

**PORT OF OAKLAND  
OAKLAND ARMY BASE (OAB) PHASE I - RAIL IMPROVEMENT PROJECT  
COMMUNITY INFORMATION SESSION**

**Summary**

Saturday, July 7, 2012, 10a.m. – 12 p.m.  
West Oakland Senior Center, 1724 Adeline Street, Oakland CA 94607

**Meeting Handouts:**

Agenda with Glossary of Terms  
OAB Maps: 1) Master Plan 2) Port of Oakland Rail Improvement Project  
Port of Oakland Rail Improvement Project Community Benefits Approach  
[MAPLA Progress Report Summary](#) (Jan. 2010-Jun.2011)  
Meeting Feedback Form  
[Doing Business with the Port of Oakland Brochure & Certification Instructions](#)  
[Your Port Your Partner Brochure](#)  
Port & Community Summary Sheet  
[Port Jobs Brochure](#)

**Facilitator:** Surlene Grant, Envirocom Communications Strategies, LLC

**Port of Oakland Attendees:**

Commissioner Margaret Gordon	Commissioner Victor Uno	Commissioner Earl Hamlin	Omar Benjamin, Executive Director
Chris Chan, Director of Engineering	Matt Davis, Government Affairs Manager	Mark Erickson, Senior Maritime Projects Administrator	Lilia Zinn, Contract Compliance Supervisor
Imee Osantowski, Port Principal Engineer	Mary Richardson, Deputy Port Attorney III	Connie Ng-Wong, Contract Compliance Officer	Tim Leong, Port Environmental Scientist
Laura Arreola Community Relations Representative			

**In Attendance:** About 80 people attended the Community Information Session representing a cross-section of residents, labor, and contractor community. Attached is a copy of meeting sign-ins.

**Why We Are Here – Meeting Purpose**

- Build community understanding of the Port of Oakland’s Phase I Rail Project.
- To garner community support for Port activity, and learn about Port programs and services.
- Build contractor awareness and community knowledge regarding the forthcoming RFP process.
- Demonstrate the Port’s continued commitment to interaction and dialogue with the community.

**1. Overview of the Port Owned-Portion of the Former Oakland Army Base (OAB) Development**

Mark Erickson, Senior Maritime Projects Administrator provided a general overview on the City and Port’s respective development projects in relation to the OAB Master Plan. Chris Chan, Director of Engineering followed with an in depth presentation on the Port of Oakland Phase 1 Rail Improvement Project. Clarifying questions from the audience are summarized below.

- Will contractors be pre-qualified to bid on contracts?
- Will the RFP submittal be evaluated on best value or best price?
- What will happen to existing OAB tenants?
- What is the timing of all the phases? When is Phase II? What is the full plan of the project?
- Will rail use along the Embarcadero be impacted? Will it increase?
- What is the status of the CTC funding for this project?
- What is the value of Phase I? Is the project a "Buy America" project?
- Can the RFP and the Port's program be inclusive of Oakland African American Contractors?
- Where is the route of the rail line?
- Where will Truck Parking be? (this came up several times)

## 2. Port of Oakland OAB Community Benefits Approach

Jake Sloan of Davillier-Sloan Inc. provided an overview on the Maritime Aviation Project Labor Agreement (MAPLA) adopted by the Port of Oakland in 2000. Chris Chan followed with details on how MAPLA will be implemented on the Port of Oakland Phase I Rail Improvement Project. Clarifying questions from the audience are summarized below.

- Where will the Training Center be located?
- Does the Port record or report by ethnicity?
- What is the selection process for apprenticeship programs (utilized by contractors on Port projects and the OAB)?
- Will there be the same emphasis on supporting local businesses as there is on supporting local job hiring?
- What is the timeline for the selection of the Rail Operator?
- What is the process and timeline for the Port to create a more comprehensive (Community Benefits) policy?
- How is the Port defining a "successful" project and community benefits program?

## 3. Public Input Session

The following is a summary of recommendations that came from the audience.

Topic:	Stakeholder Comments:
Local Hire & Jobs	<ul style="list-style-type: none"> <li>• There should be a requirement for design/build contractor to work with teams from the neighborhood.</li> <li>• In tearing down (demolishing) the OAB, the PORT should give work to youth organizations, Cypress Mandela Center and other local training programs.</li> <li>• Suggest an amendment to the Project Labor Agreement (PLA) to include bringing the Cypress Mandela program and others into the</li> </ul>

<p>Local Hire &amp; Jobs</p>	<p>apprenticeship program.</p> <ul style="list-style-type: none"> <li>• Port will have better success with State approved apprenticeships.</li> <li>• It was mentioned that there is \$200,000 in a “kitty”. The suggestion is to use it to compensate the young people at Cypress Mandela who do not receive compensation during their training. Suggest using the money toward a stipend.</li> <li>• Port should consider a similar “Ban the Box” policy like the City of Oakland recently accepted.</li> <li>• Would like to see a program with livable wages and good permanent jobs. Also would like to see a program that includes a job center.</li> <li>• Demonstrate how MAPLA deals with local chronic unemployment.</li> </ul>
<p>Impacts on Community</p>	<ul style="list-style-type: none"> <li>• The Port should do a baseline Truck report now and then later in five years to see what the difference is and if there has been a reduction in truck traffic as is being said about the Port’s Rail Improvement Project.</li> <li>• There should be coordination on the old and existing rail as new rail is being considered.</li> <li>• The Port should consider creating a grade separation, even now.</li> <li>• Per Commissioner Gordon: Identify the location of truck parking</li> </ul>
<p>Community Engagement</p>	<ul style="list-style-type: none"> <li>• Per Commissioner Gordon: Another community meeting in 30-60 days.</li> <li>• Need Community involvement and support regarding the CTC’s grant money.</li> <li>• The West Oakland Specific Plan and the Oakland Army Base efforts should be coordinated. This is in reference to the TIGER funds and the concept of “value added”, “value proposition.”</li> <li>• For more than four years there has been a request for a community advisory group. The work of WOCAG should be acknowledged and their efforts supported and vice-versa. Need a community advisory group for the PORT and perhaps WOCAG can spin off to that. The community should be the group to identify what the community benefits are.</li> <li>• The program should be a creative and innovative approach. It should be inclusive of as many people and policies as possible. It should not separate people or replace one restriction for another.</li> </ul>
<p>Small – Local Business Utilization</p>	<ul style="list-style-type: none"> <li>• Suggest copying BART’s model of “inclusiveness.”</li> <li>• Port to support local businesses which will support local training which in turn will lead to local jobs.</li> <li>• The Design team needs to add mentors in West Oakland.</li> </ul>

Small – Local Business Utilization	<ul style="list-style-type: none"> <li>Per Commissioner Gordon: Port RFP should include pre-qualification of the design/build team demonstrating how it is working with the local/small utilization goal.</li> </ul>
Reporting & Compliance	<ul style="list-style-type: none"> <li>All Certified Payroll Hours information should be placed on the Port's website.</li> <li>Per Commissioner Gordon: There should be reporting by zip code utilizing census track data</li> </ul>

#### 4. Next Steps

Port Executive Director Omar Benjamin announced a follow up meeting to this discussion in September. At the next meeting we will report back on your feedback, provide updates on the project, and details on how to support and help the Port of Oakland and City of Oakland secure critical state funding.

#### 5. Survey of Community Feedback

There were a total of 23 survey responses indicating overall positive results. Recommendations from survey participants reflect community feedback given during the meeting. Please see attached summary for full details.

###



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**Port of Oakland Guestbook  
 SIGN - IN**

Name	Organization	Would you like to be added to our mailing list? Y/N	Address	Phone	Email
Alicia Chakrabarti	EBMUD				
Brian / Beverly Boe	ISSO EIP				
Alvaro Marquez	Spaceland Witbeck, Inc				
SAM SASE	GRAND TRANSPORT				
Carmen Ryder	City of Oakland				
Nothan Rapp	Sen-Loni Herrick				
Tim Lewis	Port of Oakland		530 WATKIN ST OAKLAND CA 94612	(510) 627-1533	Theng@portofakland.com
Millsie Cleverly	SEIU				
Zelma Byrd	702 Rebels/ SAN LEANARD & LEONARD	Y/N	San Leandro & Leonards		
Askari Smith	Speeche				



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Name	Affiliation (if any)	Would you like to be added to our mailing list? Y/N	Address	Phone	Email
Paul Walker	OBBTFC				
Sylvester Grishy					
Shirley Grishy	CHICAGO & SELECO CONTR TRU				
FRANCIS WONG					
Elio's Abraham	CITY	Y	CITY OF OAKLAND, RAIL & DEGR 250 RAILROAD AVENUE 43315	510 238-6284	E.ABRAHAM@PORTOAKLAND.COM
Victor Uno					
Tasie Samuels	A Young Council				
GARY FITSCHEN	ANIL VERMA ASSOCIATES				
Felix Barber					
Connie Ng-Jung	Port	Yes	530 Waverly St. Oakland, CA 94607	510 677-1390	cng-jung@portoakland.com



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Name	Affiliation (if any)	Would you like to be added to our mailing list? Y/N	Address	Phone	Email
Clemencia Fields					
Sundra Triplett	EnviroCOR				
Phyllis Bell	jobs				
Brie Abard	ORSS				
Chris Adams	HMM				
Rory Hall	AEC				
Emily Morgan					
Sam Stovell	Stacy Wittbeck				
Laurie Annesse	Pony, Oakland	Y		607.1155	
Jack Wang	AGS, Inc				v



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Name	Affiliation (if any)	Would you like to be added to our mailing list? Y/N	Address	Phone	Email
Joe Rahn	Home owner				
Arlt Stewart	Pete Full Gospel				
Joan Stewart	resident				
Spartan	Retired				
Neil Fligolik	CITIZEN				
DUANE DE WITT	CITIZEN				
MARY JOND KEALY	KEALY CONVENTION				
Willie Wright	EBARR/EAST				
Frank Gallo	ADDDC				
Peter Olney	ILWU				





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Name	Affiliation (if any)	Would you like to be added to our mailing list? Y/N	Address	Phone	Email
STEVE LEWIS	WOCAT WOCAG WOPAC		1154		
Wiley Pierce	KC Pierce				
Eddie D. Ward	ORBT&C				
Imee Deastandhi					
Carletta Starks	City Council				
David McCard	Sierra Club				
Libby Stow	Impact Transportation				
Steve Williams	Train Group				
Jake Sloan	DSI				
Fred T. Smith & Assoc Inc					



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Name	Organization	Would you like to be added to our mailing list? Y/N	Address	Phone	Email
Diane McNAIR	W.OAK RESIDENT				
Marilyn Reynolds	Community Activist				
LAWFORD PRITCHETT	SIT/KNICK				
DORBY JOHNSON	P.P.S				
VINHA GOVAN	City of Oakland				
JASPER HERBERT	Resident				
W. RUBEN					
Mike Zimm	Port of Oakland		530 WILSON ST OAKLAND 94617	627 1485	12714@portofakland.com
Kate O'Hara	EP&SE				
Gale White	APOL				



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Name	Affiliation (if any)	Would you like to be added to our mailing list? Y/N	Address	Phone	Email
D. Riguarda Schwan	SPENCE		[Handwritten address]		
Yvonne Ylma			[Handwritten address]		
Susan E. Hunter			[Handwritten address]		
W. M. Parkinson	DENVH		[Handwritten address]		
K. Spolain			[Handwritten address]		
			[Handwritten address]		
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**SIGN - IN**

Name	Organization	Would you like to be added to our mailing list? Y/N	Address	Phone	Email
RON ZAMPA	ILWD				
Alex Owens					
LYND LOUETTE					
LUCKIE LOUETTE					
LUXUS LOUETTE					
TAMMILA ADAMS					



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Name	Affiliation (if any)	Would you like to be added to our mailing list? Y/N	Address	Phone	Email
Arthur R. BONE	SENIOR CLYM - MC				
Amelia Lopez	Asm. Nancy Skinner				
Barbara Montgomery	N. E. P. C.				
Derek P. Hayward	Zaner 10				
Robin Adams	Port Commissioner				
Earl Hamilton	Commissioner				
Yen-Ke Price	SENIOR SENIOR and Redwood				
Barbara Nason	RESDWOOD RESOURCES				.NET

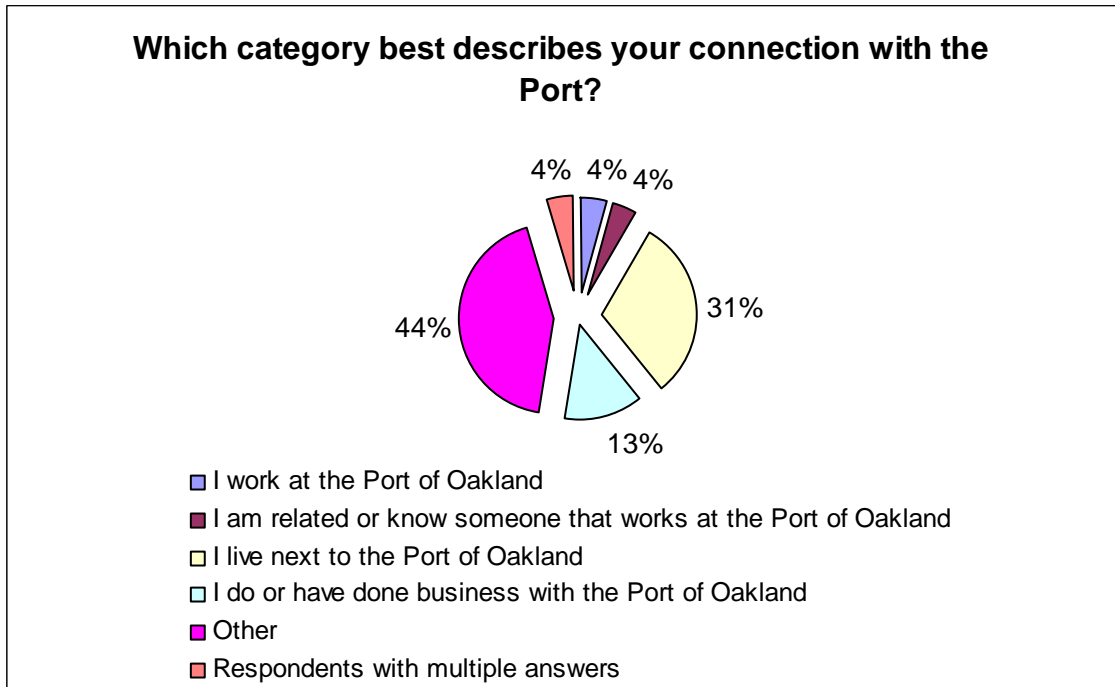


# SURVEY OF COMMUNITY FEEDBACK

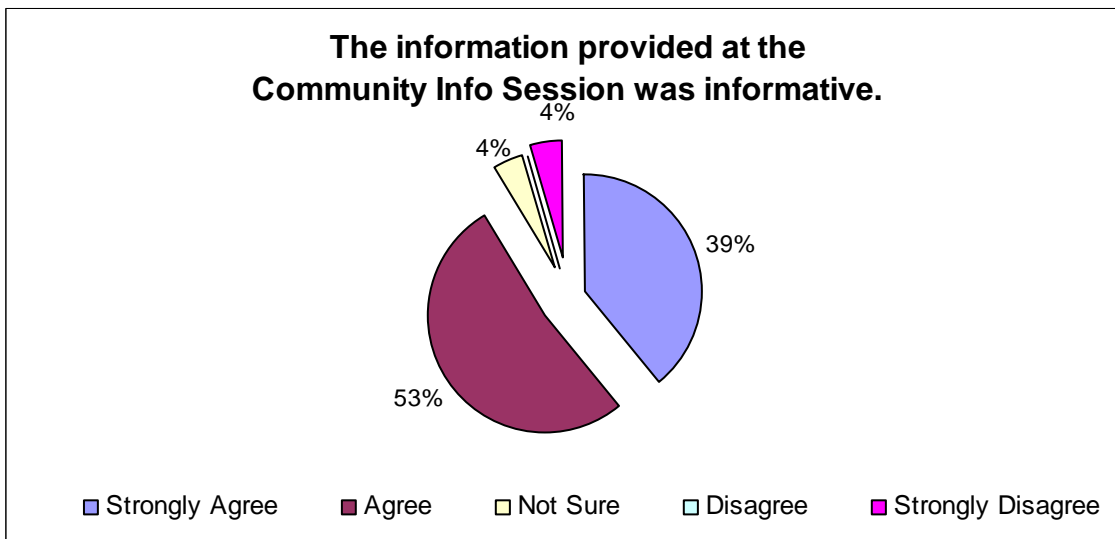
Oakland Army Base – COMMUNITY INFORMATION SESSION  
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Total Survey Responses: 23

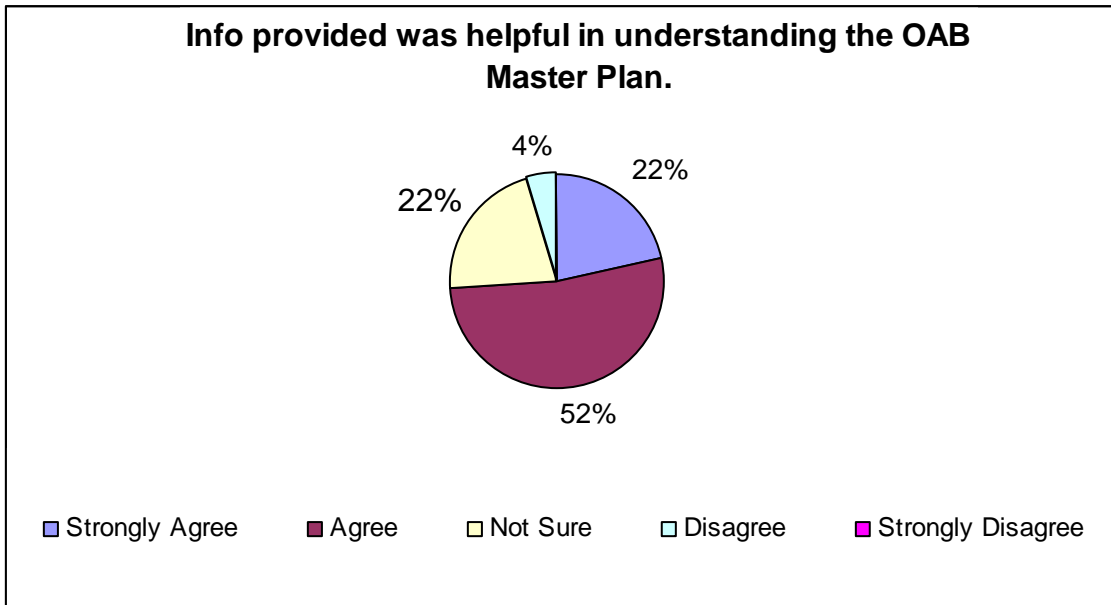
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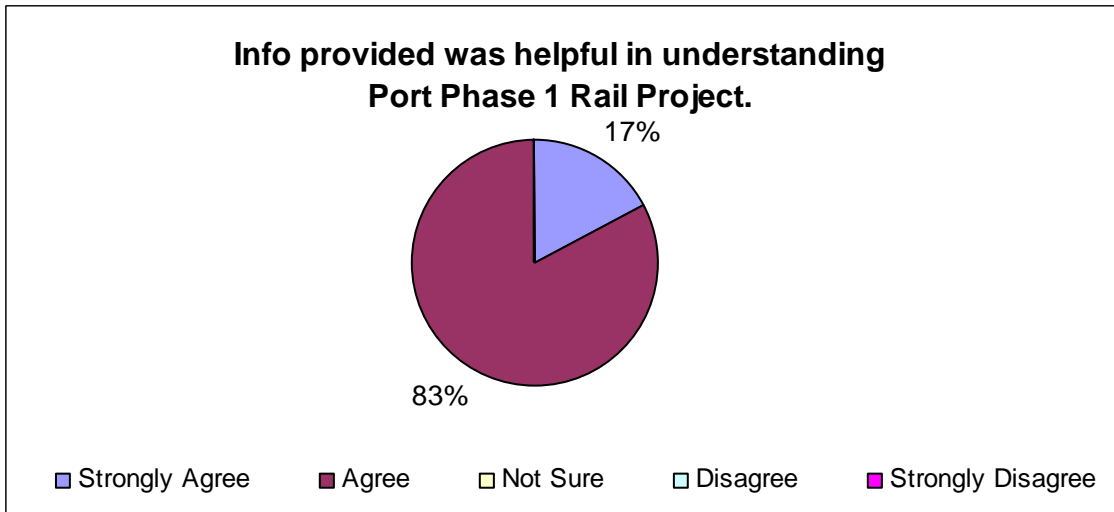
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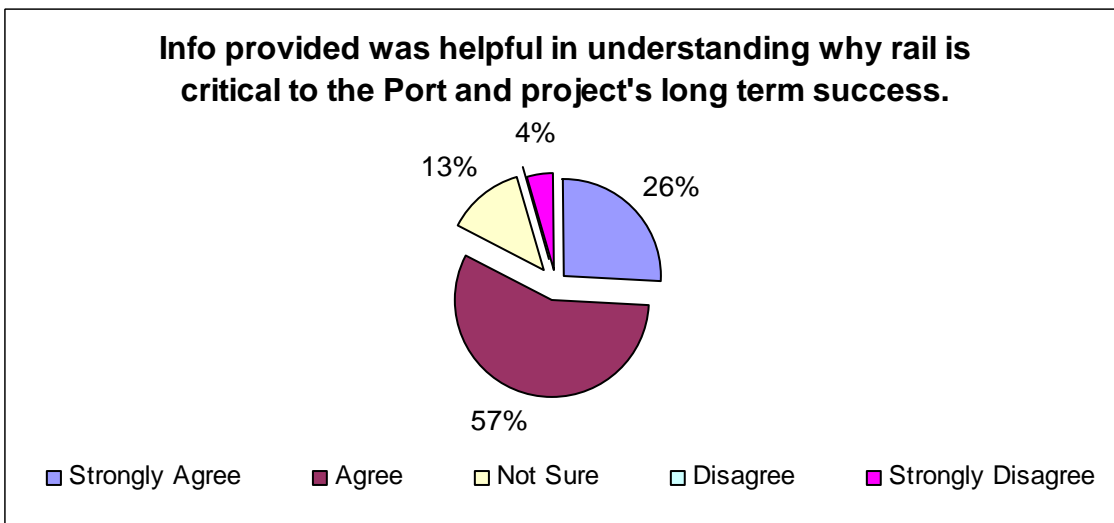
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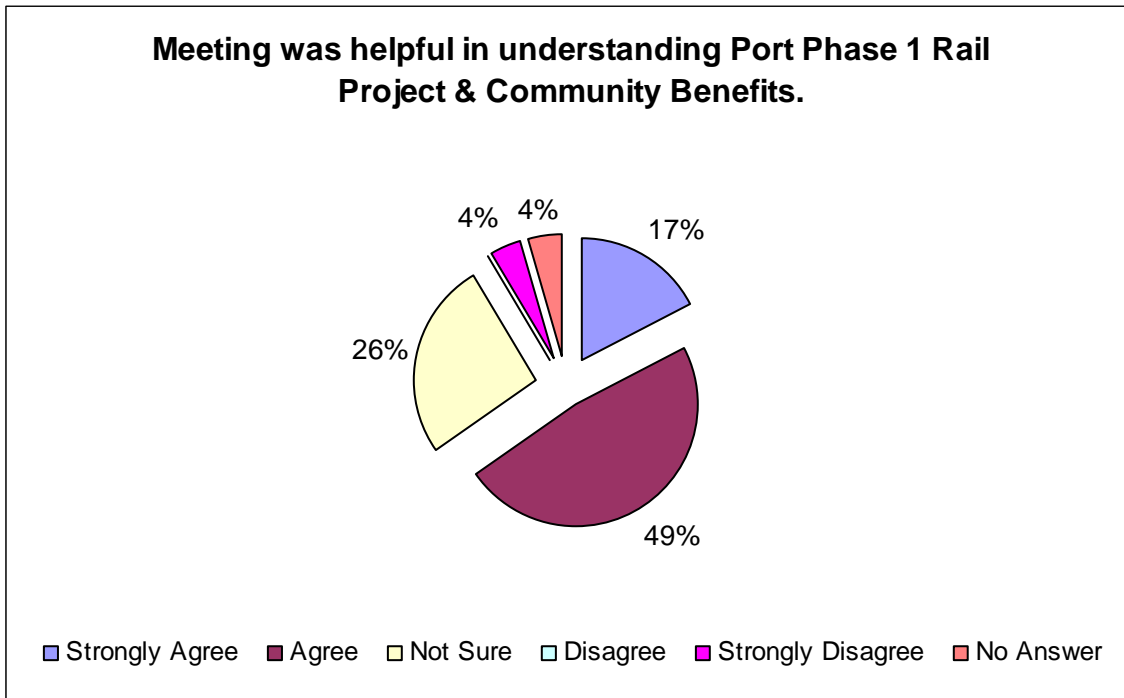
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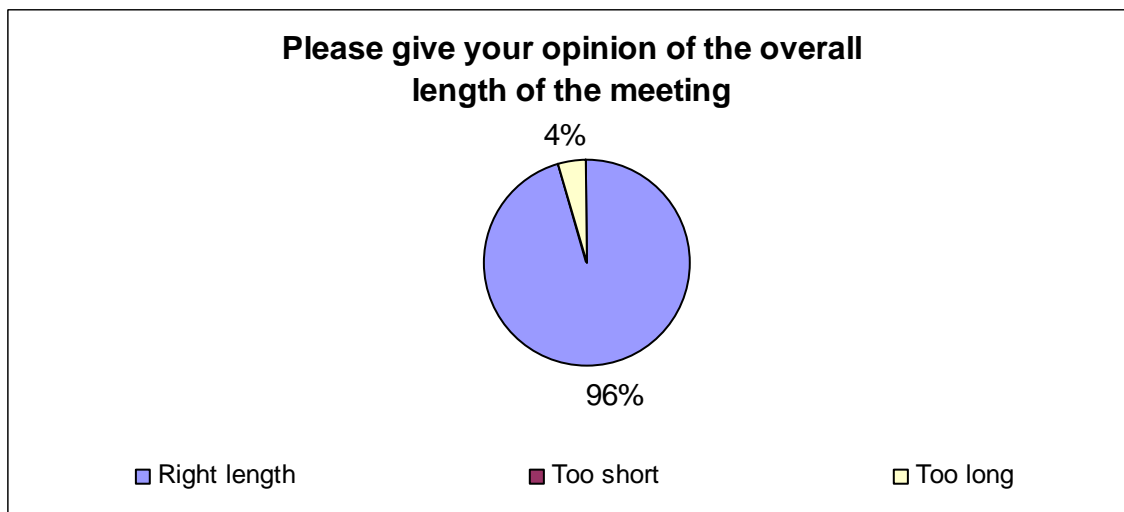
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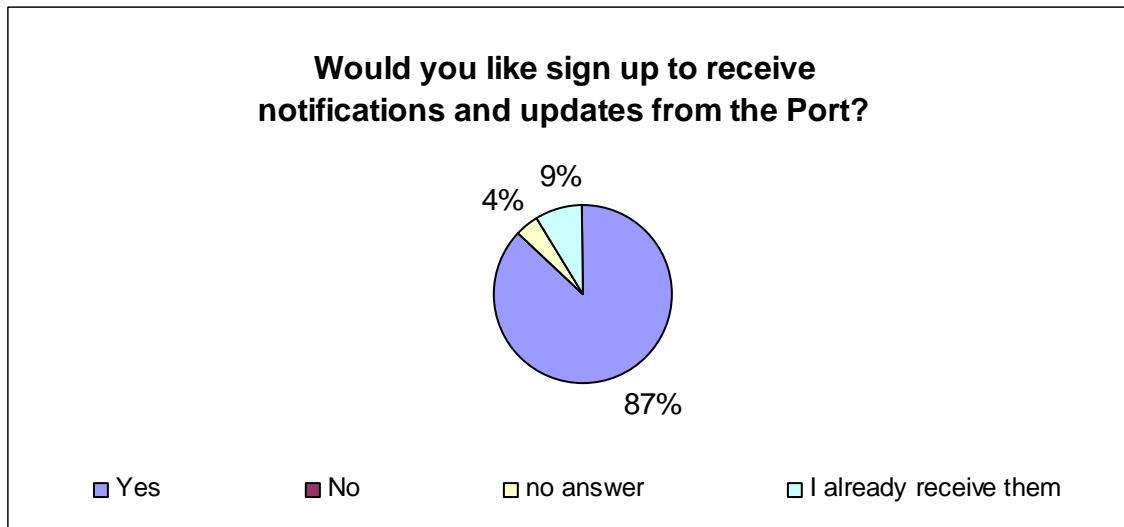
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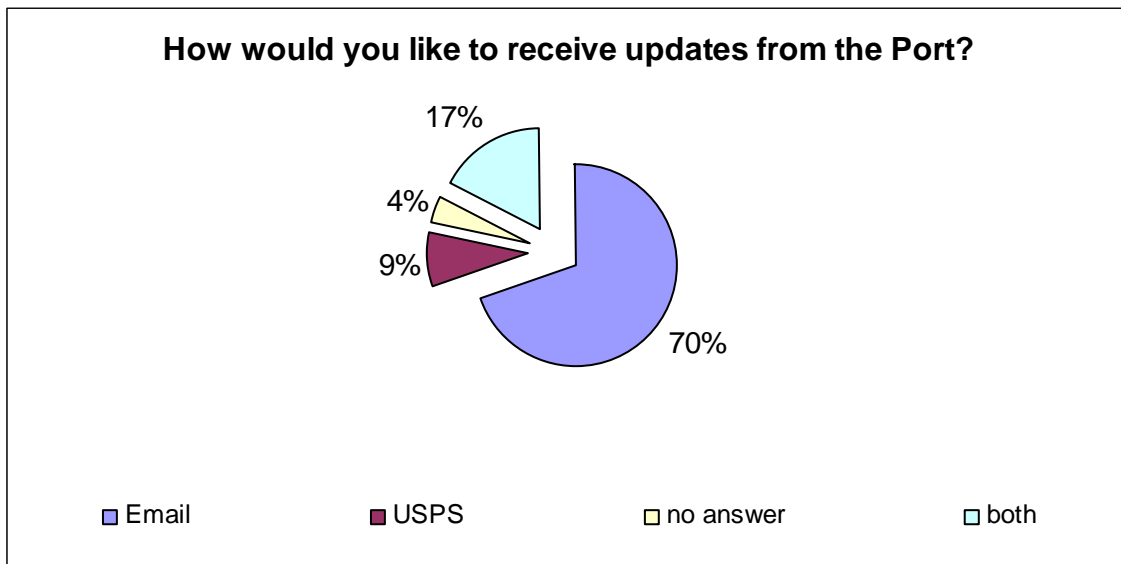


8.





9.



**10. What topics would you like us to cover at future meetings?**

Topics related to Community Benefits:

- Explain how you will give work to local residents.
- Have a committee to oversee local hire.
- Community Benefits Agreement & development process
- Explain how contractors hire people.
- How to better support local small business
- How to link local small businesses with large contractors
- How many jobs will there be for West Oakland residents
- Explain what are qualifications for apprenticeships
- Local Jobs
- More emphasis on apprenticeship programs
- Jobs for East & West Oakland
- Discussion on how to address mediocre results in apprenticeship programs

Other topics:

- Clean OAB construction
- Update on Shorepower
- How will Port Rail Improvement affect rail yard @ 5th & Embarcadero?
- Specifics about CTC challenge.
- Provide ongoing info on progress and timeline of project
- Security
- More details about scope and procurement of Phase 1 Rail project
- Add railroad station renovation
- How to make the area more interesting and educational

**11. What suggestions do you have regarding venue, scheduling, or similar matters?**

- Half of the respondents said sound was an issue AND requested a microphone for audience during Q&A
- Majority of respondents approved of location, day and time.
- Other suggestions:
  - Provide soft copies of materials
  - Have Port reps at each table
  - Give due consideration to ideas and suggestions from the community

###