



# Port of Long Beach

Harbor Department  
Interim Administrative  
Offices  
4801 Airport Plaza Drive  
Long Beach, CA 90815

## Meeting Agenda

### Harbor Commission

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Monday, January 8, 2018

6:00 PM

Board Room

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The Port of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. This agenda is available in an alternative format by request. If a special accommodation is desired, please call (562) 283-7070, 48 hours prior to the meeting.

#### **I. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

#### **II. REPORTS**

- 1R.    **HD-18-018**    Education Outreach Report. (Communications - K. Gerot)
- 2R.    **HD-18-019**    Presentation on the Queen Mary Island Project. (Real Estate - K. Adamowicz)
- 3R.    [HD-18-020](#)    Update on the Clean Air Action Plan. (Environmental - H. Tomley)

**Attachments:**    [CAAP Update - BHC 1-8-2018](#)

#### **III. NEW BUSINESS**

##### **Consent Agenda**

- 1.    [HD-17-776](#)    Approval of Minutes - December 11, 2017 and December 20, 2017.  
(Commission - S. Espinoza)  
  
**Attachments:**    [121117 BHC Minutes](#)  
                          [122017 BHC Special Meeting](#)
- 2.    [HD-17-773](#)    Authorize the Executive Director to pay California Association of Port  
Authority dues in the amount of \$31,628.25 for  
September/October/November 2017. (Executive - M. Cordero)  
  
**Attachments:**    [CAPA 12517](#)
- 3.    [HD-18-009](#)    Receive and file Level I Harbor Development Permits and corresponding  
determinations that the permits are categorically exempt, statutorily  
exempt, or contemplated by and within the scope of a Certified EIR  
pursuant to the California Environmental Quality Act. (Environmental  
Planning - H. Tomley)

**Attachments:**    [HDP Map](#)

**Regular Agenda**

4. [HD-18-001](#) Approve advertising agreement for the 44th Toyota Grand Prix of Long Beach in the amount of \$190,000. (Communications - K. Gerot)
- Attachments:** [Grand Prix 2018 Proposal.pdf](#)
5. [HD-18-002](#) Approve a Contract with California State University Long Beach's Center for International Trade and Transportation in a total not-to-exceed amount of \$150,000 for a period of three years to provide education consulting services to support the Port's Academy of Global Logistics at Cabrillo High School. (Communications - K. Gerot)
- Attachments:** [CITT CSULB CONTRACT-signed](#)
6. [HD-18-003](#) Approve Agreement with the Long Beach Convention and Entertainment Center, operated by SMG, in the minimum value of \$17,065 to host the upcoming State of the Port event on January 24, 2018. (Communications - K. Gerot)
- Attachments:** [Long Beach Conv. Ctr-SOTP 2018.pdf](#)
7. [HD-17-789](#) Execute a Second Amendment to the Memorandum of Understanding between the Port of Long Beach and the Panama Canal Authority for an additional five years until 2022. (Executive - N. Hacegaba)
- Attachments:** [Second Amendment to MOU Between POLB and ACP \(HD-7675C\)](#)
8. [HD-17-797](#) Approve Second Reading and Adoption of Ordinance approving the Fourth Amendment to Preferential Assignment Agreement with SSA Terminals, LLC and approve Guarantor's Affirmation and Agreement, and make the determination that this action is Categorically Exempt pursuant to the California Environmental Quality Act. (Executive - N. Hacegaba)
- Attachments:** [SSA - Fourth Amendment to PAA HD-6521 \(Signed by Tenant\)](#)  
[SSA - Ordinance for 4th Amendment to HD-6521](#)  
[SSA - Guarantor's Affirmation and Agreement](#)  
[SSA - Vicinity Map](#)
9. [HD-17-792](#) Authorize the Executive Director to execute Contracts with Capstan Consulting, Mercator International, and The Tioga Group in the not-to-exceed amount for each firm of \$250,000 for a three-year term for on-call strategic advisory services. (Business Development - D. Snyder)
- Attachments:** [TIOGA CONTRACT Signed](#)  
[CAPSTAN CONTRACT Signed](#)  
[MERCATOR CONTRACT Signed](#)

10. [HD-17-796](#) Approve Second Reading and Adoption of Ordinance approving the Purchase and Sale Agreement with Maple Multi-Family Land CA, L.P. as regards the 5.6 acre parcel located at the southeast corner of Golden Avenue and West Broadway in Long Beach and making a determination that such agreement is not subject to the California Environmental Quality Act. (Real Estate - K. Adamowicz)

**Attachments:** [WTC - Executed Purchase and Sale Agreement and Joint Escrow Instructions](#)  
[WTC - Executed Right of Entry Agreement](#)  
[WTC - Ordinance for Purchase and Sale Agreement](#)  
[WTC - Resolution for ROE Agreement](#)  
[WTC - Vicinity Map](#)

11. [HD-17-779](#) Approve Second Reading and Adoption of Ordinance approving the Second Amendment to Lease with Toyota Motor Sales, USA, Inc. to reduce the Toyota leased premises located on Pier B Street, and make the determination that this action is Categorically Exempt pursuant to the California Environmental Quality Act. (Real Estate - K. Adamowicz)

**Attachments:** [2nd Amd to Lease HD-7837 \(Signed by Tenant\).pdf](#)  
[Ordinance 2nd Amd HD-7837.pdf](#)

12. [HD-17-778](#) Approve Second Reading and Adoption of Ordinance approving the Harbor Department's Job Order Contracting Policy. (Construction Management - D. Lambrigger)

**Attachments:** [Ordinance for Job Order Contracting.pdf](#)  
[Job Order Contracting Policy.pdf](#)

13. [HD-17-794](#) Authorize the Executive Director to execute Change Order No. 12 in the not-to-exceed amount of \$554,287.44 for the Pier E Terminal East Basin Fill project. Manson/Connolly JV. (Construction Management - D. Lambrigger)

**Attachments:** [Change Order No. 12.pdf](#)

14. [HD-18-004](#) Authorize the Executive Director to execute the Second Amendment to Contract with HDR Engineering, Inc. in the amount of \$338,700, and extend the term to December 31, 2019 to provide construction support services for the Pier B Pump Station Upgrade Project. (Engineering Design - J. Chun)

**Attachments:** [HDR - Second Amendment](#)  
[Project Vicinity Map - Pier B Pump Station](#)

15. [HD-18-005](#) Authorize the Executive Director to execute contract with P2S Engineering, Inc. in the amount of \$1,715,000 and a term of 48 months, and authorize spending in the amount of \$1,228,000 for the Pier E Terminal South Battery Exchange Building Project. (Engineering Design - J. Chun)
- Attachments:** [Contract for Professional Consulting Services – P2S Engineering, Inc.](#)  
[Project Vicinity Map - Middle Harbor South Battery Exchange Building](#)
16. [HD-17-740](#) Approve the Conditional Award and authorize the Executive Director to execute a contract with Cutting Edge Concrete Services in the amount of \$518,375; authorize spending in the amount of \$1,343,216; and approve a Baseline Project Budget of \$1,693,016 for Berth G215 Bollard Replacement. (Program Management - T. Baldwin)
- Attachments:** [Analysis of Bids](#)  
[Vicinity Map](#)
17. [HD-17-780](#) Declare the bid from Environmental Construction, Inc. Non-Responsive; Approve the Conditional Award and authorize the Executive Director to execute a Contract with Access Pacific in the amount of \$1,428,076.59; authorize spending in the amount of \$2,703,978; and approve a Current Project Budget of \$4,352,110 for South Waterfront/Pier J Bike and Pedestrian Path - Segment 1 under Specification HD-S2467. (Program Management - T. Baldwin)
- Attachments:** [Project Vicinity Map](#)  
[Analysis of Bids - HD-S2467.pdf](#)
18. [HD-17-758](#) Approve the Conditional Award of a Construction Contract with Griffith Company in the amount of \$152,410,390.08; Authorize Spending in the amount of \$209,943,634; and Approve a Baseline Project Budget of \$219,750,000 for the Pier E Container Yard - Intermodal Railyard, Stage 3, Phase 3 Project. (Program Management - T. Baldwin)
- Attachments:** [Analysis of Bids - HD-S2368](#)  
[Project Vicinity Map](#)

19. [HD-18-006](#) Adopt a Resolution and Ordinance establishing rates and charges for water services for certain customers within the Harbor District to match the rates charged to the Harbor Department by the Long Beach Water Department, and make the determination that this action is Statutorily Exempt pursuant to the California Environmental Quality Act. (Maintenance Division - F Greco)

**Attachments:** [LBWD Resolution No WD-1382](#)  
[City of Long Beach Ordinance No ORD-17-0028](#)  
[Proposed Harb Dept Resolution](#)  
[Proposed Harbor Dept Ordinance](#)

20. [HD-18-013](#) Authorize the Executive Director to approve the Third Amendment to Contract with Sierra Cybernetics in the amount of \$500,000 and extend the term to December 31, 2018, for on-call information technology services. (Information Management - N. Maiko)

**Attachments:** [HD-8341C Sierra Cybernetics](#)

21. [HD-18-008](#) Approve First Amendment to Contract with the South Coast Air Quality Management District to add additional contractor Hydrogenics USA, Inc. and commit \$157,500 in additional match funding to co-fund the development and demonstration of trucks under the U.S. Department of Energy's Zero Emission Cargo Transport Project. (Environmental Planning - H. Tomley)

**Attachments:** [SCAQMD ZECT Contract Amendment](#)

22. [HD-18-010](#) Approve additional match funds for the Port of Long Beach's Off-Road Advanced Technology Demonstration Project in the amount of \$390,940 in direct cash for a total of \$1,231,940. (Environmental Planning - H. Tomley)

23. [HD-18-011](#) Approve subgrant agreement with Total Transportation Services, Inc. for a total of \$1,335,000 to provide pass-through and Port match funds under the California Energy Commission's Sustainable Freight Transportation grant awarded to the Port of Long Beach. (Environmental Planning - H. Tomley)

**Attachments:** [TTSI Subgrant Agreement](#)

## SUPPLEMENTAL

24. [HD-18-021](#) Approve the appointments of Todd Thienngern to the position of Office Systems Analyst III, Jacqueline Moore to the position of Environmental Specialist Associate, Kimberly Boyd to the position of Environmental Specialist Associate, Darin Wright to the position of Terminal Services Representative II, Joe Ramirez to the position of Administrative Intern, Non-Career, Jose Santos to the position of Stock and Receiving Clerk, and Victor Ramos to the position of Maintenance Assistant I, Non-Career. (Human Resources - S. Lewis)

#### **IV. REPORTS FROM EX OFFICIO APPOINTEES**

- [HD-17-777](#) Reports, if any, from board members serving on external board, commissions and committees requiring representation of the board pursuant to Article V.B of the Bylaws, including the Intermodal Container Transfer Facility, the Alameda Corridor Transportation Authority, the Interstate 710 Project Committee, Gateway Cities Council of Governments, Southern California Leadership Council and the Los Angeles Area Chamber of Commerce.

#### **V. ANNOUNCEMENTS**

#### **VI. CLOSED SESSION**

#### **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

- 1CS. HD-18-017 Closed session pursuant to Section 54956.8 of the Government Code for conference with real property negotiator Karl Adamowicz to discuss price and terms of payment for a 7.8 acre parcel of submerged land and water area located at the easterly end of Pier H. The negotiating party is Urban Commons Queensway, LLC.
- 2CS. HD-18-022 Closed session pursuant to Section 54956.8 of the Government Code for conference with real property negotiator Karl Adamowicz to discuss price and terms of payment in connection with Lease HD-5318-654 regarding that certain property located at 505 Pier B Street, Wilmington, California. The negotiating party is Harbor Cogeneration Company, LLC, a Delaware limited liability company.

#### **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

- 3CS. HD-18-024 Closed session pursuant to Section 54957(b)(1) of the Government Code to evaluate the performance of the Chief of Staff to the Board.

#### **Adjournment**