pier". The recommendation was approved on passage of Resolution No. 27362.

Proposal Process--Jack London Site B was the subject of a memo to the Board from the Executive Director, notifying the Board that over 100 interested firms and individuals have now expressed an interest in Site B, the 10.5-acre site at Embarcadero and Alice Street. It was recommended that the following qualifications be approved. The prospective proposer must have: completed development of an office building or combination office/retail project containing at least 300,000 square feet within the past 5 years;

completed development of a hotel project containing at least 300 rooms within the past 5 years; a net worth of at least $60,000,000; and liquid assets of at least $12,000,000 or the demonstrated ability to achieve this level of liquidity. The qualification submittal must be available by October 29, 1982, for consideration in November, 1982 by the Board. After the minimum qualifications have been met, the qualified developers would be requested to submit development proposals including detailed preliminary site plans, elevations and other architectural details, construction cost estimates, financial proformas, proposed financing sources, project development and leasing schedules, and a minority business enterprise program. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously with the additional notation that appropriate funds be available for a full advertising and outreach program to solicite as many potential developers as possible.

Storek and Storek Project--Jack London Square Site A was the subject of a memo to the Board from the Executive Director, notifying the Board that only one proposal meeting the Board's criteria of a "financially-capable owner-user developer with a demonstrated ability to immediately undertake and complete construction of an appropriate project" has been received for the development of Site A. Two other firms have expressed an interest but have not submitted a detailed proposal. Storek and Storek has been evaluated as to their ability to undertake, finance and bring the project to a successful completion, and this evaluation reasonably assures that Storek will be able to move ahead with the financing and completion of the project. As the environmental impact report for the Jack London Square development plan will not be approved until January, 1983, approval in principle of the project would not commit the Port to an irrevocable step or lease commitments before

firm evidence of financing or other conditions are met by Storek. As it appears that Storek has met all of the criteria, it was recommended that the Board approve the project in principle. Conditions of the approval would include Storek's commitment to make a good faith effort to attract minority persons or firms to invest in the Storek project up to a 20% interest either through the purchase of stock in a corporation or through the purchase of limited partnership interests in a limited partnership to be organized by Storek to develop and own the project. Each minority investor would have to meet investment qualifications acceptable to Storek, the Port and any regulatory authorities. The Port staff will work with Storek on the preparation of a detailed minority investment program and schedule. Storek will also be required to meet the Port's standards for its own construction contracts regarding minority subcontractors and to exceed the Port's minority work force requirement of 50% by achieving at least 60% minority work force on construction of the project. Prior to entering into any lease agreement, Storek will be required to provide firm evidence of financing not later than January 6, 1983. The Executive Director reviewed the history of the project and of the meetings held with Storek and Storek concerning the Port's requrements. During discussion, the Board asked for the earliest possible commitment of financing before January 6, 1983 prior to review of the potential lease. Mr. Richard Storek, a principle in the firm, replied that he thought a blank form outlining the terms and conditions of the financing committment could be available in December of 1982. He also noted that based on the Port's "statement of support" his firm was prepared to spend in excess of $800,000 to prepare the project for a lending committment, in addition to paying fees to the potential lender. Commissioner Higgins, informed Mr. Storek that he would vote no on the final approval for the project if he did

not feel that an aggressive attitude to bring minorities into the project had been made or that the financing of the project was not strong enough to allow for immediate commencement of the project. Mr. Storek replied that he was in concurrence with the Board's wishes and that his firm was open to minority participation and to the Port's suggestions concerning a total committment to minority enterprise. Mr. Richard Forbes representing Inner Harbor Plaza Development appeared before the Board to ask that no decision be made for one month which will allow for his group to make a proposal. Mr. Forbes was unable to provide any details of his potential development and the Board declined to delay this approval in principle for the Storek Development. Mr. Ron Goodman representing Goodman's catering, the present occupant of part of the site, appeared before the Board to request that they be allowed to remain open through the month of June 1983. It was noted that the termination notice provision of their lease allowed for a three-month move out period after the six month notice and the site would then not be available until October 1983 which is beyond the present Storek construction schedule. The Executive Director replied that he would review the situation; however, he expected that the appropriate notice of termination would be delivered as scheduled and Goodman's would have the choice of using the three-month move out period in any way they wished. Mr. Kent Linn representing Growth Properties, notified the Board that although his proposal did not meet all of the Board's requirements, his firm was still interested in developing the site in the event the Storek's proposal was not concluded. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed on the following vote: Ayes - Creque, Goodroe, Higgins, Smith and President Eng - 5; Noes - Commissioner Hunter - 1; Absent - Commissioner Pineda - 1. Commissioner Hunter noted that he would have preferred a more optimum attempt concerning minority participation.

Application for Building Permit, Courtyard on the Cove, Phase II was the subject of a memo to the Board from the Port Environmental Planner, notifying the Board that the four concrete foundations and some grading has been completed, and it was recommended that the Board approve the construction of all other site paving and interior and exterior work necessary to renovate the houses for commercial office use. The estimted cost of the proposed work is $740,000. The work is consistent with the previously approved Embarcadero Marina Conceptual Redevelopment Plan and no further environmental documents are required. The recommendation was approved on passage of Resolution No. 27350.

Building Permit Application, Modifications to Century 21/22 Theatres, Oakport Street was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of an additional theatre by dividing one of the existing theatre auditoriums into two new theatres with 199 seats and 356 seats respectively. The estimated cost of the proposed improvements is $150,000. The project is categorically exempt and the environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27364.

Substitution of Demolition Subcontractor for Redevelopment of Clay Street Pier for Public Fishing was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending approval to substitute Suisun Dredging and Pile Driving as the subcontractor for demolition as the previously listed subcontractor, Delta Humus could not obtain the required insurance. The recommendation was approved on passage of Resolution No. 27354.

Agreement with PG & E for Installation of Electrical System on Clay Street Pier was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending approval to enter into an agreement with PG&E to supply power to the Clay Street Pier at a cost of $6,625 with the installation into Port furnished conduits which will then be deeded to PG&E. The recommendation was approved on passage of Resolution No. 27365.

Contract Completion, Demolition of Miscellaneous Buildings, Embarcadero Cove Marina was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with H. D. Development be extended through August 14, 1982 and accepted as completed with a contract price of $27,350.00. The recommendation was approved on passage of Resolution No. 27366 for time extension and Resolution No. 27367 for accepting contract.

Award of Contract, Dredging and Bankwork, Embarcadero Cove Marina, Union Point Basin was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the three bids received and recommending award of the contract to the Ferma Corporation, the low bidder at $767,545.00. The recommendation was approved on passage of Resolution No. 27355.

Jack London Village Sublease was the subject of a memo to the Board from the Director of Properties, recommending approval for Mr. Bert C. H. Chang to renew his sublease for the operation of the Captain's Landing, marine artifacts shop in the Village. The recommendation was approved on passage of Resolution No. 27356.

Termination of Spur Track Agreements was the subject of a memo to the Board from the Director of Properties, recommending approval to terminate three agreements for railroad spur tracks along Embarcadero between 14th and 19th Avenues with the Southern Pacific Transportation Company. Also recommended was approval to remove the track in connection with further improvements on Embarcadero. The recommendation was approved on passage of Resolution No. 27368 for termination agreement and on a motion by Commissioner Higgins, seconded and passed unanimously for the removal of the tracks.

Use Agreement Between the Port of Oakland and Euro-Pacific was the subject of a memo to the Board from the Deputy Executive Director, notifying the Board of the consortium of three European based lines which provides service between Europe and the Pacific Coast and that negotiations have been concluded providing for Euro-Pacific to enter into a use agreement guaranteeing to use the 7th Street facility as its published, regularly scheduled San Francisco Bay Area port-of-call. It was recommended that the Board approve the agreement which provides for Euro-Pacific to retain 10% of dockage and wharfage, if during any contract year they have generated 31,000 revenue tons per acre the line will have returned by the Port tariff revenues for all revenue tons in excess of 31,000 revenue tons; and if in any contract year, the line's vessel calls exceed fifty (50), then the line will have no further obligation to pay dockage for additional vessel calls for the remainder of that contract year. Euro-Pacific will also have the right to relocate to another of the port's public container terminals if it chooses to do so. The term of the Use Agreement will be for five years and contains certain cancellation provisions. The recommendation was approved on an ordinance passed to print.

Plans and Specifications, Construction of Concrete Loading Dock and Metal Canopy at Building E-407A was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the improvements to the existing Grove Street Shed. The environmental document associated with the terminal has previously been approved by the Board. The recommendation was approved on passage of Resolution No. 27342.

Plans and Specifications, Repair of Bearing Pile Systems at Berths 11 and 12, Outer Harbor Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorsenen, recommending their approval and authority to advertise for bids for the repairing of deteriorated concrete and timber piles. The berths are leased from the Army and the Port will be fully reimbursed for the costs of the work. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27343.

Award of Contract, Dredging of Berth J, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the one bid received and recommending award of the contract to Smith-Rice Company at $67,700.00. The recommendation was approved on passage of Resolution No. 27357.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended a salary decrease for Joseph K. Wong, Civil Engineer, to rate "c" of his salary schedule as he is no longer assigned to field work; also recommended was a maternity leave of absence for Mona Hall, Parking and Meter Checker, for 123 working days. The recommendations were approved on passage of Resolution No. 27358 for salary assignment and Resolution No. 27359 for leave of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Assistant Port Attorney to Washington, D.C., on or about August 30, 1982, for certain meetings with the Federal Maritime Commission staff; the travel of President Eng, Commissioners Pineda, Hunter and Smith, the Executive Director and the Director of Public Affairs to Hong Kong, B.C.C.; Bangkok, Thailand, Singapore, Republic of Singapore; Djakarta, Indonesia; Kuala Lumpur, Malaysia; Manila, Philippines; Taipei, Taiwan; Tokyo, Japan; and Seoul, Korea, during the periods of September 4 through 25th, 1982, for purposes of trade promotion and calls on shipping lines, with the additional participation of Councilman Frank Ogawa for the Japan and Korea portions of the trip; the travel of the Chief Engineer to New Orleans, Louisiana, on or about September 15, 1982, to attend a meeting of the Permanent International Association of Navigational Congresses; the travel of Commercial Representative IV Robert G. O'Maley, to St. Louis, Missouri, on or about September 21, 1982, to attend the National Business Aircraft Association Annual Convention; the travel of the Director of Administrative Services to Denver, Colorado, on or about September 25, 1982, to attend a meeting of the National Defense Transportation Association; the travel of the members of the Board, the Deputy Executive Director, the Chief Engineer and the Port Attorney to New York, New York, on or about September 25, 1982, to attend the Annual Convention of the American Association of Port Authorities; and the travel of Civil Engineer Neil Werner, to Corpus Christi, Texas, on or about September 27, 1982, to attend a conference on Oil Spill and Hazardous Materials. The recommendation was approved on passage of Resolution No. 27344.

1971 Certificates was the subject of a memo to the Board from the Director of Fiscal Affairs, recommending approval to instruct the Port fiscal agent to purchase certain 1971 Certificates on the open market at the lowest prices offered, but no greater than par value, prior to the tenth business day of November of each year. It was noted that a fund of $475,000 has been established for the purchase. The recommendation was approved on passage of Resolution No. 27360.

Claim of Macklin F. Martin and Maria H. Martin was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in the amount of $1,253,355.00 for alleged damages suffered by the claimants as they were deprived of the use of two BART rail cars. As the Port was not involved with the events it was recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27345.

Claim of Sumitomo Marine and Fire Insurance Company, Ltd. was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in the sum of $166,226.00 for alleged damage done to a piece of equipment that off loaded at Outer Harbor Public Container Terminal Number 4 which is assigned to Maersk Line Pacific, Ltd. It was recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27346.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of August 31, 1982.

Status of Consultant Contracts in Progress as of August 31, 1982.

Summary of Cash - Port Revenue and Construction Fund as of August 27, 1982.

Summary of Claims Paid from Various Funds for the Period August 3, 1982 through August 27, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Smith and President Eng - 6
Noes:	None
Absent:	Commissioner Pineda - 1

"RESOLUTION NO. 27342

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF CONCRETE LOADING DOCK AND METAL CANOPY AT BUILDING E-407A, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFORE."

"RESOLUTION NO. 27343

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REPAIR OF BEARING PILE SYSTEMS AT BERTHS 11 AND 12, OUTER HARBOR TERMINAL, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27344

RESOLUTION CONCERNING TRAVEL."

"RESOLUTION NO. 27345

RESOLUTION REJECTING CLAIM OF MACKLIN F. MARTIN AND MARIA H. MARTIN."

"RESOLUTION NO. 27346

RESOLUTION REJECTING CLAIM OF SUMITOMO MARINE & FIRE INSURANCE COMPANY, LTD."

"RESOLUTION NO. 27347

RESOLUTION APPROVING LOST INSTRUMENT BOND AND LETTER OF INDEMNITY AGREEMENT FOR PORT OF OAKLAND 1971 CERTIFICATE COUPONS."

"RESOLUTION NO. 27348

RESOLUTION AUTHORIZING EXECUTION OF THIRD SUPPLEMENTAL AGREEMENT WITH THE HERTZ CORPORATION AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 27349

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27350

RESOLUTION GRANTING PROJECT DEVELOPMENT ASSOCIATES PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27351

RESOLUTION GRANTING FLY OAKLAND TRAVEL SERVICE PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27352

RESOLUTION REJECTING BIDS FOR CONSTRUCTION OF AIRBART BUS SHELTERS AND ROADWAY IMPROVEMENTS, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT AND BART COLISEUM - AIRPORT STATION, OAKLAND, CALIFORNIA (UMTA-CA-03-0234) AND DIRECTING FOR PERFORMANCE OF THE WORK IN THE OPEN MARKET."

"RESOLUTION NO. 27353

RESOLUTION AWARDING CONTRACT TO GALLAGHER AND BURK, INC., FOR CONSTRUCTION OF AGGREGATE BASE PAVEMENT AND UTILITIES FOR TEMPORARY FUEL RACK, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27354

RESOLUTION AUTHORIZING SUBSTITUTION OF DEMOLITION SUB-CONTRACTOR FOR REDEVELOPMENT OF CLAY STREET PIER FOR PUBLIC FISHING, JACK LONDON SQUARE."

"RESOLUTION NO. 27355

RESOLUTION AWARDING CONTRACT TO FERMA CORPORATION, FOR DREDGING AND BANKWORK, EMBARCADERO COVE MARINA; UNION POINT BASIN, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27356

RESOLUTION CONSENTING TO SUBLEASE BY OAKLAND VILLAGE CORPORATION TO BERT C. H. CHANG, DOING BUSINESS AS CAPTAIN'S LANDING."

"RESOLUTION NO. 27357

RESOLUTION AWARDING CONTRACT TO SMITH-RICE COMPANY, FOR DREDGING OF BERTH J, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RIURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27358

RESOLUTION ASSIGNING JOSEPH K. WONG AND FINDING HIM TO BE ENTITLED TO A CERTAIN RATE WITHIN SALARY SCHEDULE NO. 56 FIXED BY PORT ORDINANCE NO. 867."

"RESOLUTION NO. 27359

RESOLUTION RATIFYING GRANTING LEAVE OF ABSENCE TO MONA HALL, PARKING AND METER CHECKER."

"RESOLUTION NO. 27360

RESOLUTION DIRECTING BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION TO PURCHASE 1971 CERTIFICATES FROM THE CERTIFICATE SINKING FUND ACCOUNT."

"RESOLUTION NO. 27361

RESOLUTION APPROVING AMENDMENTS TO THE AIRPORT LAYOUT PLAN AND AUTHORIZING THE EXECUTIVE DIRECTOR TO FILE AN APPLICATION WITH THE FEDERAL AVIATION ADMINISTRATION UNDER THE AIRPORT DEVELOPMENT AID PROGRAM."

"RESOLUTION NO. 27362

RESOLUTION CERTIFYING REVIEW AND CONSIDERATION OF AND APPROVING NEGATIVE DECLARATION, MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH, AUTHORIZING A GRANT APPLICATION TO THE WILDLIFE CONSERVATION BOARD FOR THE SAN ANTONIO FISHING PIER, AND ACCEPTING AND MATCHING THE PROPOSAL FOR FUNDING BY THE SAN ANTONIO COMMUNITY COUNCIL."

"RESOLUTION NO. 27363

RESOLUTION AUTHORIZING ADDITIONAL WORK AND EXTENDING TIME FOR COMPLETION OF PERFORMANCE OF CONTRACT WITH McGUIRE & HESTER FOR EXTENSION OF ROADWAY, TAXIWAYS AND UTILITIES FOR CORPORATE JET DEVELOPMENT, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT (A.D.A.P. 6-06-0170-08)."

"RESOLUTION NO. 27364

RESOLUTION GRANTING EDGEWATER HYATT CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27365

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH PACIFIC GAS AND ELECTRIC COMPANY FOR INSTALLATION OF ELECTRICAL SYSTEM ON CLAY STREET PIER AND CONVEYANCE OF SAID FACILITIES TO PACIFIC GAS AND ELECTRIC COMPANY."

"RESOLUTION NO. 27366

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH JIM HUTCHINGS AND ARVIL DUCK."

"RESOLUTION NO. 27367

RESOLUTION ACCEPTING WORK PERFORMCED BY JIM HUTCHINGS AND ARVIL DUCK, AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27368

RESOLUTION AUTHORIZING EXECUTION OF TERMINATION OF AGREEMENT WITH SOUTHERN PACIFIC TRANSPORTATION COMPANY."

"RESOLUTION NO. 27369

RESOLUTION AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR COMPETITIVE BIDDING ON CONSTRUCTION OF LOADING BRIDGE FOR THE INTERNATIONAL ARRIVALS BUILDING, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT."

"RESOLUTION NO. 27370

RESOLUTION GRANTING EQUITEC 79 REAL ESTATE INVESTORS PERMISSION TO PERFORM CERTAIN WORK."

Port Ordinance No. 2470 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH FLY OAKLAND TRAVEL SERVICE," was read a second time and passed by the following vote:

Ayes: Commissioners Creque, Goodroe, Higgins, Hunter, Smith and President Eng - 6

None: None

Absent: Commissioner Pineda - 1

Port Ordinance No. ____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF TERMINAL USE AGREEMENT WITH COMPAGNIE GENERALE MARITIME, HAPAG-LLOYD AG AND INTERCONTINENTAL TRANSPORT (ICT) BV," was read a first time and passed to print by the following vote:

Ayes: Commissioners Creque, Goodroe, Higgins, Hunter, Smith and President Eng - 6

Noes: None

Absent: Commissioner Pineda - 1

At the hour of 10:45 a.m. the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting scheduled for 4:00 p.m., Tuesday, September 7, 1982 was adjourned by the Secretary of the Board, due to the absence of all the Commissioners.

Secretary

BOARD OF PORT COMMISSIONERS
MEETING OF SEP 28 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The regular meeting scheduled for Tuesday, September 21, 1982 at 4:00 p.m. was adjourned by the Secretary of the Board to Tuesday, September 28, 1982 at the hour of 4:00 p.m. due to the absence of all the members of the Board.

* *

The meeting was reconvened on Tuesday, September 28, 1982 at the hour of 4:05 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Eng presiding, due written notice having been given to members of the Board.

Commissioners present: Goodroe, Higgins, Hunter and President Eng - 4

Commissioners absent: Creque, Pineda and Smith - 3

Also present were the Executive Director; Director of Administrative Services; Assistant Port Attorney; Assistant Chief Engineer; Director of Aviation; Airport Manager; Director of Properties; Commercial Representative Steve Hanson; Director of Public Affairs; and Secretary of the Board.

The minutes of the regular meeting of August 17, 1982, the adjourned regular meeting of August 31, 1982, the adjourned regular meeting of September 7, 1982, and the regular meeting of September 7, 1982 were approved as submitted and ordered filed.

BOARD OF PORT COMMISSIONERS
MEETING OF OCT 19 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

At the hour of 4:06 p.m. the Board held a public hearing on proposals to lease certain water area at South Basin, Embarcadero Cove. The Secretary of the Board informed the Board of the one proposal received from Producer's Seafood. The basic terms of the proposed lease include: a use restricted to the construction and maintenance of commercial fishing berthing consisting of approximately 74,834 sf of water area. A minimum rental of $1,646.39 per month against a percentage of at least 15% of berth rental fees with adjustments at 30 month intervals. A lease term of 10 years, the premises would be provided "as is" and within one year the lessee would install berths within the South Basin for 40 commercial fishing boats of 30 to 60 feet in length at a minimum investment of $50,000. A performance deposit of $5,000 would be required. The lessee would be responsible for all repairs and maintenance of berthing improvements, including maintaining shoreline riprap and removal of floating debris. The proposed lease also contains the Port's standard provisions regarding lessee's obligations to lease from the Port. It was noted that the firm has received approval in principle to lease the adjacent Livingston Street Pier. There was no further testimony, and at the hour of 4:07 p.m. the hearing was closed. The lease to Producer's Seafood was approved in principle on a motion by Commissioner Hunter, seconded and passed unanimously.

Authorization to Dispense With Bids for Loading Bridge for the International Arrivals Building was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board that the Board had previously requested that bids be received for a loading bridge to be installed at the International Arrivals Building. There are only two firms performing this type of construction, and the firm of Wollard Airport Equipment, Inc., has notified the Board that it is unable to bid on the

project. As the Port owns six loading bridges built by Jetway, and has obtained spare parts and trained service personnel, it was recommended that the Board dispense with bids and authorize negotiating a contract with Jetway Division of Abex Corporation for furnishing and installing a loading bridge at the International Arrivals Building. The recommendation was approved on passage of Resolution No. 27371.

Acceptance of FAA Grant Offer for Portions of the Airport Expansion Project was the subject of a memo to the Board from the Chief Engineer, notifying the Board of the applications for certain funds under a new program entitled Airport Improvement Program. It was recommended that the Board accept the FAA's AIP-01 Grant Offer in the amount of $1,097,893 and authorize the execution of the Grant Agreement. The funds will be used for public areas of the Frontal Gate Terminal and aircraft apron for the Frontal Gate Terminal and will be part of a multi year funding program for the completion of the new terminal. An environmental document associated with the project will contain the finding of no significant impacts. The recommendation was approved on passage of Resolution No. 27372.

Lease with Bank of America for Automatic Teller Facility was the subject of a memo to the Board from the Director of Properties, recommending approval for the bank to install a Versateller automatic teller facility in the lobby of the Terminal Building at the Airport. Basic terms of the proposed lease include a term of five years, with the bank to have the right to terminate the lease on 60 days' notice. The monthly rental would be $125. The Port would provide electricity, and the bank would pay for all telephone charges. The Port would have the right to relocate the facility at its expense if the location is needed for airport purposes. The Versateller unit would remain the personal property of the bank. It was further noted that

similar facilities from other banks could be installed in the future. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

American Airlines - Dallas/Ft. Worth-London Case was the subject of a memo to the Board from the Director of Aviation, notifying the Board that American Airlines has requested the Port to issue a statement of position in support of their application to provide permanent route authority between Dallas/Ft. Worth and London, England. It was noted that American Airlines is now operating this service on a temporary certificate issued when Braniff Airlines ceased operation. American would offer single carrier connecting service in either direction to passengers from Oakland Airport. The recommendation was approved on passage of Resolution No. 27392.

Modification of Airport Landing Fee Structure - Port Ordinance 1149 was the subject of a memo to the Board from the Director of Aviation, notifying the Board of certain use by general aviation pilots of the main jet runway, 11/29, and that this use has strong potential for runway closure or unavailability of the runway. In order to provide a more positive restraint against this undesirable use, it was recommended that the landing fee section of Port Ordinance 1149 be amended to provide for commercial operating landing to be applicable only for runways at the North Airport and the established landing fees would be charged for landings at South Airport Runway 11/29. The recommendation was approved on an ordinance passed to print.

Plans and Specifications for Construction of 12KV, Primary Electrical Distribution System, Phase 3 was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending their approval and authority to advertise for bids for the installation of the improved electrical distribution system serving the South Airport and all but the old

Navy area at the North Airport. The new system will increase the voltage from 4,160 to 12,000 volts. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27393.

Contract Completion, Modifications to Building M-101 to Construct Ticket Offices was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Berrios Construction Company be extended through August 24, 1982 and accepted as complete as of that date, with a contract price of $33,865.40. The recommendation was approved on passage of Resolution No. 27373 for time extension and Resolution No. 27374 for accepting the contract.

Real Property Waiver--Tower Avionics was the subject of a memo to the Board from the Director of Properties, recommending approval of a real property waiver covering a leased telephone system in Hangar 8 at the North Airport. The recommendation was approved on passage of Resolution No. 27375.

License Agreement Renewal--California Air Charter was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for space in Building L-210 used for their air carrier service, at a total monthly rental of $2,465.63. The firm also has self-fueling privileges and pays the Port a flowage fee on all fuel dispensed of 14¢ per gallon or the same payment per gallon as the Port is receiving from the primary fueler at the North Airport, whichever is greater. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

License Agreements--McDaniel & Snead and Brent Hennefer was the subject of a memo to the Board from the Director of Properties, recommending approval for the two firms to operate Christmas tree lots on Oakport Street in the Oakland Airport Business Park during the period of mid-October through December. Both firms will pay a minimum rental of $5,300 against 5% of gross receipts for the period. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Jack London Village Subleases was the subject of a memo to the Board from the Director of Properties, recommending approval of a new sublease for the operation of the delicatessen to be known as The Port Deli; and the renewal of subleases for the Edge of the World, the cutlery shop, and Birkenstock Footprints, the sandal shop. The recommendation was approved on passage of Resolution No. 27376.

Galbraith Golf Course Concession Agreement was the subject of a memo to the Board from the Director of Properties, notifying the Board that the Port leased the Galbraith Golf Course to the City of Oakland under its Recreation and Parks Department. The City pays $60,000 per year to the Port to service the debt incurred to develop the golf course. The City has now entered into a concession agreement with Howard Ransom Associates and Hugh G. McKay Associates for the operation of the course. It was recommended that the Board approve the concession agreement subject to the terms of the lease between the City and the Port for the Galbraith Golf Course. The recommendation was approved on passage of Resolution No. 27377.

Plans and Specifications for Installation of Reefer Outlets, Charles P. Howard Terminal, Berth H was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending their approval and authority to advertise for bids for the installation of 144 permanent

reefer receptacles. The environmental document associated with the work has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27378.

Plans and Specifications, Redredging Berths 8, 9, and 10, Outer Harbor Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for redredging of the area. The project is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27379.

Item 2685, Port of Oakland Tariff No. 2, Container Crane Rights and Obligations was the subject of a memo to the Board from the General Manager, Marine Terminals, recommending approval to amend the tariff to more clearly identify Assignee responsibilities and more accurately reflect current practices. The recommendation was approved on an ordinance passed to print.

Encroachment Permit for the Charles P. Howard, Temporary Entrance was the subject of a memo to the Board from the Chief Engineer, notifying the Board that the temporary entrance to the terminal will be located at the foot of Grove Street. A temporary truck scale, guard shack and appurtenances must be located in front of the interim entrance on the dedicated portion of Grove Street. It was recommended that the Board approve the City's encroachment permit offer for this use. It was noted that the permanent entrance will be located on Market Street in approximately 18 months. The recommendation was approved on passage of Resolution No. 27380.

Amend Port Ordinance No. 1606 was the subject of a memo to the Board from the Chief Engineer, recommending approval to amend the bidding, contracting and purchasing ordinance to allow for up to 45 calendar days between bid opening and award. The change will allow for at least two Board

meetings for potential award of a contract. The recommendation was approved on an ordinance passed to print.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Thankappan Narayanan, as Assistant Mechanical/Electrical Engineer, effective September 29, 1982, at $2317 per month; Claudia Fong, as Account Clerk, effective October 5, 1982, at $1413 per month; Terry L. Gray, as Youth Aide, Class "C", effective September 21, 1982, at $5.69 per hour; Catherine S. Rocha, as Youth Aide, Class "B", effective September 23, 1982, at $7.84 per hour; and Jennifer L. Karstedt, as Youth Aide, Class "B", effective September 14, 1982, at $7.84 per hour. Also recommended was a leave of absence for Isamu Tsujimoto, Senior Engineering Assistant, for two working days. The recommendations were approved on passage of Resolution No. 27381 for appointments, and Resolution No. 27382 for leave of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Director of Fiscal Affairs to Buck Hills Falls, Pennyslvania, on or about September 30 through October 3, 1982, to attend the Annual Convention of the Association of Water Transportation Accounting Officers. It was noted that the local chapter will reimburse the Port for the travel. Additionally recommended was the travel of the Port Attorney and Deputy Port Attorney III, to Washington, D.C., on or about October 1, 1982, to attend a Federal Energy Regulation Commission-sponsored conference. It was noted that the travel is in connection with previously authorized travel to New York, New York, for the Annual Convention of the American Associates of Port Authorities. The recommendation was approved on passage of Resolution No. 27383.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of September 20, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the month of August 1982.

Accounts Receivable - 35 Days or More in Arrears as of September 27, 1982.

Accounts Receivable - Referred to Port Attorney as of September 27, 1982.

Summary of Claims Paid from Various Funds for the Period August 31, 1982 through September 16, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Goodroe, Higgins, Hunter and President Eng - 4
Noes:	None
Absent:	Commissioners Creque, Pineda and Smith - 3

"RESOLUTION NO. 27371

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PERFORM CERTAIN PUBLIC WORK WITHOUT COMPETITIVE BIDDING (INSTALLATION OF LOADING BRIDGE FOR INTERNATIONAL ARRIVALS BUILDING AT THE AIRPORT)."

"RESOLUTION NO. 27372

RESOLUTION ACCEPTING GRANT OFFER OF THE UNITED STATES OF AMERICA AND AUTHORIZING EXECUTION OF GRANT AGREEMENT WITH THE FEDERAL AVAITION ADMINISTRATION UNDER PROJECT NO. 3-06-0170-01, CONTRACT NO. DTFA08-82-C-30025."

"RESOLUTION NO. 27373

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH BERRIOS CONSTRUCTION COMPANY."

"RESOLUTION NO. 27374

RESOLUTION ACCEPTING WORK PERFORMED BY BERRIOS CONSTRUCTION COMPANY AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27375

RESOLUTION APPROVING AND RATIFYING AGREEMENT WITH COLONIAL-PACIFIC LEASING CO. CONCERNING INSTALLATION OF LEASED EQUIPMENT ON PREMISES LICENSED TO AVIONICS SYSTEMS, INC."

"RESOLUTION NO. 27376

RESOLUTION CONSENTING TO SUBLEASES BY OAKLAND VILLAGE CORPORATION."

"RESOLUTION NO. 27377

RESOLUTION APPROVING GRANT OF CONCESSION BY CITY OF OAKLAND TO HOWARD RANSOME ASSOCIATES/HUGH MC KAY ASSOCIATES FOR OPERATION OF LEW F. GALBRAITH MUNICIPAL GOLF COURSE."

"RESOLUTION NO. 27378

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR INSTALLATION OF REEFER OUTLETS, CHARLES P. HOWARD TERMINAL, BERTH H, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27379

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR REDREDGING BERTHS 8, 9 AND 10, OUTER HARBOR TERMINAL, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27380

RESOLUTION AUTHORIZING EXECUTION OF DISCLAIMER AND AGREEMENT FOR ENCROACHMENT PERMIT ON GROVE STREET FOR TEMPORARY ENTRANCE FOR CHARLES P. HOWARD CONTAINER TERMINAL."

"RESOLUTION NO. 27381

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27382

RESOLUTION RATIFYING GRANTING LEAVE OF ABSENCE TO ISAMU TSUJIMOTO, SENIOR ENGINEERING ASSISTANT."

"RESOLUTION NO. 27383

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27384

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH MAERSK LINE PACIFIC, LTD.

"RESOLUTION NO. 27385

RESOLUTION AUTHORIZING EXECUTION OF ACKNOWLEDGMENT OF TERMINATION OF CONSENT TO SECONDARY USE AND SUBLEASE AND ASSUMPTION OF ENTIRE COMBINED PREMISES AND CRANES WITH AMERICAN PRESIDENT LINES, LTD."

"RESOLUTION NO. 27386

RESOLUTION AUTHORIZING EXECUTION OF AMENDED AGREEMENT WITH FREDERIKSEN ENGINEERING."

"RESOLUTION NO. 27387

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH MICHAEL A. KUCER, AN INDIVIDUAL DOING BUSINESS UNDER THE FIRM NAME AND STYLE OF KIMAIR COMPANY."

"RESOLUTION NO. 27388

RESOLUTION GRANTING FEDERAL EXPRESS CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27389

RESOLUTION GRANTING SIERRA ACADEMY OF AERONAUTICS PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27390

RESOLUTION REJECTING CLAIM OF FRELINA EVANS, INDIVIDUALLY AND AS GUARDIAN AD LITEM FOR MARGARITTE EVANS, WILBERT EVANS, AND THE ESTATES OF WILBERT EVANS, JR., FREGINA EVANS AND TIMOTHY EVANS."

"RESOLUTION NO. 27391

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27392

RESOLUTION AUTHORIZING THE FILING OF STATEMENT OF POSITION IN DALLAS/FT. WORTH-LONDON CASE, CIVIL AERONAUTICS BOARD DOCKET NO. 40827."

"RESOLUTION NO. 27393

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF 12KV, PRIMARY ELECTRICAL DISTRIBUTION SYSTEM, PHASE 3, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27394

RESOLUTION OF CONDOLENCE UPON THE PASSING OF JOSEPH W. CHAUDET."

"RESOLUTION NO. 27395

RESOLUTION OF CONDOLENCE UPON THE PASSING OF YOSHIYA ARIYOSHI."

Port Ordinance No. 2472 being, "AN ORDINANCE RELATING TO THE EFFECTIVE DATE OF NEW SALARY RATES ESTABLISHED UNDER CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT," and Port Ordinance No. 2473 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF TERMINAL USE AGREEMENT WITH COMPAGNIE GENERALE MARITIME, HAPAG-LLOYD AG AND INTERCONTINENTAL TRANSPORT (ICT) BV," were read a second time and passed by the following vote:

Ayes: Commissioners Goodroe, Higgins, Hunter and President Eng - 4

Noes: None

Absent: Commissioners Creque, Pineda and Smith - 3

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 5 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER

CRANE ASSIGNMENTS AND RENTAL RATES - RIGHTS AND OBLIGATIONS," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 1606 FORMULATING AND ESTABLISHING CONDITIONS AND PROCEDURES FOR BIDDING, CONTRACTING AND PURCHASING," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Goodroe, Higgins, Hunter and President Eng - 4
Noes:	None
Absent:	Commissioners Creque, Pineda and Smith - 3

At the hour of 4:15 p.m. the Board entered into Executive Session on personnel matters and reconvened in open session at the hour of 4:55 p.m. at which time the meeting was adjourned in the memory and respect to Joseph Chaudet, a former Port Commissioner, and Yoshiya Ariyoshi, a former Japanese Shipping Executive.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, October 5, 1982 at the hour of 4:20 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Eng presiding, due written notice have been given to members of the Board.

Commissioners present: Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Director of Properties; Assistant Director of Properties and Senior Commercial Representative; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Richard Storek, representing Storek and Storek.

Mr. Ben Betancourt, Assistant Airport Manager, received his 15-year service recognition award.

At the hour of 4:22 p.m., President Eng turned the meeting over to 1st Vice President Higgins, and noted that it was his continued policy to abstain from any discussion of the Sea Cross Restaurant.

BOARD OF PORT COMMISSIONERS
MEETING OF OCT 19 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

Supplemental Agreement to Sea Cross Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board of certain delays and the effective date of the commencement of the lease term and recommending that the Board approve a supplemental agreement to the Sea Cross lease providing for the lease term and rent to commence on June 1, 1982, which correlates with the date that the building permit was approved. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously, with President Eng abstaining.

President Eng then reassumed the chair for the rest of the meeting.

Storek and Storek Report for Lenders was the subject of a memo to the Board from the Executive Director, notifying the Board of several meetings with the firm to finalize the pertinent details of its understandings with the Port, including economic issues, design and construction responsibilities, lease provisions, and affirmative action and minority participation issues. This information will be used by potential lenders to finalize financing. It was recommended that the Board approve the following affirmative action and minority participation programs: A minority equity participation up to 20% interest in the project; a minority subcontractor participation goal of at least 30%; a minority construction workforce goal of at least 60% on a craft-by-craft basis; a minority restaurant and retail subtenant goal of at least 50%; and a minority vendor and service contracts goal for the completed project of at least 70%. It was also recommended that the performance deposit requirement be established at $50,000. It was further recommended that the Port notify potential lenders of the Port's approval in principle of the proposed Storek and Storek lease agreement. During discussion, Commissioners Pineda and Hunter expressed their desire for a "joint venture" program for the

development of the site. Commissioner Higgins noted that the affirmative action and minority participation program was a constructive address to his concerns and that the "joint venture" potential of this development was not practical. After further discussion, the recommendation was approved on a motion by Commissioner Creque, seconded and passed on the following vote:

Ayes:	Creque, Smith, Higgins and Goodroe - 4
Noes:	Hunter, Pineda and President Eng - 3
Absent:	None

Termination of Goodman's Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board that mutual agreement has now been reached with Goodman's with regard to terminating their lease. It was recommended that the Board approve in principle a supplemental agreement to the lease providing for termination of their operations on December 31, 1982, with the premises to be delivered vacant to the Port on April 1, 1983. During the three month move-out period, Goodman's would pay a rent of only $450 consistent with the present lease. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Contract Time Extension, Reroofing of Building F-107, Jack London Square was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract time with Glas-Shield Roof Systems of Northern California, be extended fifty calendar days through November 2, 1982, to allow for additional work on the roof. The recommendation was approved on passage of Resolution No. 27396.

CalTrans Lease Agreeement Renewal was the subject of a memo to the Board from the Director of Properties, notifying the Board of a parcel of property under the Nimitz Freeway near 5th Avenue leased from the State of California Department of Transportation and subsequently leased with adjacent

Port property to Transamerica Intermodal Maintenance Services. It was recommended that the Board approve renewal of the six-month lease at $975 per month for the under-freeway area. The recommendation was approved on passage of Resolution No. 27397.

Assignment of Lease--Project Development Associates was the subject of a memo to the Board from the Director of Properties, notifying the Board that the development firm has organized their investment structure, and it was recommended that the Board approve the assignment of the lease with Project Development Associates to Courtyard on the Cove Limited Partnership. The recommendation was approved on passage of Resolution No. 27398.

Award of Contract, Painting Exterior of Building E-407A, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the ten bids received and recommending award of the contract to Rick E. Artega, the low bidder, at $21,000. The recommendation was approved on passage of Resolution No. 27410.

Contract Completion, Reroofing of Building E-407A, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Pacific Coast Building Products, be accepted as complete as of September 15, 1982, with a contract price of $81,136.53. The recommendation was approved on passage of Resolution No. 27399.

Architectural Services for Construction of Buildings, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending approval to enter into an agreement with Gerson/Overstreet for the design and preparation of full plans and specifications for the maintenance and repair building and for the design and preparation of preliminary plans for the terminal office building. The firm

will be paid direct salaries, certain fringe benefits and general administrative overhead costs, certain direct reimbursable costs and a fixed fee of $6,800. The maximum payment under the agreement is $63,000 with certain additional work available at the discretion of the Executive Director. The recommendation was approved on passage of Resolution No. 27400.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of President Herbert Eng, Commissioner H. Wayne Goodroe, the Executive Director, the Director of Aviation, the Airport Manager, and the Assistant Port Attorney to Philadelphia, Pennsylvania, during the period October 10 through 15, 1982, to attend the Airport Operators Council International Annual Convention. The recommendation was approved on passage of Resolution No. 27401.

Revision of Port Ordinances, Establishing Port Fees for Planning and Development Matters was the subject of a memo to the Board from the Chief Engineer, recommending approval to establish new fees for costs incurred by the Port for certain planning and development matters, which include design review, preparation of environmental documents and the processing of various permits and subdivision maps. The recommended fee schedule follows the City of Oakland's newly revised Fee Schedule and is intended to recover actual costs. It was noted that the annual additional revenue is expected to be $16,000. The recommendation was approved on passage of an ordinance to print.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the creation of one additional position of Senior Typist Clerk to be assigned to the Director of Fiscal Affairs. The recommendation was approved on an ordinance passed to print.

Claim of Leslie D. Hellewell was a subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in an unspecified amount for alledged damages done to his sailboat by unnamed Port personnel. It was recommended that the claim be rejected and referred to the Port's insurance carrier. The recommendation was approved on passage of Resolution No. 27402.

Approval of Indemnity Bond for Lost 1957 Revenue Bond, Series K Coupon was a subject of a letter to the Board from the Port Attorney, recommending approval of an indemnity bond and letter of indemnity containing proof of loss for loss of a Port bond. The action will allow payment for the lost coupon. The recommendation was approved on passage of Resolution No. 27403.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of September 30, 1982.

Status of Consultant Contracts in Progress as of September 30, 1982.

Summary of Cash - Port Revenue and Construction Fund as of September 27, 1982.

Summary of Claims Paid from Various Funds for the Period September 17, 1982 through September 27, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes: Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Noes: None

Absent: None

"RESOLUTION NO. 27396

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH GLAS-SHIELD ROOF SYTEMS OF NORTHERN CALIFORNIA, INC."

"RESOLUTION NO. 27397

RESOLUTION AUTHORIZING EXECUTION OF LEASE AGREEMENT WITH STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION."

"RESOLUTION NO. 27398

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE FROM PROJECT DEVELOPMENT ASSOCIATES TO COURTYARD ON THE COVE LIMITED PARTNERSHIP."

"RESOLUTION NO. 27399

RESOLUTION ACCEPTING WORK PERFORMED BY PACIFIC COAST BUILDING PRODUCTS, INC. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27400

RESOLUTION FINDING AND DETERMINING THAT A PROPOSAL WITH GERSON/OVERSTREET FOR CONSULTING SERVICES CONSTITUTES PROFESSIONAL OR SPECIALIZED SERVICES AND MAY BE MADE WITHOUT COMPETITIVE BIDDING; AND AUTHORIZING THE EXECUTION OF SAID AGREEMENT."

"RESOLUTION NO. 27401

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27402

RESOLUTION REJECTING CLAIM OF LESLIE D. HELLEWELL."

"RESOLUTION NO. 27403

RESOLUTION APPROVING INDEMNITY BOND OF THE INSURANCE COMPANY OF NORTHERN AMERICA AND LETTER OF INDEMNITY FOR PORT OF OAKLAND 1957 REVENUE BOND SERIES K COUPON."

"RESOLUTION NO. 27404

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH TOUCHE ROSS & COMPANY."

"RESOLUTION NO. 27405

RESOLUTION GRANTING NORTHWEST MOTELS PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27406

RESOLUTION GRANTING HING C. MOK AND YUEN B. MOK PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27407

RESOLUTION GRANTING OAKLAND VILLAGE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27408

RESOLUTION GRANTING NORTHWEST MOTELS PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27409

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH KAISERAIR, INC."

"RESOLUTION NO. 27410

RESOLUTION AWARDING CONTRACT TO RICK E. ARTEAGA, FOR PAINTING EXTERIOR OF BUILDING E-407A, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27411

RESOLUTION AUTHORIZING REVISIONS TO FIRST SUPPLEMENTAL AGREEMENT WITH MARINE TERMINALS CORPORATION."

"RESOLUTION NO. 27412

RESOLUTION ESTABLISHING JUST COMPENSATION FOR CERTAIN PARCELS OF LAND OWNED BY PACIFIC GAS AND ELECTRIC COMPANY, AND DIRECTING THE EXECUTIVE DIRECTOR TO MAKE A CONDITIONAL OFFER TO ACQUIRE SAID PARCELS."

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 5.144 OF PORT ORDINANCE NO. 867 CREATING ONE ADDITIONAL POSITION OF SENIOR TYPIST CLERK," and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH TIBA INTERNATIONAL COMPANY, INC.," and Port Ordinance No. _____ being, "AN ORDINANCE ESTABLISHING AND REVISING FEES FOR CERTAIN PERMITS, APPROVALS AND PREPARATION OF ENVIRONMENTAL DOCUMENTS, AND AMENDING PORT ORDINANCE NOS. 2083, 1343, 1830, 2030, 1332, 2124 AND 2044," were read a second time and passed by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President
	Eng - 7
Noes:	None
Absent:	None

Port Ordinance No. 2475 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO CONTAINER CRANE ASSIGNMENTS AND RENTAL RATES RIGHTS AND OBLIGATIONS," and Port Ordinance No. 2476 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 1606 FORMULATING AND ESTABLISHING CONDITIONS AND PROCEDURES FOR BIDDING, CONTRACTING AND PURCHASING," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President
	Eng - 7
Noes:	None
Absent:	None

At the hour of 4:35 p.m. the Board entered into Executive Session on legal matters and reconvened in open session at the hour of 5:20 p.m. at which time the meeting was adjourned.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, October 19, 1982, at the hour of 4:25 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Eng presiding, due written notice having been given to members of the Board.

Commissioners present: Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Commisioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Director of Aviation; Airport Manager; Manager, General Aviation; Assistant Chief Engineer; Director of Properties; Assistant Director of Properties and Senior Commercial Representative; and Secretary of the Board.

Visitors attending the meeting included Mr. Tim Parrott, representing Western Airmotive.

The minutes of the regular meeting of September 21, 1982, the adjourned regular meeting of September 28, 1982, and the regular meeting of October 5, 1982, were approved as submitted and ordered filed.

Selection of Operator for Airport Parking Facility was the subject of a memo to the Board from the Executive Director, notifying the Board of the eight proposals received and that two proposers have withdrawn. It was recommended that Bay Area Parking be selected for the operation. The firm will provide the maximum financial return to the Port based on their original

BOARD OF PORT COMMISSIONERS
MEETING OF NOV 23 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

proposed budget of $356,459. The two entities of Douglas Parking Company and Interstate Parking Company provide the business experience as required by the Port's request for proposals. The firm conforms to the Port's Minority Business Enterprise Program requirements, including that of active participation by the minority partner and both partners of Bay Area Parking have offices in Oakland. The basic terms of the Proposed Management Agreement would include premises consisting of short-term and long-term public parking lots at the South Airport, for a one-year term, with the term to be extended on a year-to-year basis. The Port may terminate for cause at any time upon notice to the operator; otherwise, the Port may terminate on 60 days' notice at any time without cause. The operator may terminate only during the 61st through the 90th day before expiration of each annual term. The operator will operate the parking facilities every day for 24 hours per day in accordance with rates, charges, rules, regulations and operating procedures established by the Port. A daily inventory of automobiles is to be made to establish any parked more than 24 hours, and receipts are to be deposited daily by the operator in a Port bank account. The operator will submit an annual operating budget 120 days before the start of each one-year term. After approval of the budget by the Executive Director, no expense or cost of the operation shall be reimbursed by the Port unless it has been included in the budget. The effect of the annual operating budget is intended to be for the Port to reimburse the operator for all approved expenses plus payment of a management fee. An annual management fee will be paid to the operator on a monthly basis with the fee for the first year of operation established in their original proposal. The fee for subsequent years will be established as part of the annual operating budget procedure. The operator must provide a deposit of $100,000 in cash, multiple maturity certificate of deposit or irrevocable letter of

credit. The Port will provide and maintain the parking lot. The Port will provide an on-site office to be maintained by the operator. The Port will provide all entrance and exit revenue control equipment, and the operator will be responsible for its maintenance. The operator will be required to carry insurance for dishonesty, destruction and disappearance, for workers' compensation, and for public liability and property damage. The operator will be retained by the Port as an independent contractor, and the agreement cannot be assigned or transferred without Port approval. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously, with an added provision in the proposed management agreement which would establish guidelines for the future yearly agreements with particular attention to the management fee taking into account changes in the scope of operation and changes in Wholesale Price and Consumer Price Indices.

Conceptual Design Approval, Corporate Jet Aircraft Facility, The Clorox Company was the subject of a memo to the Board from the Port Environmental Planner, recommending approval of the conceptual design of the facility which will be located near the South Airport Air Cargo buildings and the World Airways hangar. Clorox will construct a 17,300 square foot structure, which would house a 14,000 square foot hangar and a 3,300 square foot office-maintenance area. The building would be a pre-engineered metal structure with two-tone metal siding. The facility would also include a 20,300 square foot paved apron area, parking for 15 automobiles and extensive landscaping. The environmental document associated with the project was previously considered by the Board. The recommendation was approved on a motion by Commissioner Smith, seconded and passed unanimously.

Federal Express Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board that the firm occupies 27,800 sf of warehouse space in Building M-112 and 80,000 sf of adjacent apron area under a license agreement, at a rental of $10,734 per month, and they are now requesting a lease for the occupied premises. Basic terms of the proposed lease include the same premises now occupied with the addition of 16,000 sf of apron area and 22,000 sf of unpaved land area, for a 5-year term with a right of first refusal to renew the lease under rental terms to be mutually agreed to. The initial monthly rental would be $11,450.40, and at the end of the first 30 months the building rental rate would be increased for a total adjusted rental of $12,557.60 per month. The use of the premises would be for air cargo handling and storage. Federal Express would construct any improvements in accordance with plans and specifications to be approved in advance by the Port. A rental credit would be allowed for one-half of actual costs of apron and roadway improvements made by Federal Express which are tentatively estimated at $120,000. The Port would maintain the roof and exterior walls of Building M-112 and Federal Express would be responsible for all other maintenance, repair and replacement of the premises and for its personal property. The lease would also contain the Port's standard provisions. The request was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Contract Completion, Relocation of Rental Car Lot, South Airport was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Gallagher & Burk, Inc., be extended through August 30, 1982, and accepted as complete as of that date, with a contract price of $84,961.97. It was noted that one of the subcontractors drilled through a high voltage cable serving the terminal area and their

insurance company is currently repairing the damage, estimated to be $75,000. The recommendation was approved on passage of Resolution No. 27413 for time extension and Resolution No. 27414 for accepting the contract.

Contract Completion, Installation of 400 HZ Fixed Aircraft Ground Power System, South Airport was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Matson Electric Company be accepted as complete as of October 8, 1982, with a contract price of $309,633. The recommendation was approved on passage of Resolution No. 27415.

Sierra Academy Subtenant was the subject of a memo to the Board from the Director of Properties, recommending approval for Sierra Academy to sublease a portion of Building L-150 and an adjacent paved apron area to Bay Avionics, at a total monthly rental of $2,730.30. Bay Aviation, in addition to their own business, would perform aircraft radio maintenance for Sierra Academy and assist Sierra in training avionics technicians. The recommendation was approved on passage of Resolution No. 27416.

Termination of Cafe d' Orleans Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board of the lease with Gregory and Carol McGugin to operate the Cafe d' Orleans restaurant at the foot of Broadway under a 3-year lease which expires on March 5, 1983. The minimum rent is $800 per month against 6% of gross receipts with no percentage rent ever received. As a condition of the BCDC permit for the new restaurant on the adjacent former firehouse site, the Cafe d' Orleans site will be included in the public access area plaza. As their business falls off substantially during the winter months, the McGugins have requested that their lease be terminated on or about November 1, 1982, which will allow the Port to demolish the building along with the former Bow and Bell building and make

necessary shoreline improvements needed for the adjacent new restaurant site. It was recommended that the Board approve the termination of the lease. The recommendation was approved on a motion by Commissioner Goodroe, seconded and passed unanimously.

Supplement to License Agreement - Producer's Seafood was the subject of a memo to the Board from the Director of Properties, notifying the Board that Producer's Seafood occupies the Livingston Street Pier for its commercial fishing operations and that their customers have been unable to sell their albacore catch in the normal manner due to problems in the commercial market. It was recommended that the Board approve a supplement to their agreement to allow fishermen to sell albacore at the Livingston Street Pier on a retail basis, this year only, from September 15 through November 15, 1982, with the Port receiving a percentage rent of 5% of gross retail fish sales. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Approval of Change Order, Repair of Apron and Replacement of Fender System, Berth J was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending approval for the Chief Engineer to issue one or more change orders covering the installation of additional timber ties at an approximate cost of $30,000. It was noted that during the restoration of the facility, the existing timber ties had excessive dry rot. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Rejection of Bids, Repair of Bearing Pile Systems at Berths 11 and 12 was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of three bids received and that the apparent low bidder, Pan Marine Constructors, Inc., and Seaworks, Inc., a joint venture,

made a major clerical error and have requested that their bid be withdrawn. It was recommended that the Board allow the firm to withdraw their bid, find the other two bids excessive and reject them, and readvertise the plans and specifications for further bids. The recommendation was approved on passage of Resolution No. 27427.

Contract Time Extension, Upgrading of Three Portainer Cranes, Beths G, H, & I, Seventh Street Terminal was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the work being performed on the cranes and recommending that the contract time for modifying Crane No. 301 be extended eight calendar days to cover the period from September 22 to September 30, 1982, with the contract completion time for the entire contract remaining the same. The recommendation was approved on passage of Resolution No. 27417.

Contract Completion, Asphalt Concrete Paving of the Former Bulk Handling Facility Site, Ninth Avenue Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Gallagher & Burk, Inc., be accepted as complete as of September 8, 1982, with a contract price of $22,525. The recommendation was approved on passage of Resolution No. 27418.

Award of Contract, Construction of Concrete Loading Dock and Metal Canopy at Building E-407A was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the seven bids received and recommending award of the contract to O.C. Jones and Sons, the low bidder, at $363,641. The recommendation was approved on passage of Resolution No. 27419.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Alicia L. Chan, as Management Assistant, effective October 20, 1982, at $3059 per month; and Raymond E. Street, as Utilities Supervisor (Part-Time), effective October 18, 1982, at $20.72 per hour. Also recommended was a military leave of absence for Raymond A. Boyle, Senior Traffic Representative and Traffic Analyst, for five working days. The recommendations were approved on passage of Resolution No. 27420 for appointments and Resolution No. 27421 for leave of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Director of Research to Washington, D. C., during the period October 26 through October 29, 1982, to attend the Foreign Trade Data Users Group Meeting and meetings with the Bureau of the Census and the Maritime Administration research council; and the travel of the Traffic Representative and Tariff Analyst IV to Charleston, South Carolina, during the period October 20 through October 22, 1982, to attend a meeting of the Military Traffic Management Command Port's Committee. The recommendations were approved on passage of Resolution No. 27422.

Claim of Jean Vanier was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in the sum of $150,000 for alledged personal injuries occurring when the claimant slipped and fell on the sidewalk in front of the Rusty Scupper Restaurant. As the Port has no ownership in the property or responsibility, it was recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27423.

Appearance - Western Airmotive

Mr. Tim Parrott, President of Western Airmotive, appeared before the Board to request approval for the assignment of his lease for Hangar 7 and the North Airport Fueling Concession lease to Beckett Aviation. He informed the Board that Western Airmotive was unable to continue due to financial circumstances and he has negotiated the sale of assets for both entities to Beckett Aviation. It was noted that this sale as proposed would appear to eliminate the Port's Minority Business Enterprise Program established for the fueling concession.

Mr. Ken Masters, President of Beckett Aviation, appeared before the Board to note Beckett's national operation, growth pattern, and, in particular, the need to have the fueling rights to augment the fixed based operation. As a national firm similar to any large airline, he noted that his firm does not enter into joint ventures or any other partnership arrangements, since Beckett Aviation, Inc. is a wholly owned subsidiary of the CSX Corporation.

Mr. George Smith, the minority partner in the fueling concession, noted that he was only relinquishing his share of the concession in order for Western Airmotive to be able to sell both entities as a package to Beckett, and that he would prefer to remain the minority partner in the fueling concession.

The Board informed all parties concerned that they had a great deal of difficulty in giving up the Minority Business Enterprise Program established for the concession and suggested that the affected parties pursue the matter with renewed enthusiasm for retaining Mr. Smith in the fueling concession as an active participant. Commissioner Pineda moved that no action be taken, that the Legal Department review the possibility of Beckett's joint

venture of the fueling rights, and suggested that Beckett Aviation review their policies. The motion was seconded and passed unanimously. The Board also informed the parties that they would be meeting October 26, 1982, and as time was of the essence, would discuss the matter at that meeting.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of October 11, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the month of September 1982.

Accounts Receivable - 35 Days or More in Arrears as of October 19, 1982.

Accounts Receivable - Referred to Port Attorney as of October 19, 1982.

Summary of Claims Paid from Various Funds for the Period September 28, 1982 through October 8, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 27413

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH GALLAGHER & BURK, INC."

"RESOLUTION NO. 27414

RESOLUTION ACCEPTING WORK PERFORMED BY GALLAGHER & BURK, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27415

RESOLUTION ACCEPTING WORK PERFORMED BY MATSON ELECTRIC COMPANY AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27416

RESOLUTION CONSENTING TO SUBLEASE BY SIERRA ACADEMY OF AERONAUTICS, INC., TO BAY AVIONICS, INC."

"RESOLUTION NO. 27417

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH CHRISTIE CONSTRUCTORS, INC."

"RESOLUTION NO. 27418

RESOLUTION ACCEPTING WORK PERFORMED BY GALLAGHER & BURK, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27419

RESOLUTION AWARDING CONTRACT TO O. C. JONES AND SONS FOR CONSTRUCTION OF CONCRETE LOADING DOCK AND METAL CANOPY AT BUILDING E-407A, CHARLES P. HOWARD TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27420

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27421

RESOLUTION RATIFYING GRANTING LEAVE OF ABSENCE TO RAYMOND A. BOYLE, SENIOR TRAFFIC REPRESENTATIVE AND TRAFFIC ANALYST."

"RESOLUTION NO. 27422

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27423

RESOLUTION REJECTING CLAIM OF JEAN VANIER."

"RESOLUTION NO. 27425

RESOLUTION GRANTING BARCLAY'S SEAFOOD PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27426

RESOLUTION AUTHORZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27427

RESOLUTION REJECTING BIDS FOR REPAIR OF BEARING PILE SYSTEMS AT BERTHS 11 AND 12, OUTER HARBOR TERMINAL, OAKLAND, CALIFORNIA, AND DIRECTING THE SECRETARY TO READVERTISE FOR BIDS THEREFOR."

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda and Smith - 6
Noes:	None
Abstained:	President Eng - 1
Absent:	None

"RESOLUTION NO. 27424

RESOLUTION AUTHORIZING EXECUTION OF THIRD SUPPLEMENTAL AGREEMENT WITH SEA CROSS, INC."

Port Ordinance No. 2474 being, "AN ORDINANCE AMENDING SECTION 5 OF PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT," and Port Ordinance No. 2477 being, "AN ORDINANCE AMENDING SECTION 5.144 OF PORT ORDINANCE NO. 867 CREATING ONE ADDITIONAL POSITION OF SENIOR TYPIST CLERK," and Port Ordinance No. 2478 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH TIBA INTERNATIONAL COMPANY, INC.," and Port Ordinance No. 2479 being, "AN ORDINANCE ESTABLISHING AND REVISING FEES FOR CERTAIN PERMITS, APPROVALS AND PREPARATION OF ENVIRONMENTAL DOCUMENTS, AND AMENDING PORT ORDINANCE NOS. 2083, 1343, 1830, 2030, 1332, 2124 AND 2044," were read a second time and passed by the following vote:

Ayes: Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President
Eng - 7

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SALARY SCHEDULE 66.7X OF SECTION 2.01 OF PORT ORDINANCE NO. 867 AND PROVIDING FOR PAYMENT OF FURTHER RELOCATION ALLOWANCES FOR EXPATRIATE PORT EMPLOYEES ASSIGNED TO THE MEXICAN PORTS PROJECT," was read a first time and passed to print by the following vote:

Ayes: Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President
Eng - 7

Noes: None

Absent: None

At the hour of 5:45 p.m. the Board entered into Executive Session on legal items and reconvened in open session at the hour of 6:29 p.m., at which time the meeting was adjourned to Tuesday, October 26, 1982, at the hour of 4:00 p.m.

* *

The meeting was reconvened on Tuesday, October 26, 1982, at the hour of 4:06 p.m. in the office of the Board.

Commissioners present: Creque, Goodroe, Higgins, Pineda and President Eng - 5

Commissioners absent: Hunter and Smith - 2

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Deputy Port Attorney Thomas Clark; Chief Engineer; Director of Aviation; Manager, General Aviation; Director of Properties; Commercial Representative Robert O. Malley; Director of Fiscal Affairs; and Secretary of the Board.

Also attending the meeting was Mr. Paul Dinkelspiel, the Port's Bond Advisor.

Appearance:

Mr. Tim Parrott, President of Western Airmotive, appeared before the Board to ask approval in principle for the assignment of his share of the North Airport Fueling Concession to Beckett Aviation. He noted that negotiations have been concluded with Beckett which he believed will satisfy the Port's Minority Business Enterprise Program requirements and, in particular, that Mr. George Smith will remain an active participant in the concession.

Mr. George Smith notified the Board that the negotiations have been successful and he would remain an active participant in the concession.

Mr. Parrott also noted that his fixed based operation in Hangar 7 would be sold to Beckett Aviation.

The Board noted that they were now prepared to approve in principle the transfer of Western Airmotive's share of the fueling concession subject to the presentation of the assignment agreements, and Resolution No. 27429 was introduced and passed approving in principle the assignment of

Western Airmotive Facilities, Inc. leasehold to CSX Beckett Aviation, Inc. The resolution expressed the conditions that a fully executed agreeement between Beckett and George Smith providing for long-term business participation in the fueling operation will be presented; Beckett's submission of the executed and acknowledged document assuring all the provisions of the original lease and assuring the Minority Business Enterprise's participation to the degree of Mr. Smith's participation; and Beckett making full payment of all rental and related sums owned to the Port by Western Airmotive Facilities and Western Airmotive Company.

Series R Revenue Bond

The Executive Director informed the Board of the proposed schedule for the sale of bonds which will mainly be used for the second passenger terminal at the Airport. At present the issue would be $35 million and is part of a projected 3-year program of $88.5 million capital improvement program. The schedule would include approval of the issuing documents and official statement on November 2, 1982, calls on New York Bond Buyers on November 15 and 16, and receipt of bids on November 23, 1982, with a closing date in early December 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Pineda and President Eng - 5
Noes:	None
Absent:	Commissioners Hunter and Smith - 2

"RESOLUTION NO. 27428

RESOLUTION COMMENDING THE TWENTIETH ANNIVERSARY OF SEA-LAND AT THE PORT OF OAKLAND."

RESOLUTION NO. 27429

RESOLUTION GRANTING CONSENT IN PRINCIPLE TO ASSIGNMENT OF WESTERN AIRMOTIVE FACILITIES, INC.'S LEASEHOLD TO CSX BECKETT AVIATION, INC. SUBJECT TO PRIOR SATISFACTION OF CONDITIONS."

At the hour of 4:55 p.m. the Board entered into Executive Session on legal matters and reconvened in open session at the hour of 5:40 p.m., at which time the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, November 2, 1982, at the hour of 4:25 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Eng presiding, due written notice having been given to members of the Board.

Commissioners present: Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Deputy Port Attorney Thomas Clark; Chief Engineer; Assistant Chief Engineer; Port Principal Engineer Roy Clark; Director of Aviation; Airport Manager; Manager, General Aviation; Director of Properties; Assistant Director of Properties and Senior Commerical Representative; Director of Fiscal Affairs; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. William Veale and Mr. Peter Turner, representing MGC Company; Ms. Constance Dennis, representing Minority Contractors Association of Northern California; Mr. Peter Muller, representing Association of General Contractors; and Mr. Tim Parrott, representing Western Airmotive.

Mr. Jose Garcia, Janitor, received his 10-year service award.

BOARD OF PORT COMMISSIONERS
MEETING OF NOV 2 3 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

Termination of Contract with Golden State Fleetcare Services and Approval to Dispense with Formal Bidding Procedures for the Completion of that Contract was the subject of a memo to the Board from Port Principal Engineer Thomas H. Daniels, notifying the Board of the contract for furnishing labor, materials and equipment for servicing and maintaining Port of Oakland aviation fueling trucks and that the contractor has ceased performing services under the contract and has entered into Chapter 13 Bankruptcy. It was recommended that the Board find that Golden State Fleetcare Services breached the contract; notify the contractor to discontinue all work under the contract; and find it to be in the best interests of the Port to dispense with bids for the services until a new long-term contract can be formally bid and put into effect. It was noted that the termination included a settlement agreement with the firm with the Port paying $8,500 and Golden State Fleetcare Services supplying certain parts, releasing all claims, and not bidding on the future contract. The recommendations were approved on passage of Resolution No. 27460 for termination and Resolution No. 27461 for dispensing with formal bids.

Report on Informal Bids for Construction of AirBART Bus Shelters and Roadway Improvements, MOIA, and BART Coliseum-Airport Station was the subject of a memo to the Board from the Executive Director, notifying the Board that the original bids were rejected as the apparent low bidder made a major irregularity in their bid, the second low bidder was not a responsible bidder due to a lack of good faith effort in securing minority subcontractors, and the other bids were excessive. The job was rebid under informal procedures, and four bids were received. After review of the apparent low bid by C. Overaa & Company, the Port Compliance Officer has found that the firm

did not meet the Port's "Good Faith Evaluation Criteria". The next low bidder, Ambo Concrete, Inc., at $1,234,073.00, has met the Board's criteria and a contract for the work will be prepared and executed with Ambo Concrete, Inc. It was noted that under Port procedures, "good faith efforts" of the next higher bidder are not evaluated unless and until the lower bidder is recommended to be found not a responsible bidder.

Mr. Peter Turner, representing MGC Company, the next lowest bidder, appeared before the Board to request that MGC's efforts to retain minority subcontractors be reviewed as he felt their strong efforts should be rewarded with the contract for the work.

Mr. William Veale, President of the firm, appeared before the Board to review his efforts to secure minority subcontractors.

Ms. Constance Dennis, of the Minority Contractors Association of Northern California, appeared before the Board to note that the Port's criteria was a good program for minority business enterprise and supported the intended award of the contract.

Mr. Peter Muller, of the Associated General Contractors Association, appeared before the Board to note that the Port's program was not workable and consistently raised questions on "good faith efforts." He suggested that the Port study the Associated General Contractors, the State CalTrans programs, the City of Oakland, and the County of Alameda's plans for minority business enterprise participation.

The Board noted that they would discuss certain aspects of the award in Executive Session. After Executive Session, there was no further action taken and a contract would be prepared with Ambo Concrete.

Plans and Specifications, Demolition of Building L-821, North Airport was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the demolition and removal of the 40-year old wooden structure, which is beyond economic repair. The work is categorically exempt and an environmental impact report is not required. The recommendation was approved on passage of Resolution No. 27439.

Plans and Specifications for Construction of Culvert for Apron Expansion Southerly of Proposed Building M-130, South Airport was the subject of a memo to the Board from Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the construction of a culvert to replace an existing ditch at the new terminal apron. The project will receive financial assistance from the Federal Aviation Administration. The environmental document associated with the project has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27431.

Building Permit Application, Corporate Jet Aircraft Facility, the Clorox Company was the subject of a memo to the Board from the Port Environmental Planner, recommending approval for the construction of a 17,300 square foot pre-engineered structure, housing a 14,000 square foot hangar and a 3,300 square foot office maintenance area. The work also includes construction of 20,300 square feet of paved apron and associated parking area, walkways, and lighting. The total estimated cost of the work is $680,000. The environmental document associated with the work has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27432.

Contract Completion, Upgrading of Electrical Service to Building L-815 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending that the contract with Scott-Buttner Corporation be extended through July 12, 1982, and accepted as complete as of that date with a contract price of $91,397.00. The recommendations were approved on passage of Resolution No. 27440 for time extension and Resolution No. 27441 for accepting the contract.

License Agreement Renewal--Amos Waage was the subject of a memo to the Board from the Director of Properties, recommending approval to renew his agreement for his company, Aero Financial. The firm will relocate to the second floor office space in Building L-142 at $0.70 psf for a new total monthly rental of $884.80. The recommendation was approved on a recommendation by Commissioner Hunter, seconded and passed unanimously.

Oakland Invaders/Raiders Practice Field was the subject of a memo to the Board from the Executive Director, notifying the Board of the practice field at the Airport and that the Port established a rental of $3,500 per month for the facility. It was recommended that the Board approve a one-year agreement for the use of the practice field by the Oakland Invaders football team under the following terms: The Invaders would take full responsibility for the maintenance of the field as soon as the Raiders leave, and correct certain items of deferred maintenance estimated to cost in excess of $10,000. A total rental of $21,000 for six months of the year, with $6,000 to be paid in cash at the rate of $500 per month. The remaining $15,000 would be provided in the form of promotional considerations, including general admission and box seat tickets and "Fly Oakland" promotions consisting of full page ads in the Invader game programs, messages on the Coliseum Scoreboard and radio plugs. The recommendation was approved on a motion by Commissioner Pineda, seconded and passed on the following vote:

Ayes: Commissioners Pineda, Creque, Goodroe, Higgins, Hunter and President Eng - 6

Noes: Commissioner Smith - 1

Change of Name--Barclay Jack's was the subject of a memo to the Board from the Director of Properties, notifying the Board that Foodmaker, Inc., operates Barclay Jack's restaurant under a ground lease with the Port and is requesting approval to change the name to "Hungry Hunter" in connection with its plans to similarly rename several of its restaurants to enhance their advertising program. The request was approved on passage of Resolution No. 27449.

Amend Port Resolution for San Antonio Fishing Pier Grant Application was the subject of a memo to the Board from the Chief Engineer, notifying the Board of an application made to the California Wildlife Conservation Board, for the construction of the San Antonio Fishing Pier. The original funding source will not be available, and it was recommended that the Port amend the application and submit it to the Wildlife Restoration Fund, which will increase the Port's share to 40% or approximately $112,000. The recommendation was approved on passage of Resolution No. 27462.

Letter of Intention to Use the Seventh Street Public Container Terminal by Pacific Australia Direct Line was the subject of a memo to the Board from the Deputy Executive Director, notifying the Board that the line has submitted a letter of intention to the Port to utilize their facility as the line's published regularly scheduled Northern California port of call for its vessel operations through June 30, 1987. Under the management agreement with Marine Terminals Corporation, the terminal operator is entitled to retain an additional 10% of gross dockage and wharfage revenues attributable to

activities at the facility. It was recommended that the Board approve the letter of intention and file the document with the Federal Maritime Commission. The recommendation was approved on passage of Resolution No. 27463.

Supplement to Management Agreement Between the Port and Marine Terminals Corporation was the subject of a memo to the Board from the Deputy Executive Director, recommending approval to amend the agreement which will provide for Marine Terminals Corporation to retain an additional 2-1/2% of gross dockage and wharfage revenues which accrue from vessels that do not require the use of a berth with a container crane and therefore maximizing the available area within the terminal. The recommendation was approved on passage of Resolution No. 27433.

Assignment of Option Area for Neptune Orient Lines was the subject of a memo to the Board from the General Manager, Marine Terminals, notifying the Board that the shipping line has exercised its option to add four acres of marine terminal area to their agreement. It was recommended that the Board approve the option and define the precise area and boundaries of the option area. The recommendation was approved on passage of Resolution No. 27434.

Award of Contract, Redredging Berths 8, 9, and 10, Outer Harbor Terminal was the subject of a memo to the Board from Port Principal Engineer, Paul H. Sorensen, notifying the Board of the two bids received and recommending award of the contract to Smith-Rice Company, the low bidder at $139,995.00. The recommendation was approved on passage of Resolution No. 27435.

Approval of Change Order, Asphalt Concrete Paving and Construction of Railroad Track for Phase I Yard, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending approval to issue a change order to O. C. Jones and Sons to provide for striping the Howard Terminal yard for a transtainer layout, parking lots and the Grove Street entrance to the yard, in the sum of $19,350.00. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Tariff Adjustments--A. Wharf Demurrage Rates; C. Adjustments in Space Assignments Rates was the subject of a memo to the Board from the General Manager, Marine Terminals, recommending approval to amend the Port tariff to establish wharf demurrage rates from five-day increments to one-day increments with the rate to be one-fifth of the present five-day increment basis and amend space assignment rates for land and buildings. The land rates would increase an average of 26% and buildings would increase 30%. The increases were based on a land value of $4.50 per square foot. The recommendation was approved on passage of an ordinance to print.

Purchase of Word Processing Equipment was the subject of a memo to the Board from the Director of Administrative Services, notifying the Board of the two existing word processing machines and due to their age and heavy usage they have been given, increasing service calls have been experienced. An evaluation process was completed on the new systems available, and it was recommended that the Board approve the purchase of two additional Sony word processing systems at $14,797.75 plus tax for each unit. Certain credits would be available during the three-month trial period. The recommendation was approved on passage of Resolution No. 27436.

Issuance of Port Bond Anticipation Notes and/or Port 1957 Revenue Bonds Series R was the subject of a memo to the Board from the Executive Director, notifying the Board of the recent fluctuations in the bond market and recommending that the Board approve the official statement and notice of sale and approve the issuance of short-term notes or long-term notes depending on the bids received on Tuesday, November 23, 1982. The recommendation was approved on passage of Resolution No. 27442 for the issuance, Resolution No. 27443 for official statement, Resolution No. 27444 for issuance of notes, and Resolution No. 27445 for the notes official statement.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Henry W. Torgersen, as Gardener III, effective November 15, 1982, at $1739 per month; and Brenda T. Smith, as Youth Aide, Class "A", effective November 1, 1982, at $9.99 per hour. Also recommended was the creation of one position of Gardener I; two positions of Gardener II; two positions of Civil Engineer; and one position of Supervising Electrical/Mechanical Engineer. Further recommended was the approval of the restricted exmination of Junior Environmental Planner and the promotional examination for Electrical/Mechanical Engineer. Additionally recommended was a leave of absence for Alicia L. Chan, from her classified position of Senior Accountant to accept the exempt position of Management Assistant; a military leave of absence for Bruce M. Laurich, Youth Aide, Class "A", for 10 working days; a medical leave leave of absence for Jane Kirksey, Senior Account Clerk, for 60 working days; and a medical leave of absence for Annie A. Thomas Vernon, Janitress, for 137 working days. During the discussion, Commissioner Pineda moved that a study with report be done on the policy of leaves of absence from classified positions to accept other positions. The motion was seconded and passed unanimously. The recom-

mendations were approved on passage of Resolution No. 27450 for appointments; Resolution No. 27451 for revision of jobs specification; Resolution No. 27452 for job examination announcements; Resolution No. 27453 for leaves of absence; Resolution No. 27453 for Alicia Chan's leave of absence; and an ordinance passed to print for creation of positions.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Airport Operations Manager to New York, New York, during the period of November 3 - 4, 1982, to attend a Bird Hazard Reduction Workshop; travel of Port Traffic Representative Jonathan Deex to New Orleans, Louisiana, on or about November 8, 1982, to speak before the Port Activities Committee of the International Trade Mart; travel of the Director of Aviation to New York, New York; Miami, Florida; St. Louis, Missouri; and Houston, Texas, during the period of November 8 - 12, 1982, for meetings with airline officials; travel of the members of the Board, the Executive Director, the Director of Fiscal Affairs, and the Secretary of the Board to New York, New York, on or about November 14, 1982, to attend meetings with bond rating services and bond buyers in connection with the sale of 1957 Port Revenue Bonds, Series R. The recommendation was approved on passage of Resolution No. 27437.

Approval of Indemnity Bond for Lost 1957 Revenue Bond, Series P, Coupons was the subject of a letter to the Board from the Port Attorney, notifying the Board of the loss of several bond coupons and recommending approval of the indemnity bond agreement and proof of loss. The recommendation was approved on passage of Resolution No. 27438.

Mr. Tim Parrott, President of Western Airmotive, appeared before the Board to request approval of the assignment of his agreement to Beckett Aviation and the assignment of the fueling concession to Beckett Aviation with Mr. George Smith remaining as a participant in the venture. The Board responded that they would consider the request after an Executive Session.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of October 31, 1982.

Status of Consultant Contracts in Progress as of October 31, 1982.

Summary of Cash - Port Revenue and Construction Fund as of October 25, 1982.

Summary of Claims Paid from Various Funds for the Period October 11, 1982 through October 22, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 27430

RESOLUTION CONGRATULATING AMERICAN PRESIDENT LINES ON THE MAIDEN VOYAGE OF THE PRESIDENT LINCOLN."

"RESOLUTION NO. 27431

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF CULVERT FOR APRON EXPANSION SOUTHERLY OF PROPOSED BUILDING M-130, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27432

RESOLUTION GRANTING THE CLOROX COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27433

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH MARINE TERMINALS CORPORATION."

"RESOLUTION NO. 27434

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT DEFINING ADDITIONAL OPTION AREA WITH NEPTUNE ORIENT LINES, LTD."

"RESOLUTION NO. 27435

RESOLUTION AWARDING CONTRACT TO SMITH-RICE COMPANY FOR REDREDGING BERTHS 8, 9, AND 10, OUTER HARBOR TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BIND BONDS TO BIDDERS."

"RESOLUTION NO. 27436

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PURCHASE WORD PROCESSING EQUIPMENT WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF SUCH EQUIPMENT WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 27437

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27438

RESOLUTION APPROVING INDEMNITY AGREEMENT OF CHASE MANHATTAN BANK, N.A. AND AFFIDAVIT FOR LOST SECURITIES FOR PORT OF OAKLAND 1957 REVENUE BOND SERIES P COUPONS."

"RESOLUTION NO. 27439

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR DEMOLITION OF BUILDING L-821, NORTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27440

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH SCOTT-BUTINER CORPORATION."

"RESOLUTION NO. 27441

RESOLUTION ACCEPTING WORK PERFORMED BY SCOTT-BUTINER CORPORATION AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27442

RESOLUTION FIFTEENTH SUPPLEMENTAL RESOLUTION (SUPPLEMENTAL TO RESOLUTION NO. 10378 ADOPTED JANUARY 21, 1957) AUTHORIZING THE ISSUANCE OF PORT OF OAKLAND 1957 REVENUE BONDS, SERIES R."

"RESOLUTION NO. 27443

RESOLUTION APPROVING OFFICIAL STATEMENT AND AUTHORIZING AND DIRECTING THE SALE OF PORT OF OAKLAND 1957 REVENUE BONDS, SERIES R."

"RESOLUTION NO. 27444

RESOLUTION AUHTORIZING THE ISSUANCE OF PORT OF OAKLAND 1982 REVENUE BOND ANTICIPATION NOTES."

"RESOLUTION NO. 27445

RESOLUTION APPROVING OFFICIAL STATEMENT AND AUTHORIZING AND DIRECTING THE SALE OF PORT OF OAKLAND 1982 REVENUE BOND ANTICIPATION NOTES."

"RESOLUTION NO. 27446

RESOLUTION GRANTING RYDER TRUCK RENTAL, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27447

RESOLUTION GRANTING OAKLAND VILLAGE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27448

RESOLUTION GRANTING SEA BREEZE YACHT CENTER, INC. PERMISSION TO PEFORM CERTAIN WORK."

"RESOLUTION NO. 27449

RESOLUTION GRANTING FOODMAKER, INC. CONSENT TO CHANGE RESTAURANT NAME."

"RESOLUTION NO. 27450

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27451

RESOLUTION APPROVING REVISED CLASS SPECIFICATIONS FOR AND CLASSIFYING THE POSITION OF JUNIOR ENVIRONMENTAL PLANNER."

"RESOLUTION NO. 27452

RESOLUTION APPROVING EXAMINATION ANNOUNCEMENTS FOR THE POSITIONS OF JUNIOR ENVIRONMENTAL PLANNER AND ELECTRICAL-MECHANICAL ENGINEER."

"RESOLUTION NO. 27453

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 27454

RESOLUTION RATIFYING GRANTING OF LEAVE OF ABSENCE TO ALICIA L. CHAN FROM POSITION OF SENIOR ACCOUNTANT."

"RESOLUTION NO. 27455

RESOLUTION GRANTING NATIONAL CAR RENTAL PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27456

RESOLUTION GRANTING HILTON HOTELS CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27457

RESOLUTION GRANTING HARBOR TOURS, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27458

RESOLUTION GRANTING EQUITEC 79 REAL ESTATE INVESTORS PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27459

RESOLUTION GRANTING MILLIGAN-SPIKA COMPANY PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27460

RESOLUTION TERMINATING CONTRACT WITH GOLDEN STATE FLEETCARE SERVICES FOR FURNISHING LABOR, MATERIAL, AND EQUIPMENT FOR SERVICING AND MAINTENANING PORT OF OAKLAND AVIATION REFUELING TRUCKS FOR THE PERIOD COMMENCING APRIL 1, 1982 AND ENDING MARCH 31, 1983."

"RESOLUTION NO. 27461

RESOLUTION FINDING AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE PORT TO PERFORM CERTAIN WORK WITHOUT COMPETITIVE BIDDING AND AUTHORIZING THE PERFORMANCE THEREOF."

"RESOLUTION NO. 27462

RESOLUTION AMENDING PORT RESOLUTION NO. 27362 AUTHORIZING SUBMITTAL OF GRANT APPLICATION FOR FUNDS FOR CONSTRUCTION OF SAN ANTONIO FISHING PIER."

"RESOLUTION NO. 27463

RESOLUTION APPROVING LETTER OF INTENTION FROM PACIFIC AUSTRALIA DIRECT LINE."

"RESOLUTION NO. 27464

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

Port Ordinance No. 2480 being, "AN ORDINANCE AMENDING SALARY SCHEDULE 66.7X OF SECTION 2.01 OF PORT ORDINANCE NO. 867 AND PROVIDING FOR PAYMENT OF FURTHER RELOCATION ALLOWANCES FOR EXPATRIATE PORT EMPLOYEES ASSIGNED TO THE MEXICAN PORTS PROJECT," was read a second time and passed by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President
	Eng - 7
Noes:	None
Absent:	None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 TO CREATE TWO ADDITIONAL POSITIONS OF CIVIL ENGINEER, ONE ADDITIONAL POSITION OF SUPERVISING ELECTRICAL/MECHANICAL ENGINEER, ONE ADDITIONAL POSITION OF GARDENER I, AND TWO ADDITIONAL POSITIONS OF GARDENER II," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO WHARF DEMURRAGE AND STORAGE AND SPACE ASSIGNMENTS," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

At the hour of 5:25 p.m. the Board entered into executive session on legal matters and reconvened in open session at the hour of 6:30 p.m. during which time Commissioner Pineda was excused from the meeting.

The Board informed Mr. Parrott of Western Airmotive that the draft unsigned documents presented appeared to express the concern of the Board. Mr. Kent Mastin, an attorney representing Beckett Aviation, notified the Board that he would present the draft documents, as presented to the Board, to officials of Beckett Aviation for signing. The assignment of the two entities were approved in principle on a motion by Commissioner Hunter, seconded and passed on the following vote:

Ayes:	Commissioners Hunter, Creque, Goodroe and President Eng - 4
Noes:	Commissioner Smith - 1
Abstained:	Commissioner Higgins - 1
Absent:	Commissioner Pineda - 1

It was noted that the fully executed agreements would be prepared for Board action at the next meeting of the Board.

At the hour of 6:40 p.m. the Board reentered into executive session on legal matters and reconvened in open session at the hour of 6:54 p.m.

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Smith and President Eng - 6
Noes:	None
Absent:	Commissioner Pineda - 1

"RESOLUTION NO. 27465

RESOLUTION COMPROMISING AND SETTLING CLAIM BY RAYMOND SIMMONS, DOING BUSINESS AS RAY SIMMONS TRUCKING COMPANY, AND AUTHORIZING EXECUTION OF SETTLEMENT AGREEMENT AND DISMISSAL OF ACTION."

At the hour of 6:56 p.m. the meeting was adjourned on a motion duly made and seconded.

Secretary

SPECIAL MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The President of the Board called a special meeting of the Board to be held on Tuesday, November 23, 1982, at the hour of 1:00 p.m., in the office of the Board, Room 376, 66 Jack London Square, Oakland, California, for the purpose of selling $35 million Revenue Bonds or Revenue Bond Anticipation Notes, with proper written notice having been given to members of the Board.

Commissioners present: Higgins, Goodroe, Smith and President Eng - 4

Commissioners absent: Creque, Hunter and Pineda - 3

Also present were the Executive Director; Deputy Executive Director; Port Attorney; Director of Fiscal Affairs; and Secretary of the Board.

Also attending the meeting were Mr. William Donovan, Port's Bond Counsel; and Mr. Paul Dinkelspiel and Mr. Dan Belmont, Port's Financial Consultants.

Mr. Dinkelspiel informed the Board that three bids were received for both the Bond Anticipation Notes and the Revenue Bonds, with Salomon Brothers, Inc., the low bidder for both issues. He recommended award of the Revenue Bond Anticipation Notes at a net interest cost of 6.6% to Salomon Brothers, Inc.

BOARD OF PORT COMMISSIONERS
MEETING OF DEC 7 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

The recommendation was approved on passage of Resolution No. 27466 for sale of the Notes and on passage of Resolution No. 27467 rejecting all bids for Revenue Bonds.

The following resolutions were introduced and passed on the following vote:

Ayes:	Commissioners Goodroe, Higgins, Smith and President Eng - 4
Noes:	None
Absent:	Commissioners Creque, Hunter, and Pineda - 3

"RESOLUTION NO. 27466

RESOLUTION SELLING $35,000,000 PORT OF OAKLAND 1982 REVENUE BOND ANTICIPATION NOTES, AND FIXING DEFINITIVE RATES OF INTEREST THEREON."

"RESOLUTION NO. 27467

RESOLUTION REJECTING ALL BIDS FOR $35,000,000 PORT OF OAKLAND 1957 REVENUE BONDS, SERIES R."

At the hour of 1:20 p.m. the special meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The regular meeting of the Board scheduled for 4:00 p.m., Tuesday, November 16, 1982, was adjourned by the Assistant Secretary of the Board to Tuesday, November 23, 1982, at the hour of 4:00 p.m., due to the absence of all the members of the Board.

* *

The meeting was reconvened on Tuesday, November 23, 1982 at the hour of 4:05 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Eng presiding.

Commissioners present: Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Attorney; Deputy Port Attorney Thomas Clark; Director of Aviation; Airport Manager; Manager, General Aviation; Director of Properties; Assistant Director of Properties and Senior Commerical Representative; Director of Public Affairs; and Secretary of the Board.

Visitors attending the meeting included Mr. Jim Lee, representing the Bryant Group; and Mr. Paul Cobb, representing OCCUR.

BOARD OF PORT COMMISSIONERS
MEETING OF DEC 7 1982
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

The minutes of the regular meeting of October 19, 1982, adjourned regular meeting of October 26, 1982, and regular meeting of November 2, 1982, were held over for certain clarification.

Airport Parking Management Agreement was the subject of a memo to the Board from the Director of Properties, notifying the Board that an agreement with Bay Area Parking Company has been negotiated for the management agreement for the airport parking operation. At the request of Commissioner Higgins, the item was held over for certain clarification.

Contract Completion, Reroofing Portions of Building L-810 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the contract with Pacific Coast Roof Systems and that the contractor was late in the performance of the work. It was recommended that the contract time be extended through September 19, 1982, liquidated damages in the amount of $2,400.00 be assessed, and that the contract be accepted as complete as of October 13, 1982, with a final contract price of $37,069.50. The recommendation was approved on passage of Resolution No. 27495 for time extension and Resolution No. 27496 for accepting the work.

Contract Completion, Reroofing Portions of Building L-710 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the contract with Glas-Shield Roof Systems and that the contractor was late in the performance of the work. It was recommended that the contract time be extended through September 23, 1982, liquidated damages in the amount of $1,300.00 be assessed, and the contract be accepted as complete as of October 6, 1982, with a contract price of $34,030.00. The recommendation was approved on passage of Resolution No. 27497 for time extension and Resolution No. 27498 for accepting the work.

Consent to Assignment of Lease by Western Airmotive Facilities, Inc., to CSX Beckett Aviation, Inc.; Approval of Lease for Hangar 7 and Related Matters was the subject of a memo to the Board from the Executive Director, notifying the Board that the agreements between CSX Beckett Aviation, Inc., and Western Airmotive Facilities, Inc., operator of the Executive Terminal and primary North Airport fuel concessionaire; Western Airmotive Company, operator of Hangar 7 and related facilities; and Western Pacific Aviation, Inc., the parent company, have been completed which will allow for Beckett to acquire substantially all of the assets and business of the entities. Additionally, an agreement has been prepared with Mr. George Smith, an individual, which purpose is to provide for minority participation in the North Airport Executive Terminal and primary fueling lease. It was recommended that the Board approve the assignment of the businesses. Basic concerns of the agreement include: Beckett will expressly assume the obligations under the original lease for the remaining 28 years of the 30-year term; Beckett has agreed to sign a First Supplemental Agreement, whereby Beckett is obligated to make "good faith efforts" to assure continued minority business enterprise participation in leasehold activities if George Smith's participation should cease for any reason, make "good faith efforts" to secure 50% minority employment on a craft-by-craft basis for the $1,000,000 plus of improvements required by the lease, and make "good faith efforts" to secure 50% minority MBE and 5% women MBE vendor participation in leasehold service contracts; Beckett has agreed to the 5-year lease for Hangar 7; and Beckett has agreed to a License and Concession Agreement for Building No. L-621 and adjacent fenced yard area. The approval is contingent on close of escrow of the Asset Purchase Agreement. The recommendation was approved on passage of Resolution No. 27504 for agreements; Resolution No. 27505 for License and

Concession Agreement, subject to recordation of an Assumption Agreement, receipt of a fully executed Asset Purchase Agreement, receipt of executed copies of the First Supplemental Agreement, and removal of any lender encumbrances from the leasehold and payment of all rental and other sums owed to the Port; and on passage of an ordinance to print for the Hangar 7 Lease.

Specifications for Contract for Servicing and Maintaining Aviation Refueling Trucks was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the annual contract. The recommendation was approved on passage of Resolution No. 27468.

Award of Contract for "Construction of 12KV, Primary Electrical Distribution System, Phase 3 was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the nine bids received and recommending award of the contract to Rosendin Electric, Inc., the low bidder at $1,685,000. The recommendation was approved on passage of Resolution No. 27469.

Contract Completion, Asphalt Concrete Overlay of Taxiway 5 from Taxiway 3 to North End of Taxiway 8 was the subject of a memo to the Board from the Port Principal Engineer Roy A. Clark, recommending that the contract with Bay Cities Paving and Grading, Inc., be accepted as complete as of October 21, 1982, with a contract price of $112,751.94. The recommendation was approved on passage of Resolution No. 27470.

Contract Completion, Construction of Concrete Pavement, Vicinity of Building L-610 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the contract with O. C. Jones and Sons and recommending that the contract time be extended through October 28, 1982, and accepted as complete as of that date with a contract

price of $42,632.00. The recommendation was approved on passage of Resolution No. 27499 for time extension and Resolution No. 27500 for accepting work.

License Agreement Renewal--Travis Aircraft Service was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for space in Building M-106 with adjacent paved land area, for a new monthly rental of $1,567 plus 10% of gross receipts from aircraft ground handling services. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Supplement to License Agreement--Godbout was the subject of a memo to the Board from the Director of Properties, recommending approval to add additional storage space in Building L-735 to his agreement, for an additional monthly rental of $297.35. Mr. Godbout occupies several buildings on the North Airport, used in his avionic and electronic supply business. His new total monthly rental will be $1,934.89. The recommendation was approved on a motion by Commissioner Higgins, seconded and passed unanimously.

Minority Development Site in Business Park was the subject of a memo to the Board from the Director of Properties, notifying the Board that a 2-acre corner site at Edgewater Drive and Pardee Lane in the Oakland Airport Business Park has been reserved for development by a minority developer. The Request for Qualifications and Proposals is being prepared and will be presented to the Board for approval at a later meeting. Commissioner Higgins asked that the Port provide technical assistance in development of an outreach program which will be a benefit to prospective minority developers.

Substitution of Sheet Metal Subcontractor for Reroofing of Building F-107, Jack London Square was the subject of a memo to the Board from Principal Engineer Roy A. Clark, recommending approval for Glas-Shield Roof Systems to substitute Mauck Sheet Metal Company for L. F. Witharm Sheet Metal

as a subcontractor, as the listed firm is unable to perform the work. The recommendation was approved on passage of Resolution No. 27471.

Withdrawal of Bid and Award of Contract, Installation of Reefer Outlets, Charles P. Howard Terminal was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, notifying the Board of the 15 bids received and that the apparent low bidder, D & J Electric Inc., has made a major clerical error and has requested to withdraw their bid. It was recommended that the Board approved the request and award the contract to Rosendin Electric, Inc., the proper low bidder, at $289,000. The recommendation was approved on passage of Resolution No. 27472.

Use Agreement Between the Port of Oakland and Westwood Shipping Lines was the subject of a memo to the Board from the Deputy Executive Director, recommending approval of a use agreement whereby Westwood Shipping Lines would guarantee to use the Berth 6 facility as its published, regularly scheduled San Francisco Bay Area port-of-call. The line will enter into separate stevedoring and terminal service contracts directly with Crescent Wharf and Warehouse Company. Westwood will retain 10% of dockage and wharfage charges and if during any contract year has generated 31,000 revenue tons per acre of container yard assigned to the line by Crescent, the line will have returned by the Port, tariff revenues for all revenue tons in excess of 31,000 revenue tons per acre collected. The agreement will run through August 31, 1986, and it also allows the line to use the facility in connection with its all-water Mediterranean and Pacific service in the event such services have a need to call at Northern California ports. The agreement also contains the standard cancellation provisions and relocation rights. The recommendation was approved on passage of an ordinance to print.

Plans and Specifications for Installation of Backflow Preventers, Berth H, Seventh Street Terminal was the subject of a memo to the Board from the Principal Electrical/Mechanical Engineer, recommending their approval and authority to advertise for bids for the installation of the backflow preventers. It was noted that the existing system leaks, and East Bay Municipal Utility District now requires the improved system. The recommendation was approved on passage of Resolution No. 27473.

Contract Completion, Construction of Metal Endwall for Transit Shed, Building E-407A, Charles P. Howard Terminal was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the contract with M. G. C. Company and recommending that a change order for the installation of electric and fire hydrant improvements be ratified, the contract time be extended through October 5, 1982, and the contract be accepted as complete as of that date with a contract price of $420,064.69. The change order was approved on a motion by Commissioner Higgins, seconded and passed unanimously; Resolution No. 27501 was passed approving time extensions; and Resolution No. 27502 for accepting contract.

Wharfage and Wharf Demurrage Rate Adjustment was the subject of a memo to the Board from the General Manager, of Marine Terminals, recommending aproval of certain adjustments of the Commodity Rate Factor for beer, canned or bottled food products and dry, dehydrated food products. The recommendation was approved on passage of an ordinance to print.

Approval of Program and Consultant Agreements for Restoration of Presidential Yacht Potomac was the subject of a memo to the Board from the Executive Director, notifying the Board of the various phases for the restoration and operational plan for the yacht Potomac, estimated to cost $1.55 million. The restoration program would also contain an employment

training program for disadvantaged youth and summer youth employment; a comprehensive volunteer program; and a cooperative program with the Oakland Public Schools and other educational agencies to utilize the Potomac as a unique learning resource. The State of California is providing $225,000 in the form of wages for two 15-member teams of young men and women from the California Conservation Corps who are presently working on the ship. A team of five craftsmen/instructors retained by the Port under standard consulting agreements are to supervise the California Conservation Corps team. As the project will be transferred to a new non-profit Association for the Restoration of the Presidential Yacht Potomac, it was recommended that the Board approve the following: Ratify previous agreements of the craftsmen/instructors; approve in principle new agreements with the craftsmen/instructors and Marine Consultant, Ed Mackin; approve the project to fully restore the Potomac at an estimated cost of $1.55 million through the combined efforts of the Port of Oakland and the Association for the Restoration of the Presidential Yacht Potomac; and approve the restoration of the hull and the related Phase II work program by utilizing a team of consultants, craftsmen/instructors, CCC trainees and volunteers in a cooperative employment training project in accordance with a budget not to exceed $400,000 of Port funds, subject to the non-profit Association being established and agreeing to undertake the fund raising and completion of the restoration program. Commissiner Higgins included in the recommendation that the Board's Public Affairs Committee meet prior to the Board of Governors meeting of December 2, 1982, to establish more definitive guidelines for the restoration and use of the vessel. The recommendation was approved on a motion by Commissioner Creque, seconded and passed unanimously, and on passage of Resolution No. 27492 for craftsmen agreements.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Leo E. Cabreza, Daniel H. Manaois, Jr., and Matthew W. Fenton as Building Maintenance Engineers, effective November 29, 1982, at $1985 per month; Karl H. Kuhlmann and Ronnie L. Fong, as Civil Engineers, effective November 23, 1982, at $2786 per month; Edwin A. Lubrin, as Supervising Electrical/Mechanical Engineer, effective November 23, 1982, at $3090 per month; Francis K.W. Low, as Junior Civil Engineer, effective November 23, 1982, at $2103 per month; Leslie Williams, as Youth Aide, Class "B", effective November 22, 1982, at $7.84 per hour; and Phyllis M. Swartz, as Intermediate Stenographer Clerk (Part-time), effective November 18, 1982, at $8.35 per hour. Also recommended was approval of the job announcement and the revision of the job specification for Engineering Assistant. Further recommended was a medical leave of absence for Janitress, Mattie L. Hamilton, for 62 working days; and a military leave of absence for Charles A. Boyd, Port Environmental Planner, for 10 working days. The recommendations were approved on passage of Resolution No. 27474 for appointments; Resolution No. 27475 for examination announcement; Resolution No. 27476 for job specification; and Resolution No. 27477 for leaves of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Assistant Purchasing Manager to Chicago, Illinois, on or about November 10, 1982, to attend the 19th Annual National Minority Supplier Development Council Conference; travel of Special Assistant to the Executive Director, Class "AA", Gordon S. White to Washington, D. C., and New York, New York, on or about November 14, 1982, in connection with promotion of Office of International Port Training and Management; travel of Marine Commercial Representative V, Gary Hallin, to

Houston, Texas, on or about November 29, 1982, for marine trade development purposes; travel of the Deputy Executive Director to Chicago, Illinois, and New York, New York, on or about December 8, 1982, to attend a meeting of the American Association of Port Authorities and for marine trade development purposes; travel of the Port Attorney to Chicago, Illinois, on or about December 8, 1982, to attend a meeting of the American Association of Port Authorities; and ratify the travel of the Director of Aviation to New York, New York, on or about November 22, 1982, to appear as a witness before the International Air Transport Association. The recommendation was approved on passage of Resolution No. 27478.

Status Report and Authorization to Purchase Fill on the Open Market was the subject of a memo to the Board from the Chief Engineer, notifying the Board of the program which provided approximately 300,000 cubic truck yards of fill at an average price of $2.02 per cubic truck yard. As the Port has a continuing need for fill on and around the Airport, it was recommended that the Board find it to be in the best interest of the Port to provide for the purchase of fill for various Port projects without competitive bidding and authorize the Chief Engineer to negotiate in the open market for the purchase of an additional 150,000 cubic truck yards of fill material at a unit price not to exceed $2.75 per cubic truck yard for material delivered to the Airport or $2.00 per cubic truck yard delivered to Harbor or Business Park areas. The recommendation was approved on passage of Resolution No. 27491.

Dental Plan Rate Increase was the subject of a memo to the Board from the Port Employee Relations Officer, notifying the Board that the dental insurance premium rate for all City and Port employees has been increased by 9.3% and recommending approval of the Port's increased contribution toward the cost of Employee Group Dental Insurance. The new rates are $22.22 per month

for represented employees and $24.99 for Management and unrepresented employees, which includes orthodontic coverage. The recommendation was approved on an ordinance passed to print.

Uncollectible Accounts was the subject of a letter to the Board from the Port Attorney, notifying the Board of the various 52 accounts representing claims for damage to Port property, rent, utilities, landing fees, concession fees, dockage and wharfage, and aircraft storage charges which are deemed to be uncollectible. It was recommended that the accounts totaling $28,242.30 be removed from the Port's books of accounting. The recommendation was approved on passage of Resolution No. 27479.

Singh vs. Oakland Seafood Grotto, Inc., Alameda County Superior Court, Case No. 563066-0 was the subject of a letter to the Board from the Port Attorney, notifying the Board of the action by Gurinder Paul Singh to recover damages from the Oakland Seafood Grotto, a Port lessee, as he was refused service while wearing headgear for religious reasons. The Grotto has changed their old policy and will issue an apology and invite Mr. Singh back to dine at the restaurant. There has been no agreement over any damages to be paid. The information was noted and ordered filed.

Appearance--Bryant Group

Mr. Jim Lee, spokesman for the Bryant Group, which is an association of architects, engineers and planners, appeared before the Board to present an approach for minority participation in development of Site B at Jack London Square. He noted the firm's qualifications and experience and introduced the principals of the firm. Mr. Andrew D. Bryant, President of Bryant Associates, noted the history of the firm and the approach to minority participation his group would suggest. The Board took the presentation under submission, noted that their approach appeared to be constructive, and

suggested they approach the chosen developer or assemble a development program themselves.

Appearance--Mr. Paul Cobb

Mr. Paul Cobb, Executive Director of OCCUR, appeared before the Board, representing the Oakland Urban Renaissance Society, Inc., to request that the development of Site A, Jack London Square, be renegotiated so that the chosen developer, Storek and Storek, takes Oakland Urban Renaissance Society as a 25% joint venture partner with this 25% equity share to be paid for out of future profits. The Board noted that Mr. Cobb's proposal was unique, and further noted that the Board's preliminary commitment to Storek and Storek would be honored.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of November 8, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the Month of October 1982.

Accounts Receivable - 35 Days or More in Arrears as of November 22, 1982.

Accounts Receivable - Referred to Port Attorney as of November 22, 1982.

Summary of Claims Paid from Various Funds for the Period October 25, 1982 through November 8, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 27468

RESOLUTION APPROVING SPECIFICATIONS FOR FURNISHING LABOR, MATERIALS, AND EQUIPMENT FOR SERVICING AND MAINTAINING PORT OF OAKLAND AVIATION REFUELING TRUCKS FOR THE PERIOD COMMENCING FEBRUARY 1, 1983 AND ENDING JANUARY 31, 1985, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27469

RESOLUTION AWARDING CONTRACT TO ROSENDIN ELECTRIC, INCORPORATED, FOR CONSTRUCTION OF 12KV PRIMARY ELECTRICAL DISTRIBUTION SYSTEM, PHASE 3, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27470

RESOLUTION ACCEPTING WORK PERFORMED BY BAY CITIES PAVING AND GRADING, INC. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27471

RESOLUTION AUTHORIZING SUBSTITUTION OF SHEET METAL SUBCONTRACTOR FOR REROOFING OF BUILDING F-107, JACK LONDON SQUARE."

"RESOLUTION NO. 27472

RESOLUTION AUTHORIZING WITHDRAWAL OF BID BY D & J ELECTRIC, INC. AND AWARDING CONTRACT TO ROSENDIN ELECTRIC, INC. FOR INSTALLATION OF REEFER OUTLETS, CHARLES P. HOWARD TERMINAL, BERTH H, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27473

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR INSTALLATION OF BACKFLOW PREVENTERS, BERTH H, SEVENTH STREET TERMINAL, OAKLAND, CALIFORNIA, AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27474

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27475

RESOLUTION APPROVING EXAMINATION ANNOUNCEMENT FOR ENGINEERING ASSISTANT AND FIXING AND DETERMINING STANDARDS AND REQUIREMENTS THEREOF."

"RESOLUTION NO. 27476

RESOLUTION APPROVING REVISED CLASS SPECIFICATIONS FOR THE POSITION OF ENGINEERING ASSISTANT."

"RESOLUTION NO. 27477

RESOLUTION CONCERNING CERTAIN LEAVES OF ABSENCE."

"RESOLUTION NO. 27478

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27479

RESOLUTION FINDING CERTAIN ACCOUNTS RECEIVABLE TO BE UNCOLLECTIBLE AND AUTHORIZING AND DIRECTING THE DIRECTOR OF FISCAL AFFAIRS, PORT DEPARTMENT, TO WRITE OFF THE SAME FROM THE BOOKS OF THE PORT."

"RESOLUTION NO. 27480

RESOLUTION GRANTING BAY AVIATION SERVICES, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27481

RESOLUTION GRANTING DIGITAL MICROSYSTEMS, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27482

RESOLUTION GRANTING WORLD AIRWAYS, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27483

RESOLUTION GRANTING AMERICAN PRESIDENT LINES, LTD. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27484

RESOLUTION GRANTING UNITED PARCEL SERVICE, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27485

RESOLUTION GRANTING BRENT HENNEFER PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27486

RESOLUTION GRANTING McDANIEL & SNEAD, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27487

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH WILLIAM GODBOUT."

"RESOLUTION NO. 27488

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH INTERNATIONAL HELICOPTER PARTS COMPANY."

"RESOLUTION NO. 27489

RESOLUTION REGARDING BOND COUNSEL FOR A PROPOSED ADDITIONAL ISSUE TO PORT OF OAKLAND 1957 REVENUE BONDS."

"RESOLUTION NO. 27490

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN LICENSE AND CONCESSION AGREEMENTS."

"RESOLUTION NO. 27491

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR AND CHIEF ENGINEER TO PURCHASE FILL IN THE OPEN MARKET WITHOUT COMPETITIVE BIDDING."

"RESOLUTION NO. 27492

RESOLUTION RATIFYING AND APPROVING EXECUTION OF CONSULTANT AND INDEPENDENT CONTRACTOR AGREEMENTS FOR RESTORATION OF PRESIDENTIAL YACHT POTOMAC."

"RESOLUTION NO. 27493

RESOLUTION REJECTING CLAIM FOR EQUITABLE INDEMNITY AND COMPARATIVE LIABILITY OF OMAR SHAPIRO AND DEAN SUER."

"RESOLUTION NO. 27494

RESOLUTION DENYING APPLICATION OF ROGER T. INGRAM FOR LEAVE TO PRESENT LATE CLAIM."

"RESOLUTION NO. 27495

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH PACIFIC COAST ROOF SYSTEMS AND RONALD G. DAVIS."

"RESOLUTION NO. 27496

RESOLUTION ACCEPTING WORK PERFORMED BY PACIFIC COAST ROOF SYSTEMS, ASSESSING LIQUIDATED DAMAGES, AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27497

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH GLAS-SHIELD ROOF SYSTEMS OF NORTHERN CALIFORNIA, INC."

"RESOLUTION NO. 27498

RESOLUTION ACCEPTING WORK PERFORMED BY GLAS-SHIELD ROOF SYSTEMS OF NORTHERN CALIFORNIA, INC., ASSESSING LIQUIDATED DAMAGES, AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27499

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH O. C. JONES AND SONS."

"RESOLUTION NO. 27500

RESOLUTION ACCEPTING WORK PERFORMED BY O. C. JONES AND SONS AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27501

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH M. G. C. COMPANY."

"RESOLUTION NO. 27502

RESOLUTION ACCEPTING WORK PERFORMED BY M. G. C. COMPANY AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

The following resolution was introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda and Smith - 6
Noes:	None
Abstained:	President Eng - 1
Absent:	None

"RESOLUTION NO. 27503

RESOLUTION GRANTING SEA CROSS, INC., PERMISSION TO PERFORM CERTAIN WORK."

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Hunter, Pineda and President Eng - 5
Noes:	Commissioner Smith - 1
Abstained:	Commissioner Higgins - 1
Absent:	None

"RESOLUTION NO. 27504

RESOLUTION CONSENTING TO ASSIGNMENT OF LEASE FROM WESTERN AIRMOTIVE FACILITIES, INC., TO CSX BECKETT AVIATION, INC.; APPROVING AND AUTHORIZING A FIRST SUPPLEMENTAL AGREEMENT WITH CSX BECKETT AVIATION, INC.; AND TAKING CERTAIN OTHER ACTIONS RELATING TO SUCH CONSENT AND FIRST SUPPLEMENTAL AGREEMENT."

"RESOLUTION NO. 27505

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENTS WITH CSX BECKETT AVIATION, INC."

Port Ordinance No. 2481 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 TO CREATE TWO ADDITIONAL POSITIONS OF CIVIL ENGINEER, ONE ADDITIONAL POSITION OF SUPERVISING ELECTRICAL/MECHANICAL ENGINEER, ONE ADDITIONAL POSITION OF GARDENER I, AND TWO ADDITIONAL POSITIONS OF GARDENER II," and Port Ordinance No. 2482 being, "AN ORDINANCE AMENDING PORT ORDINANCE

NO. 964 RELATING TO WHARF DEMURRAGE AND STORAGE AND SPACE ASSIGNMENTS," were read a second time and passed by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 2 AND 2A OF PORT ORDINANCE NO. 1660 PROVIDING FOR CONTRIBUTIONS TOWARD THE COST OF GROUP DENTAL INSURANCE FOR EMPLOYEES OF THE PORT OF OAKLAND," and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF AGREEMENT WITH SOUTHERN PACIFIC TRANSPORTATION COMPANY PROVIDING FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED ADJACENT TO THE CHARLES P. HOWARD TERMINAL, MAKING AN APPROPRIATION THEREFOR AND FINDING CERTAIN FACTS IN CONNECTION THEREWITH," and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF TERMINAL USE AGREEMENT WITH WESTWOOD SHIPPING LINES," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO COMMODITY WHARFAGE RATES AND WHARF DEMURRAGE AND STORAGE," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

Port Ordinance Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH CSX BECKETT AVIATION, INC.", was read a first time and passed to print by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter, Pineda and President Eng - 6
Noes:	Commissioner Smith - 1
Absent:	None

At the hour of 5:40 p.m. the Board entered into executive session on meet and confer matters and reconvened in open session at the hour of 6:25 p.m. during which time Commissioners Hunter and Pineda were excused from the meeting. The Executive Director notified the Board that it appeared an agreement with Local 390 has been reached regarding a Memorandum of Understanding for the represented employees. Commissioner Goodroe moved that the negotiated agreement be accepted. The motion was seconded and passed unanimously.

The Executive Director further noted that he would recommend that the category of Youth Aide be extended the usual fringe benefits received by other Port employees. He noted that the original concept of Youth Aide was for summer programs, part-time work, or special internships, and that the Youth Aide would not be a long-term employee. The original concept has been modified over the years and many Youth Aides have been employed for longer periods of time. Commissioner Higgins moved that the fringe benefits be extended to the Youth Aide category of Port employees. The motion was seconded and passed unanimously.

At the hour of 6:30 p.m. the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, December 7, 1982, at the hour of 4:12 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Eng presiding, due written notice having been given to members of the Board.

Commissioners present: Goodroe, Higgins, Hunter, Pineda and President Eng - 5

Commissioners absent: Creque and Smith - 2

Also present were the Executive Director; Director of Administrative Services; Port Attorney; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Manager, General Aviation; Director of Properties; Assistant Director of Properties and Senior Commerical Representative; Director of Public Affairs; and Secretary of the Board.

The minutes of the regular meeting of October 19, 1982, the adjourned regular meeting of October 26, 1982, the regular meeting of November 2, 1982, the regular meeting of November 16, 1982, the special meeting of November 23, 1982, and the adjourned regular meeting of November 23, 1982, were approved as submitted and ordered filed.

Mr. John L. Lambert, Assistant Chief Engineer, received his 25-year service recognition award.

BOARD OF PORT COMMISSIONERS
MEETING OF JAN 4 1983
APPROVED AS SUBMITTED AND ORDERED FILED
SECRETARY

Airport Parking Management Agreement was the subject of a memo to the Board from the Director of Properties, notifying the Board that negotiations with Bay Area Parking Company for the operation of the public parking lot at the South Airport have been concluded. It was recomended that the Board approve the one-year agreement to commence February 1, 1983. Additional clauses to the agreement include: operator is to use its best efforts to promote and manage the parking facilities, giving preference to them over any other parking facilities in which the operator may have an interest; in adjusting the management fee for any extension, the parties shall consider changes in the relative level of operational activity and responsibility of the operator and changes in appropriate Wholesale Price and Consumer Price Indices; no change in stock ownership of the operator shall occur without Port approval, with the Port not to unreasonably withhold approval if, after the change, at least 40% of the stock is owned by minority interests and if the parking management business qualifications and experience of the operator are not substantially diminished. Commissioner Higgins noted that the question of the firm operating an off-site airport parking lot had been raised and he asked if any party wished to pursue the matter. It was noted that there was no response to the question and, additionally, the issue had not been raised during recent discussion. The recommendation was approved on passage of Resolution No. 27506.

New License Agreement--International Aviation Training Academy was the subject of a memo to the Board from the Director of Properties, recommending approval of a new agreement with the yet to be formed corporation for the rental of Building L-825 at the North Airport for use as a new aviation training school. Basic terms of the agreement include: premises consisting of Building L-825 which contains 24,207 sf of offices and

classrooms, 44,350 sf of adjoining unpaved land and 31,400 sf of adjacent paved land; the monthly rental would be $7,000.00 for the first five months, $11,000.00 for the next three months and $13,500.00 for the remaining four months; the rent schedule allows for start-up time of the school; at the time of execution of the license agreement but no later than January 1, 1983, International is to deposit with the Port the amount of $7,000.00 to serve as a deposit for liquidated damages if the license agreement does not commence by March 1, 1983; and a performance deposit of $25,000.00 will be required. The new firm will be headed by Van Ness Ayars, a DC-10 Senior Captain with World Airways, who is retiring. The recommendation was approved on a motion by Commissioner Hunter, seconded and passed unanimously.

Supplemental Agreement to Clorox Lease was the subject of a memo to the Board from the Director of Properties, recommending approval of the supplemental agreement which will delete 14,625 sf from the leased premises, with a corresponding decrease in monthly rental from $2,737.50 to $2,445.00. The reduction in square footage now matches the final design of the facility. The recommendation was approved on a motion by Commissioner Pineda, seconded and passed unanimously.

Acceptance of Federal Aviation Administration ADAP-09 Grant Amendment No. 2 to Change Project Description at Port's Request was the subject of a memo to the Board from the Chief Engineer, notifying the Board of the enplanement fund allocation and the description of the expansion of the baggage claim area. It was recommended that the Board accept a grant amendment which will provide for the funds to be used for the construction of baggage claim facilities, two carrousels and necessary circulation space as part of the new frontal gate terminal. The recommendation was approved on passage of Resolution No. 27507.

Minority Development Site in Business Park was the subject of a memo to the Board from the Director of Properties, notifying the Board of the 2-acre corner site at Edgewater Drive and Pardee Lane in the Oakland Airport Business Park which has been reserved for development by a minority developer of an office building under a ground lease with the Port. Initial inquiries indicate a reasonable possibility of obtaining one or more acceptable development proposals. It was recommended that the Board approve a two-step process involving first a Request for Qualifications and then a Request for Proposals from qualified developers. The Request for Qualifications for the site will be sent to all parties of record and to others who may be directly or indirectly interested. Ads would also be placed in local newspapers, and qualifications would be due on January 17, 1983. Additionally, the Port would retain a technical development specialist to assist prospective minority developers to prepare qualifications and development proposal submissions. Basic development qualifications include: proof of a completed development of an office building or combination office/retail project containing at least 40,000 square feet within the past five years; a net worth of at least $2,000,000.00; and liquid assets of at least $200,000.00 or the demonstrated ability to achieve this level of liquidity. The recommendation was approved on a motion by Commissioner Pineda, seconded and passed unanimously.

Supplemental Agreement to Equitec Lease was the subject of a memo to the Board from the Director of Properties, notifying the Board of certain delays caused by the State Lands Commission claims of title to the site of Equitec's 12-story office building in the Oakland Airport Business Park, and that Equitec has requested a one month delay in the start of the minimum $20,680.00 per month rent. It was noted that Equitec has provided the $10,000.00 deposit connected with the lease option. The request was approved in principle on a motion by Commissioner Pineda, seconded and passed unanimously.

Conceptual Design Approval Office/Retail/Restaurant Development, Port Tower Project, Jack London Square was the subject of a memo to the Board from the Port Environmental Planner, notifying the Board of the approval in principle to lease with Storek and Storek for the development of a 1.7-acre site in Jack London Square. It was recommended that the Board approve the conceptual design of the proposed site plan and the architectural design of the proposed buildings. Mr. Richard Storek, of the firm, presented the graphic plans and a model of the proposed development. The office/retail tower would be a 15-story angled office tower with an adjoining four-story parking garage to be constructed by the Port. Retail functions will be housed in a one-story concourse on the ground floor. The tower would have approximately 235,000 square feet of leasable office space and 16,100 square feet of leasable retail space. The basic structure would be steel frame construction with beige color brick tile exterior. The restaurant/retail building would be a separate two-level structure containing 18,300 square feet. The ground level of the building would be reserved for retail uses facing the plaza and a cocktail lounge facing the Estuary, and the second level would be reserved for a restaurant, for a total of 12,000 square feet of rentable space. The public pedestrian plazas would include decorative brick paving, landscaping, seating, decorative lighting, directories and kiosk, flagpoles, and several sculptures. The parking structure is a proposed four-level, 710-stall parking structure that would be integrated with the proposed office tower. The parking structure will be a public facility constructed and operated by the Port. It was noted that the Draft Environmental Impact Report was prepared by the Port and circulated for review. The review period ends on D e ber 16, 1982. The recommendation was approved on a motion by

Commissioner Goodroe, seconded and passed unanimously, subject to the Port reserving rights to require changes or alterations in the plan in order to mitigate or avoid significant environmental effects, or withhold its ultimate approval altogether because of a project alternative identified in the final EIR, or because of financing or other significant concerns of the Board. The approval in principle does not obligate the Board in the future to approve a lease for the proposed project or create any liability on the part of the Port if it does not give final approval to the project.

Coliseum Area Development Program was the subject of a memo to the Board from the Executive Director, notifying the Board that Keyser Marston Associates has prepared a preliminary draft report of a development program for the Coliseum area for the City's Office of Economic Development and Employment and the Coliseum Area Industrial Complex Advisory Committee. It was recommended that the Board find Keyser Marston report for the Coliseum Area Development Program acceptable, but with noted unresolved issues. As the original commencement of the study was in early 1982, Commissioner Goodroe asked that the item be held over until he could study the draft report.

Certificate of Compliance--Oakland Roland Way, Ltd. was the subject of a memo to the Board from the Director of Properties, recommending approval of a certificate of compliance for the Oakland Roland Way, Ltd.'s, office building in the Business Park. It was noted that the certificate is a covenant in the grant deed from the Port. The recommendation was approved on passage of Resolution No. 27508.

Right of Way Use Permit Agreement--Bureau of Electricity of the City of Alameda was the subject of a memo to the Board from the Director of Properties, recommending approval of the agreement which will allow the City of Alameda's Bureau of Electricity to install a new 115 KV underground power

transmission cable system from Second Street then Washington Street and then across the Estuary to Alameda. The agreement provides for the installation of the underground line and underwater facilities through the Port Area for a term of 50 years at a one-time fee of $2,500.00. The recommendation was approved on a motion by Commissioner Pineda, seconded and passed unanimously.

Contract Completion, Reroofing of Building F-107 was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board of the contract with Glas-Sheild Roof Systems of Northern California, Inc., and recommending that the contract time be extended through November 8, 1982, and accepted as complete as of that date, with a contract price of $108,231.56. The recommendation was approved on passage of Resolution No. 27509 for time extension and Resolution No. 27510 for accepting work.

Lease Renewal--U.S. Customs was the subject of a memo to the Board from the Director of Properties, recommending approval to renew their agreement for office space in a trailer at Berth "O" at the Port's 7th Street Terminal. The new lease would be for a five years, at a new monthly rental of $749.00. Also recommended was approval to extend and then renew their agreement for 1,000 sf of office space in the Port Building. The new lease would be for three years, at a new monthly rental of $1,200.00. The recommendation was approved on passage of Resolution No. 27527 and Resolution No. 27528 for time extension, and on two ordinances passed to print for the new leases.

Approval of Financing--Courtyard on the Cove was the subject of a memo to the Board from the Director of Properties, recommending approval for Courtyard on the Cove to encumber the leasehold estate in connection with a loan from Sumitomo Bank in the amount of $600,000.00 which will allow for the

completion of the project. The recommendation was approved on passage of Resolution No. 27511.

Award of Contract, Repair of Bearing Pile Systems at Berths 11 and 12, Outer Harbor Terminal was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the five bids received and recommending award of the contract to Alan R. Barreca, Inc., the low bidder at $324,720.00. The recommendation was approved on passage of Resolution No. 27512.

Supplement to Use Agreement Between the Port and Hong Kong Islands Shipping Company, Ltd. was the subject of a memo to the Board from the Deputy Executive Director, notifying the Board of the use agreement between the Port and Hong Kong Islands Shipping Company, Ltd., at Berth 6, Outer Harbor Terminal, and recommending approval of a supplemental agreement which will allow for the use of the adjacent Berth 5 for operational reasons while retaining their dockage discount under the use agreement. The recommendation was approved on passage of Resolution No. 27513.

Change Order for Construction of Metal Transit Shed, Building E-405, Berth I was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, recommending approval to issue a change order to J. D. O'Neill, Inc., for the construction of a fueling facility at the site for $89,900.00. The recommendation was approved on a motion by Commissioner Pineda, seconded and passed unanimously.

Fringe Benefits for Youth Aides was the subject of a memo to the Board from the Executive Director, recommending approval to grant certain fringe benefits to Youth Aides who work fifty percent or more of the normal work week throughout the calendar year. These benefits include paid holidays and the accrual of vacation and sick leave on a pro rata basis and future

contributions of fifty percent of the standard Port contribution for health and dental insurance coverage. The total annual costs are estimated to be $73,000.00. The recommendation was approved on two ordinances passed to print.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Carolyn J. Cramer, as Account Clerk, effective November 24, 1982, at $1413.00 per month; Phillip T. Peay, as Gardener II, effective December 8, 1982, at $1482.00 per month; Joseph Ramirez, as Gardener II, effective December 9, 1982, at $1482.00 per month; Matthew W. Fenton, as Extra Position No. 1 (Building Maintenance Engineer), effective November 29, 1982, at $1985.00 per month; Raynard D. King, as Manager, Purchasing Department, effective December 22, 1982, at $2900.00 per month. Also recommended was a major salary adjustment for the position of Manager, Purchasing Department, to $2900.00 per month. Further recommended was the creation of one additional position of Building Maintenance Engineer; and a personal leave of absence for Patricia G. Gonzales, Legal Secretary II, for 40 working days. The recommendations were approved on passage of Resolution No. 27514 for appointments; Resolution No. 27515 for leave of absence; and on ordinances passed to print for salary amendment and creation of position.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of Commercial Representative IV John Ablan to Chicago, Illinois, on or about December 7, 1982, to attend the American Association of Port Authorities Risk Management Committee Meeting; travel of the Director of Aviation, the Airport Manager and the Supervising Transportation Planner to Seattle, Washington, and Vancouver, B.C., on or about December 8, 1982, to inspect cargo facilities; and ratify the travel of

the Port Equal Opportunity Employment Officer and Port Field Representative Peter Wong, to Washington, D. C., to attend the Department of Transportation Conference on Civil Rights, during the period December 5 - 7, 1982. The recommendation was approved on passage of Resolution No. 27516.

Increase in Employee Health Insurance Rate was the subject of a memo to the Board from the Port Employee Relations Officer, notifying the Board that the premium cost of the insurance has been increased. It was recommended that the Board increase the Port's maximum contribution from $136.97 to $158.47 per month, based on the least expensive rates as quoted by Kaiser Foundation Health Plan. The recommendation was approved on an ordinance passed to print.

Claim of Edward Cecil was the subject of a letter to the Board from the Port Attorney, notifying the Board of a claim in the amount of $250,000 for alledged injuries occurring while he was working for a roofing contractor at the Airport. As the claim is not a proper charge against the Port, it was recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27526.

The following reports were noted and ordered filed:

Report of the Port Attorney on Litigation Matters.

Status of Construction Contracts in Progress as of November 30, 1982.

Status of Consultant Contracts in Progress as of November 30, 1982.

Summary of Cash - Port Revenue and Construction Fund as of November 29, 1982.

Summary of Claims Paid from Various Funds for the Period November 9, 1982 through November 2, 1982.

ERDP Monthly Status Report.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Goodroe, Higgins, Hunter, Pineda and President Eng - 5
Noes:	None
Absent:	Commissioners Creque and Smith - 2

"RESOLUTION NO. 27506

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF PARKING MANAGEMENT AGREEMENT WITH BAY AREA PARKING COMPANY FOR MANAGEMENT OF CERTAIN PUBLIC AUTOMOBILE PARKING FACILITIES AT THE AIRPORT."

"RESOLUTION NO. 27507

RESOLUTION ACCEPTING AMENDMENT NO. 2 TO GRANT OFFER OF THE UNITED STATES OF AMERICA AND AUTHORIZING EXECUTION OF AMENDMENT NO. 2 TO GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION UNDER PROJECT NO. 6-06-0170-09, CONTRACT NO. DOT FA79WE-5078."

"RESOLUTION NO. 27508

RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF CERTIFICATE OF COMPLIANCE FOR REAL PROPERTY SOLD TO M&MI."

"RESOLUTION NO. 27509

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH GLAS-SHIELD ROOF SYSTEMS OF NORTHERN CALIFORNIA, INC."

"RESOLUTION NO. 27510

RESOLUTION ACCEPTING WORK PERFORMED BY GLAS-SHIELD ROOF SYSTEMS OF NORTHERN CALIFORNIA, INC. AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27511

RESOLUTION CONSENTING TO ENCUMBRANCE OF LEASE WITH COURTYARD ON THE COVE FOR LEASEHOLD IMPROVEMENT PURPOSES."

"RESOLUTION NO. 27512

RESOLUTION AWARDING CONTRACT TO ALAN R. BARRECA, INC. FOR REPAIR OF BEARING PILE SYSTEMS AT BERTHS 11 AND 12, OUTER HARBOR TERMINAL, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27513

RESOLUTION AUTHORIZING EXECUTION OF FIRST SUPPLEMENTAL AGREEMENT WITH HONG KONG ISLANDS SHIPPING CO., LTD."

"RESOLUTION NO. 27514

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27515

RESOLUTION RATIFYING GRANTING LEAVE OF ABSENCE TO PATRICIA G. GONZALES, LEGAL SECRETARY II."

"RESOLUTION NO. 27516

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27517

RESOLUTION AUTHORIZING EXECUTION OF LICENSE AND CONCESSION AGREEMENT WITH NORVAL EMMONS DBA GENERAL AVIATION SUPPLY."

"RESOLUTION NO. 27518

RESOLUTION GRANTING CSX BECKETT AVIATION, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27519

RESOLUTION GRANTING THE CITY OF ALAMEDA PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27520

RESOLUTION GRANTING WESTERN AIRLINES, INC. PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27521

RESOLUTION GRANTING NATIONAL AIRMOTIVE CORPORATION PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27522

RESOLUTION GRANTING EQUITEC 72 REAL ESTATE INVESTORS PERMISSION TO PERFORM CERTAIN WORK."

"RESOLUTION NO. 27523

RESOLUTION AUTHORIZING EXECUTION OF GROUP MEDICAL AND HOSPITAL SERVICE AGREEMENT AMENDMENT WITH KAISER FOUNDATION HEALTH PLAN, INC."

"RESOLUTION NO. 27524

THIS NUMBER NOT USED."

"RESOLUTION NO. 27525

THIS NUMBER NOT USED."

"RESOLUTION NO. 27526

RESOLUTION REJECTING CLAIM OF EDWARD CECIL."

"RESOLUTION NO. 27527

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL LEASE AGREEMENT NO. 5 TO GSA LEASE NO. GS-09B-76724 WITH THE UNITED STATES OF AMERICA."

"RESOLUTION NO. 27528

RESOLUTION AUTHORIZING EXECUTION OF SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO GSA LEASE NO. GS-09B-78497 WITH THE UNITED STATES OF AMERICA."

"RESOLUTION NO. 27529

RESOLUTION APPROVING APPOINTMENT OF RAYNARD D. KING TO THE POSITION OF MANAGER, PURCHASING DEPARTMENT."

Port Ordinance No. 2483 being, "AN ORDINANCE AMENDING SECTION 2 AND 2A OF PORT ORDINANCE NO. 1660 PROVIDING FOR CONTRIBUTIONS TOWARD THE COST OF GROUP DENTAL INSURANCE FOR EMPLOYEES OF THE PORT OF OAKLAND," and Port Ordinance No. 2484 being, "AN ORDINANCE AUTHORIZING EXECUTION OF AGREEMENT

WITH SOUTHERN PACIFIC TRANSPORTATION COMPANY PROVIDING FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED ADJACENT TO THE CHARLES P. HOWARD TERMINAL, MAKING AN APPROPRIATION THEREFOR AND FINDING CERTAIN FACTS IN CONNECTION THEREWITH," and Port Ordinance No. 2485 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF TERMINAL USE AGREEMENT WITH WESTWOOD SHIPPING LINES," and Port Ordinance No. 2486 being, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE WITH CSX BECKETT AVIATION, INC.," and Port Ordinance No. 2487 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 964 RELATING TO COMMODITY WHARFAGE RATES AND WHARF DEMURRAGE AND STORAGE," and Port Ordinance No. 2488 being, "AN ORDINANCE ADDING SECTIONS 1.90, 1.91 AND 1.92 TO PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF CERTAIN EMPLOYEES OF THE PORT DEPARTMENT," were read a second time and passed by the following vote:

Ayes:	Commissioners Goodroe, Higgins, Hunter, Pineda and President Eng - 5
Noes:	None
Absent:	Commissioners Creque and Smith - 2

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 TO CREATE ONE ADDITIONAL POSITION OF BUILDING MAINTENANCE ENGINEER," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTIONS 2 AND 3 OF PORT ORDINANCE NO. 1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE," and Port Ordinance No. _____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF LEASE AGREEMENT NO. GS-09B-82539 WITH THE UNITED STATES OF AMERICA," and Port ordinance No. _____ being, "AN ORDINANCE AUTHORIZING EXECUTION OF LEASE AGREEMENT NO. GS-09B-82478 WITH THE UNITED STATES OF AMERICA," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTIONS 8.01(c) AND 8.092 OF PORT ORDINANCE NO. 2199 ESTABLISHING PERSONNEL RULES AND PROCEDURES OF THE

PORT OF OAKLAND," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 5.07 OF PORT ORDINANCE NO. 867 TO CHANGE THE SALARY OF MANAGER, PURCHASING DEPARTMENT," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 3 OF PORT ORDINANCE NO. 1660 PROVIDING FOR CONTRIBUTIONS TOWARD THE COST OF GROUP DENTAL INSURANCE FOR EMPLOYEES OF THE PORT OF OAKLAND," were read a first time and passed to print by the following vote:

Ayes:	Commissioners Goodroe, Higgins, Hunter, Pineda and President Eng - 5
Noes:	None
Absent:	Commissioners Creque and Smith - 2

At the hour of 4:45 p.m. the Board entered into executive session on personnel matters and reconvened in open session at the hour of 6:00 p.m. at which time Port Ordinance No. _____ being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT," was read a first time and passed to print by the following vote:

Ayes:	Commissioners Goodroe, Higgins, Hunter, Pineda and President Eng - 5
Noes:	None
Absent:	Commissioners Creque and Smith - 2

At the hour of 6:01 p.m. the meeting was adjourned on a motion duly made and seconded.

Secretary

REGULAR MEETING OF THE BOARD OF PORT COMMISSIONERS

OF THE

CITY OF OAKLAND

The meeting was held on Tuesday, December 21, 1982, at the hour of 4:09 p.m. in the office of the Board, Room 376, 66 Jack London Square, President Eng presiding, due written notice having been given to the members of the Board.

Commissioners present: Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Commissioners absent: None

Also present were the Executive Director; Deputy Executive Director; Director of Administrative Services; Port Atorney; Deputy Port Attorney Thomas Clark; Chief Engineer; Assistant Chief Engineer; Director of Aviation; Airport Manager; Manager, General Aviation; Director of Properties; Director of Public Affairs; Assistant Secretary of the Board, Jasmine Lim; and Secretary of the Board.

Airline Rates and Charges was the subject of a memo to the Board from the Executive Director, notifying the Board of the annual negotiations with the airlines to establish the rates and charges for the calendar year 1983. It was recommended that the following rates be established: landing fee - $.85 per 1,000 pounds of gross landing weight; training landing fee - $.425 per 1,000 pounds of gross landing weight; itinerant landing fee - $.985 per 1,000 pounds of gross landing weight; second level surcharge - $7.85 per square foot, per month; secondary use of second-level holdrooms for Port tenants - $25.00 per operation, with a $5.00 credit to the primary tenant; itinerant carrier - $50.00 per

BOARD OF PORT COMMISSIONERS
MEETING OF JAN 4 1983
APPROVED AS SUBMITTED AND ORDERED FILED
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operation, with a $10.00 credit to the primary tenant; and security screening fee - $.19 per passenger. Other fees included a ground power charge based on landing weights after accumulation of user capital cost, user maintenance cost and metered electrical charges. It was noted that the new rates would allow for 91 percent recovery of field and ramp costs, 92 percent recovery of terminal costs and 100 percent recovery of security costs. The recommendation was approved on an ordinance passed to print.

Award of Contract, Construction of Culvert for Apron Expansion, Southerly of Proposed Building M-130, South Airport was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the 10 bids received and recommending award of the contract to Star Excavation, Inc., the low bidder, at $239,960.00. The recommendation was approved on passage of Resolution No. 27536.

Award of Contract, Demolition of Building L-821, North Airport was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, notifying the Board of the 10 bids received and that the apparent low bidder did not provide a sufficient bid bond. It was recommended that the Board award the contract to the second low bidder, Central Excavating, at $13,750.00. The recommendation was approved on passage of Resolution No. 27538.

Coliseum Area Development Program was the subject of a memo to the Board from the Executive Director, notifying the Board that Keyser Marston Associates, together with other consultants, has completed a development program for the Coliseum area for the City's Office of Economic Development and Employment and the Coliseum Area Industrial Complex Advisory Committee. Previously, the Board endorsed the concept of a coordinated marketing and development program for the area, which includes the Port's Distribution Center, and noted the importance of identifying

substitute warehouse sites and other concerns of the Port. The Keyser Marston draft report discusses the development potentials of the area along with various alternatives for land assembly, marketing, financing, transportation improvements, security improvements, and code enforcement actions. The report is silent to certain concerns of the Port, including marketing. Commissioner Goodroe moved that the report be noted as received and reviewed with the additional comment that the Port has concerns about certain use of Port property. The motion was seconded and passed unanimously.

Plans and Specifications, Construction of Walkway and Landscaping, Embarcadero Cove Marina was the subject of a memo to the Board from Port Principal Engineer Paul H. Sorensen, recommending their approval and authority to advertise for bids for the construction of paved and landscaped walkways along the shoreline of South Basin. The work is part of the Embarcadero Cove Marina project which is financed with loans from the California Department of Boating and Waterways. The environmental document associated with the project has previously been considered by the Board. The recommendation was approved on passage of Resolution No. 27530.

Contract Completion, Reroofing of Building P-323, Embarcadero Cove Marina was the subject of a memo to the Board from Port Principal Engineer Roy A. Clark, notifying the Board that the contractor was late in completion and recommending that the contract with Glas-Shield Roof Systems be extended through November 6, 1982, liquidated damages in the amount of $600.00 be assessed, and the contract accepted as complete as of November 12, 1982, with a contract price of $34,973.90. The recommendation was approved on passage of Resolution No. 27539 for time extension and Resolution No. 27540 for accepting the work.

Amendment to License Agreement - Shippers Imperial was the subject of a memo to the Board from the General Manager, Marine Terminals, recommending approval to amend the present License Agreement to increase their rent effective January 1, 1983, from $12,084.00 per month to $13,059.00 per month. It was noted that negotiations are taking place for a new lease of the premises in the Outer Harbor. The recommendation was approved on passage of Resolution No. 27537.

Revision of Terminal Numbering System was the subject of a memo to the Board from the Chief Engineer, notifying the Board that the Port will be using a new system to identify the marine terminal berths. The main features of the new system include redesignating the marine terminals by berths so that each general area is assigned a block of numbers. The present identity of the major Terminal Areas will be retained to supplement the new numbering system. In the event more than one gate serves a berth, an alpha-numberic system will be used. The information was noted and ordered filed.

Personnel Items contained in a memo to the Board from the Port Employee Relations Officer, recommended the appointment of Matthew W. Fenton, as Building Maintenance Engineer, effective December 22, 1982, at $1985.00 per month; Hope Samaras, as Senior Secretary, effective December 22, 1982, at $1556.00 per month; Janet W. Holst, as Commercial Representative I, effective December 22, 1982, at $1662.00 per month; Melissa Champlin, Brian A. Cravanas, Andre H. Crockett, Elizabeth E. Donnerstag, Willynnda V. Gordon, Tyrone Henry, Lina Lim, and Yolanda P. Tabb, as Youth Aides, Class "D", all effective January 3, 1983, at $3.35 per hour, for the Port's High School Internship Program for academically talented high chool students. Also recommended was an extension of medical leave of absence for Jane Kirksey for a period of 127 working days.

Additionally recommended was a leave of absence for Janet W. Holst, from her classified position of Senior Clerk,in order to accept the exempt position of Commercial Representative I in the Properties Department. The recommendations were approved on passage of Resolution No. 27541 for appointments; Resolution No. 27542 for the Holst leave of absence; and Resolution No. 27543 for the Kirksey leave of absence.

Travel Authorization contained in a memo to the Board from the Executive Director, recommended the travel of the Chief Engineer and Special Assistant to the Executive Director to Dallas, Texas, on or about January 6, 1982, to attend the American Association of Port Authorities Harbors and Navigation Committee Meeting. The recommendation was approved on passage of Resolution No. 27531.

Claim of Mike Davis was the subject of a memo to the Board from the Port Attorney, notifying the Board of a claim in the sum of $100,000.00 for alleged injuries occurring from a fall at the North Airport. As the claim is not a proper charge against the Port, it was recommended that the claim be rejected. The recommendation was approved on passage of Resolution No. 27532.

Formal Recognition for Representation of Youth Aide Classifications was the subject of a letter to the Board from the Port Attorney, notifying the Board that an appropriate petition has been filed with the Secretary of the Board for formal recognition of United Public Employees Local 390 to be the majority representative of Youth Aide Classification of Port employees. It was recommended that the Board determine that the various Youth Aide classifications comprise an appropriate Representation Unit and commence the procedure for the recognition. The recommendation was approved on passage of Resolution No. 27533.

The following reports were noted and ordered filed:

Summary of Cash - Port Revenue and Construction Funds as of December 13, 1982.

Summary of Cash and Accounts Receivable Port Revenue Fund 770 for the month of November 1982.

Accounts Receivable - 35 Days or More in Arrears as of December 20, 1982.

Accounts Receivable - Referred to Port Attorney as of December 20, 1982.

Summary of Claims Paid from Various Funds for the Period November 14, 1982 to December 10, 1982.

The following resolutions were introduced and passed separately by the following vote:

Ayes:	Commissioners Creque, Goodroe, Higgins, Hunter Pineda, Smith and President Eng - 7
Noes:	None
Absent:	None

"RESOLUTION NO. 27530

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF WALKWAY AND LANDSCAPING, EMBARCADERO COVE MARINA, SOUTH BASIN, OAKLAND, CALIFORNIA; AND CALLING FOR BIDS THEREFOR."

"RESOLUTION NO. 27531

RESOLUTION CONCERNING CERTAIN TRAVEL."

"RESOLUTION NO. 27532

RESOLUTION REJECTING CLAIM OF MIKE DAVIS."

"RESOLUTION NO. 25733

RESOLUTION DETERMINING THAT THE PETITION FOR FORMAL RECOGNITION FILED BY UNITED PUBLIC EMPLOYEES LOCAL 390 PROPOSES AN APPROPRIATE UNIT OF REPRESENTATIVE."

"RESOLUTION NO. 27534

RESOLUTION AUTHORIZING EXECUTION OF FOURTH SUPPLEMENTAL AGREEEMENT WITH GOODMAN'S JACK LONDON HALL, INC. AND DIRECTING RECORDATION THEREOF."

"RESOLUTION NO. 27535

RESOLUTION REJECTING CLAIM OF EQUITABLE INDEMNITY AND PARTIAL EQUITABLE INDEMNITY OF BOREL RESTAURANTS, INC. AND RUSTY SCUPPER, INC."

"RESOLUTION NO. 27536

RESOLUTION AWARDING CONTRACT TO STAR EXCAVATION, INC., FOR CONSTRUCTION OF CULVERT FOR APRON EXPANSION SOUTHERLY OF PROPOSED BUILDING M-130, SOUTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA (A.I.P. 3-06-0170-01); FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 25737

THIS NUMBER NOT USED"

"RESOLUTION NO. 27538

RESOLUTION REJECTING PURPORTED LOW BID; AWARDING CONTRACT TO CENTRAL EXCAVATING COMPANY, INCORPORATED, FOR DEMOLITION OF BUILDING L-821, NORTH FIELD, METROPOLITAN OAKLAND INTERNATIONAL AIRPORT, OAKLAND, CALIFORNIA; FIXING THE AMOUNT OF BONDS TO BE PROVIDED IN CONNECTION THEREWITH; REJECTING ALL OTHER BIDS; AND DIRECTING RETURN OF BID BONDS TO BIDDERS."

"RESOLUTION NO. 27539

RESOLUTION EXTENDING TIME FOR PERFORMANCE OF CONTRACT WITH GLAS-SHIELD ROOF SYSTEMS OF NORTHERN CALIFORNIA, INC."

"RESOLUTION NO. 27540

RESOLUTION ACCEPTING WORK PERFORMED BY GLAS-SHIELD ROOF SYSTEMS OF NORTHERN CALIFORNIA, INC., AND AUTHORIZING RECORDATION OF NOTICE OF COMPLETION."

"RESOLUTION NO. 27541

RESOLUTION CONCERNING CERTAIN APPOINTMENTS."

"RESOLUTION NO. 27542

RESOLUTION GRANTING LEAVE OF ABSENCE TO JANET W. HOLST FROM POSITION OF SENIOR CLERK."

"RESOLUTION NO. 27543

RESOLUTION AMENDING RESOLUTION NO. 27543 GRANTING RATIFICATION OF LEAVE OF ABSENCE TO JANE KIRKSEY, SENIOR ACCOUNT CLERK."

"RESOLUTION NO. 27544

RESOLUTION AUTHORIZING EXECUTION OF SECOND SUPPLEMENTAL AGREEMENT WITH SHIPPERS IMPERIAL, INC."

Port Ordinance No. 2488 being, "AN ORDINANCE ADDING SECTIONS 1.90, 1.91 AND 1.92 TO PORT ORDINANCE NO. 867 FIXING THE COMPENSATION OF CERTAIN EMPLOYEES OF THE PORT DEPARTMENT," and Port Ordinance No. 2489 being, "AN ORDINANCE AMENDING PORT ORDINANCE NO. 867 TO CREATE ONE ADDITIONAL POSITION OF BUILDING MAINTENANCE ENGINEER," and Port Ordinance No. 2490 being, "AN ORDINANCE AMENDING SECTIONS 2 AND 3 OF PORT ORDINANCE NO. 1166 RELATING TO THE CONTRIBUTIONS OF THE PORT OF OAKLAND TOWARD THE COST OF EMPLOYEE GROUP HEALTH INSURANCE," and Port Ordinance No. 2491 being, "AN ORDINANCE AUTHORIZING EXECUTION OF LEASE AGREEMENT NO. GS-09B-82539 WITH THE UNITED STATES OF AMERICA," and Port Ordinance No. 2492 being, "AN ORDINANCE AUTHORIZING EXECUTION OF LEASE AGREEMENT TO GS-09B-82478 WITH THE UNITED STATES OF AMERICA," and Port Ordinance No. 2493 being, "AN ORDINANCE AMENDING SECTION 5.07 OF PORT ORDINANCE NO. 867 TO CHANGE THE SALARY OF MANAGER, PURCHASING DEPARTMENT," and Port Ordinance No. 2494 being, "AN ORDINANCE AMENDING SECTION 3 OF PORT ORDINANCE NO. 1660 PROVIDING FOR CONTRIBUTIONS TOWARD THE COST OF GROUP DENTAL INSURANCE FOR EMPLOYEES OF THE PORT OF OAKLAND," and Port Ordinance No. 2495 being, "AN ORDINANCE AMENDING CERTAIN SECTIONS OF PORT ORDINANCE No. 867 FIXING THE COMPENSATION OF CERTAIN OFFICERS AND EMPLOYEES OF THE PORT DEPARTMENT," and PORT ORDINANCE NO. 2496 being, "AN ORDINANCE AMENDING SECTIONS 8.01(c) AND 8.02 OF PORT ORDINANCE NO. 2199 ESTABLISHING PERSONNEL RULES AND PROCEDURES OF THE PORT OF OAKLAND," were read a second time and passed by the following vote:

Ayes: Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Noes: None

Absent: None

Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTIONS 2, 3, 10.5, 10.12 OF AND ADDING SECTION 10.13 TO PORT ORDINANCE NO. 1149 RELATING TO CHARGES FOR USE OF FACILITIES AT METROPOLITAN OAKLAND INTERNATIONAL AIRPORT," and Port Ordinance No. _____ being, "AN ORDINANCE AMENDING SECTION 2A OF PORT ORDINANCE NO. 1660 PROVIDING FOR CONTRIBUTIONS TOWARD THE COST OF GROUP DENTAL INSURANCE FOR EMPLOYEES OF THE PORT OF OAKLAND," were read a first time and passed to print by the following vote:

Ayes: Commissioners Creque, Goodroe, Higgins, Hunter, Pineda, Smith and President Eng - 7

Noes: None

Absent: None

At the hour of 4:25 p.m. the Board entered into executive session on personnel matters and reconvened in open session at the hour of 6:00 p.m.

The following resolutions were introduced and passed by the following vote:

Ayes: Commissioners Creque, Goodroe, HIggins, Hunter, Pineda, Smith and President Eng - 7

Noes: None

Absent: None

"RESOLUTION NO. 27545

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF SERVICE AGENCY AGREEMENT AND BUSINESS CONSULTING AGREEMENT."

"RESOLUTION NO. 27546

RESOLUTION CONCERNING CERTAIN TRAVEL TO SAUDI ARABIA."

At the hour of 6:03 p.m. the meeting was adjourned on a motion duly made and seconded.

Secretary