

FILED Army Base Community Benefits Workshop  
 OFFICE OF THE CITY CLERK  
 OAKLAND

Issues	Option 1	Option 2	Consensus?	Notes
<b>Contracting BUDGET -3 PM 2:29</b>				
a. Oakl %	Current city policy of 20%	Proposed city policy 50%	Proposed 50%	
b. West Oakland preference points	Encouragement of West Oakland contractor participation	Requirement of West Oakland contractor participation	Preference points for West Oakland contractor, particularly prime contractor	Based on existence of companies with the capacity to do the work
c. 1. Capacity Building	Joint Venture	Mentorship	Joint venture preferred but some hybrid of the two would be okay	
c. 2. Capacity Building	Contractor College		yes	To assist small and midsize companies in how to do payroll, estimating access capital, respond to Gov't requirements, etc.
d. Contract Monitoring	City staff monitors	City and community monitors	City and community monitors	Stipend for community monitors
e. Contract enforcement	Penalties 1.5 times the shortfall	Option to use local subs on another job	Penalties were preferred	Penalties to be contributed to West Oakland Community Fund
f. Helping contractors find WO and Oakland subs and workers	1. Job Center should also include info for contractors; 2. Contractors and long term employers should ban the box 3. Contractors and long term employers should be encouraged to employ the difficult to employ (% of workforce?) 4. staff capacity at			

	Job/contracting center sufficient to supply workers and contractors in a timely manner.			
<b>Environmental Benefits</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Consensus?</b>	<b>Notes</b>
<b>a. mitigating construction impacts</b>				
<b>a. 1. noise</b>	1. Contact person and name posted 2. hours?		Yes	Special rules for very noisy projects like pile-driving, and distance to residents
<b>a. 2. dust</b>	Non-polluting equipment; Wash off area, dust control, water-down specs tightly in contract.		Yes	
<b>a. 3. hazardous material removal</b>	1. Routes away from residents 2. wash-off area for trucks on site that might have driven in contaminated soil		Yes	
<b>a.4 traffic routes for construction vehicles</b>	Away from residents		Yes	
<b>a.5 transit connection for construction workers</b>			Yes	
<b>a.6 stormwater plan for construction site</b>			Yes	
<b>a.7 public communication</b>	1. public posting of current status of project 2. newsletter or social media updates		Yes	
<b>a.8 deconstruction/demolition</b>	1. Deconstruction wherever possible instead of demolition 2. construction and demolition debris recycling plan		Yes	
<b>b. Green development</b>				
<b>b.1. use of green energy</b>	Solar, wind, other renewable, biogas		Yes	
<b>b.2. water conservation</b>	Rain barrel; dual		Yes	

	system plumbing/gray water use where possible			
b.3. waterway protection and enhancement	Permeable paving		Yes	
b. 4. clean air enhancements	Access to transit to the site, onsite transit, parking		Yes	
b.5 align with climate action and zero waste policies from City, MAQulp from Port, and WOCAG 2007 report				
Can improved green energy development expand to benefit W.O. as well? (W.O. infrastructure very old)				
Add tree planting as environmental priority for landscaping plan				
Miscellaneous Issues				
How to keep local priorities if federal dollars	Special legislation? Barbara Boxer?			
Maximize accommodation logistics-related existing small and W.O. businesses if they have local Oakland employment.				
Small businesses assistance. Possibly a desk in job center (maritime businesses) or better educating staff at downtown Business Assistance Center on special army bse issues				
Interagency certification for small businesses (same application for Port, City, and other agencies?) Simplification of process.				
Preference goals for women-owned businesses and training difficult to employe for work on base.				

<b>Preference for returning veteran-owned contracting companies</b>				
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