

Oakland Army Base Redevelopment Major Project Update November 12, 2015



**PORT OF OAKLAND
SEAPORT**

Overview

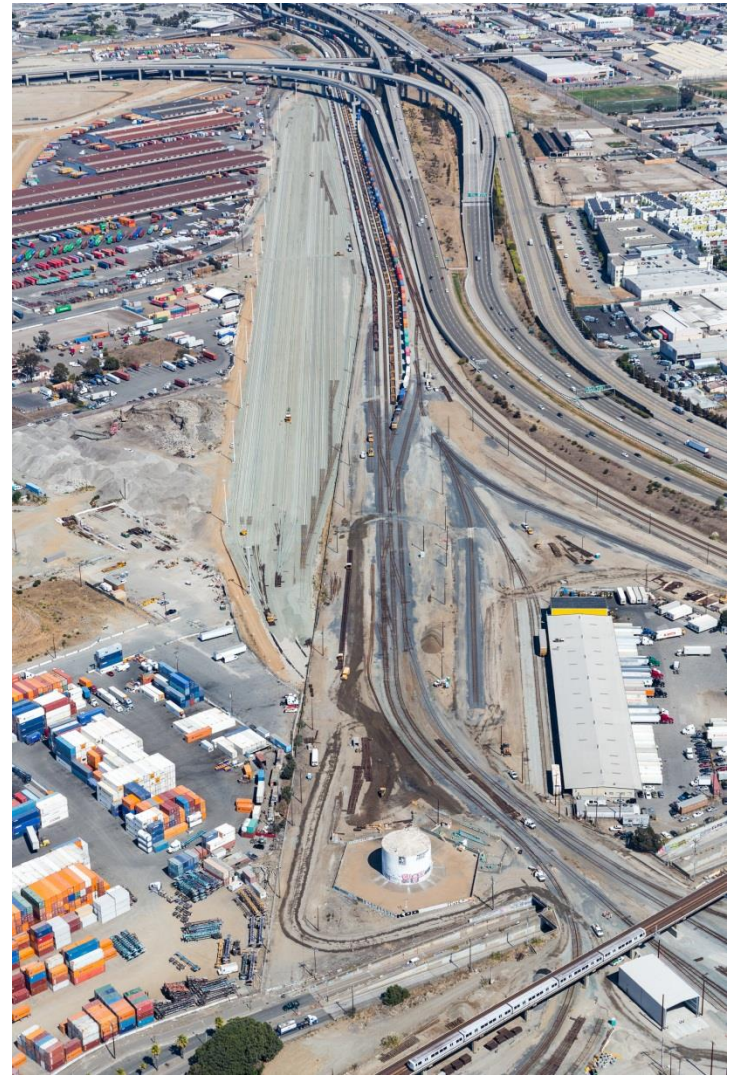
1. New Rail Yard Construction
 - Port Contractors' Progress
 - Schedule Review
 - Budget Review
 - Local Hiring & Business Utilization
2. Union Pacific Coordination
 - Lead Track Construction
3. Rail Access and Operating Agreements
4. Logistics Development
5. Questions & Answers



SEPTEMBER 2015



Rail Yard Construction



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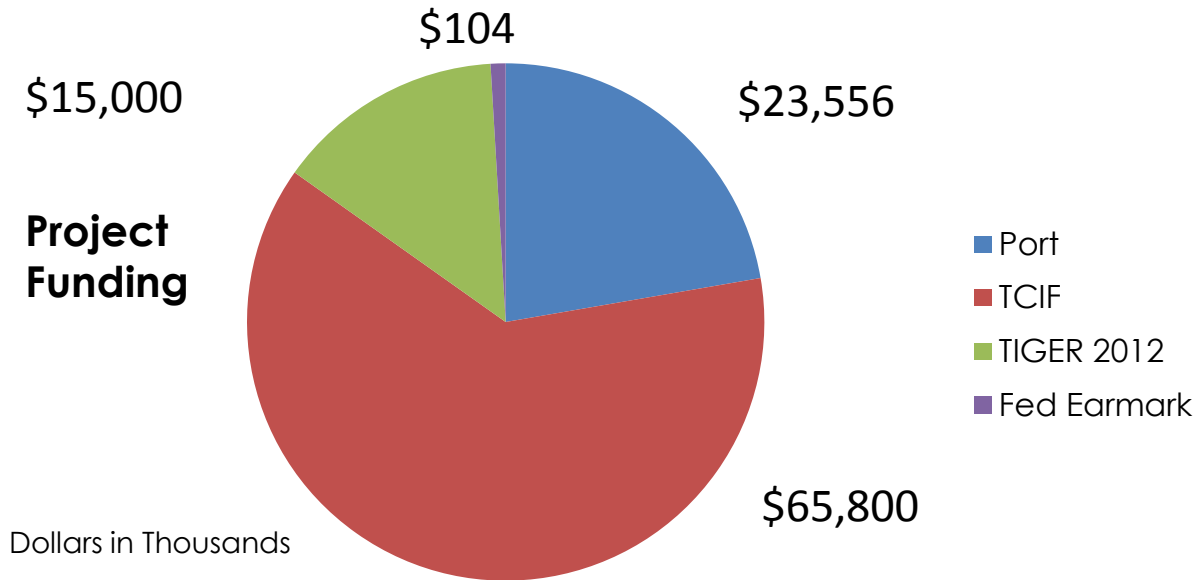
Rail Yard Schedule

Task	Date	Completion
Project Adoption	May 11, 2012	Complete
Certify CEQA EIR Addendum	June 21, 2012	Complete
Certify NEPA Categorical Exemption	January 25, 2013	Complete
TCIF Funding Agreement	August 29, 2013	Complete
TIGER Funding Agreement	June 22, 2013	Complete
BBGB Notice to Proceed	April 15, 2013	Complete
S&W Notice to Proceed	September 30, 2013	Complete
UP Notice to Proceed	January 19, 2015	Complete
BBGB Substantial Completion	November 30, 2015	
UP Substantial Completion	November 30, 2015	
S&W Substantial Completion	November 30, 2015	
South Interface Tracks	April 2016	
Final Completion	June 2016	



Rail Yard Budget

Description	Prior	FY15/16 Budget	Following Years	Total Estimate
Utility & Roadway Coordination	\$1,320	\$310	\$810	\$2,440
Lead Track and Manifest Yard	\$54,600	\$22,500	\$2,500	\$79,600
Support Yard	\$14,400	\$6,900	\$0	\$21,300
Community Trust Fund	\$0	\$1,000	\$1,000	\$2,000
Total	\$70,320	\$30,710	\$4,310	\$105,340



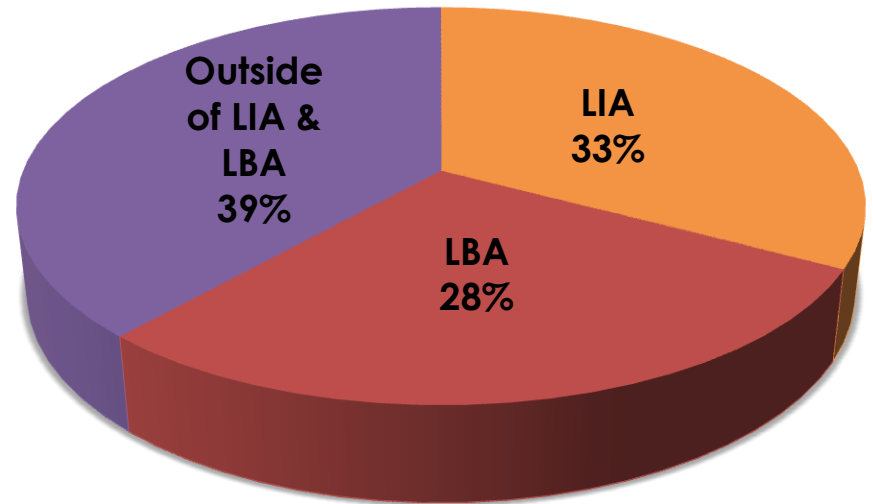
Rail Yard Local Hiring

May 2013 through August 2015

Total Number of Employees: 497

Category of Employees	# of Employees	Employees %
LIA	165	33%
LBA	140	28%
Outside of LIA & LBA	192	39%
Oakland	139	28%

61% of employees from LIA / LBA



Local Impact Area (LIA) • Oakland, Alameda, Emeryville and San Leandro
Local Business Area (LBA) • Alameda and Contra Costa Counties



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Rail Yard Local Hiring

May 2013 through August 2015

Total Hours: 56,327

Category of Employees	MAPLA Goal	Oakland Hours	LIA Hours	LIA Hours %	LIA / LBA Total Hours	LIA / LBA Total Hours %
Journeymen	50% LIA / LBA	16,539	20,558	36%	32,296	57%
Apprentices	20% LIA / LBA	5,943	6,827	12%	7,645	14%
Other					16,386	29%

Local Impact Area (LIA) • Oakland, Alameda, Emeryville and San Leandro
Local Business Area (LBA) • Alameda and Contra Costa Counties

Maritime & Aviation Project Labor Agreement (MAPLA):
50% of all hours are to be worked by LIA / LBA residents
20% of all hours are to be worked by LIA / LBA apprentices

Rail Yard Local Business Utilization

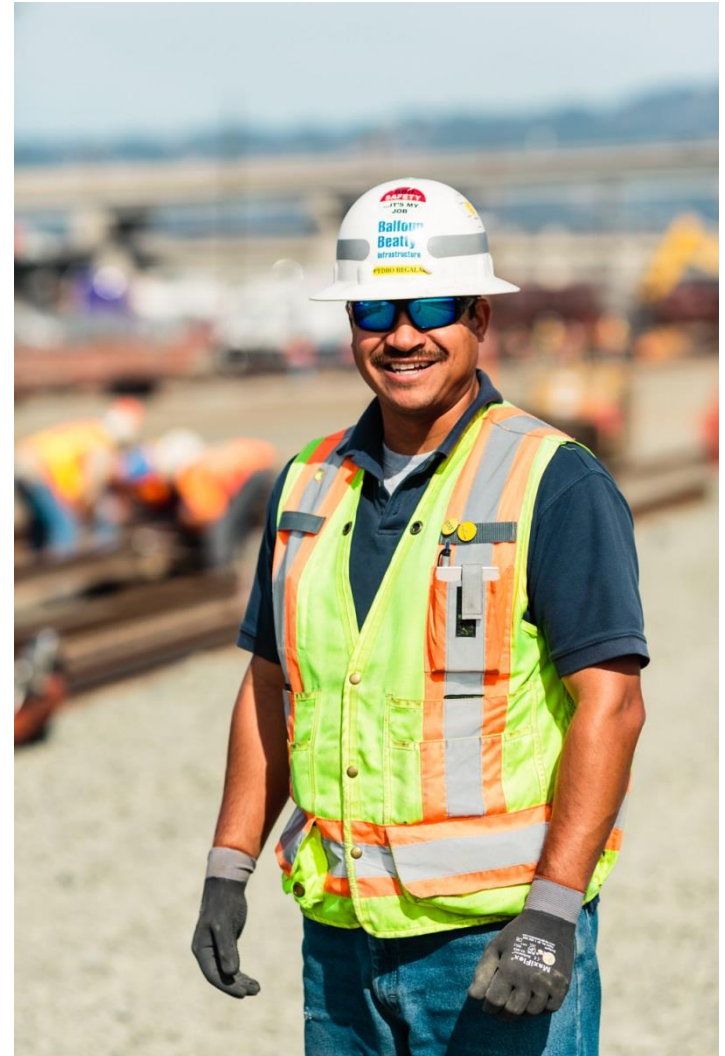
May 2013 through August 2015

Bid Amount: **\$47,578,100**

Earned Amount: **\$34,838,349**

Category of Dollars	Earned Amount	Earned Amount %
LIA, LBA, SBE & VSBE	\$20,349,363	58%
Oakland Companies	\$16,201,315	47%
Outside of LIA & LBA	\$14,488,986	42%

Local Impact Area (LIA) • Oakland, Alameda, Emeryville and San Leandro
Local Business Area (LBA) • Alameda and Contra Costa Counties
Small Business Enterprise (SBE)
Very Small Business Enterprise (VSBE)

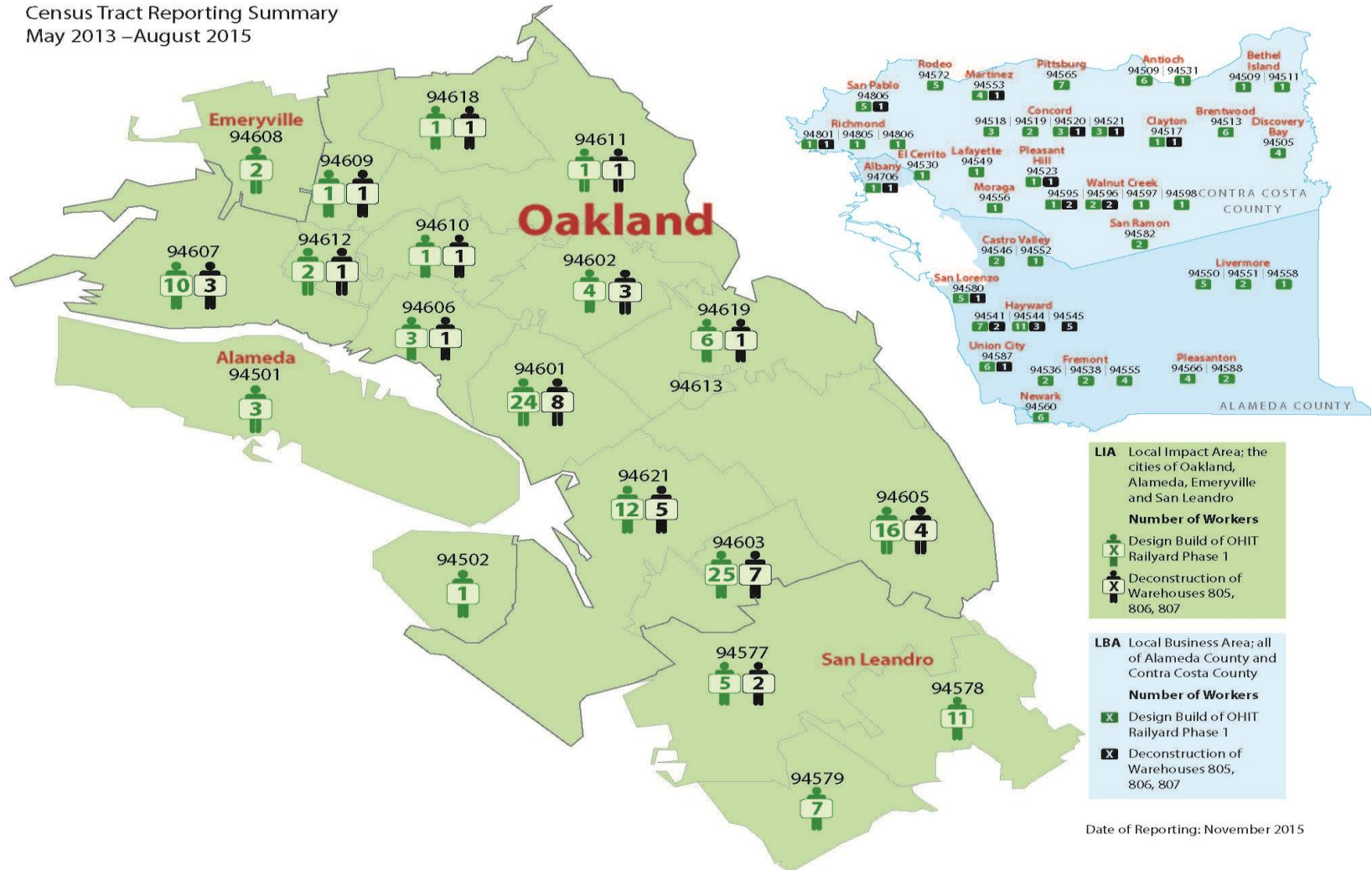


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Port/Oakland Global Local Hires

Census Tract Reporting Summary

May 2013 – August 2015



LIA Local Impact Area; the cities of Oakland, Alameda, Emeryville and San Leandro

Number of Workers

Design Build of OHIT Rail yard Phase 1

Deconstruction of Warehouses 805, 806, 807

LBA Local Business Area; all of Alameda County and Contra Costa County

Number of Workers

Design Build of OHIT Rail yard Phase 1

Deconstruction of Warehouses 805, 806, 807

Date of Reporting: November 2015



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UP Lead Track Construction

- \$25 million project cost to be reimbursed by Port
- 7,500-ft track connecting new rail yard to UP main line near Market St
- Reconfiguration of existing tracks and facilities
- Oakland's McGuire & Hester acting as UP's general contractor
- Construction started in Jan. 2015
- Substantial completion scheduled end of November 2015
- Final Yard paving to be complete by December 2015



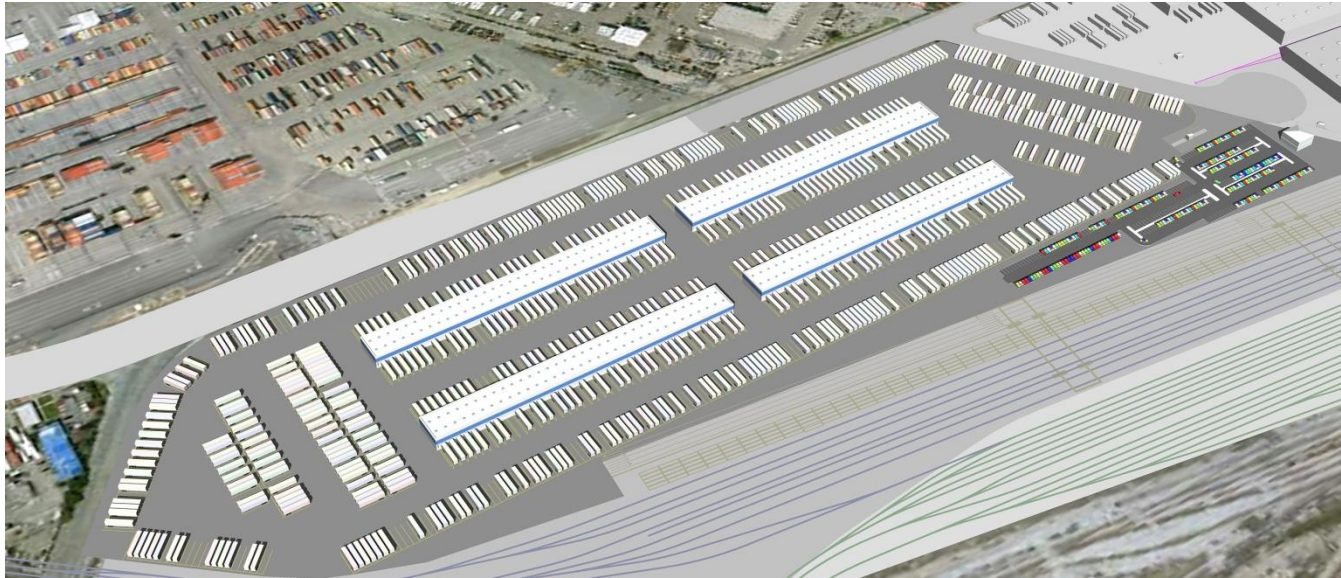
Access and Operating Agreements currently anticipated

	Type of Agreement		
Terms	Rail Operating Agreement (ROA)	Rail Access Agreement (RAA)	Industry Track Agreement (ITA)
Parties	Port and Rail yard operator	Port and City of Oakland	Port and Union Pacific Railway
Purpose	Define train movements and switching operations, responsibilities, and fees	Define terms of rail capacity, ownership, use, access and maintenance	Define terms of rail access from UP's main line to our rail yards as well as capacity, ownership, use, and maintenance



Logistics Development

- Develop new logistics facilities south of 14th St. Initial Phase is +/-20 acres
- Expand logistics facilities (warehouses, distribution centers) north of 14th St. in phased approach
- Port currently in negotiations with potential developer, ENA approval being requested



Questions and Answers



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Thank You

For more information:

John Driscoll
Director of Maritime
jdriscoll@portoakland.com
(510) 627-1243

Chris Chan
Director of Engineering
cchan@portoakland.com
(510) 627-1331

Lauren Eisele
Senior Maritime Projects Administrator
leisele@portoakland.com
(510) 627-1575

Imee Osantowski
Principal Engineer
iosantowski@portoakland.com
(510) 627-1479



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