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OAKLAND GLOBAL NEWS

Monthly Updates on the Oakland Global Trade & Logistics Center Project

Issue 4

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Oakland Global News, December 2013

Dear Reader,

Happy Holidays! Oakland Global News is a monthly newsletter for readers with an interest in staying current as the Oakland Global Trade & Logistics Center (former Oakland Army Base) project evolves. This week OG News includes stories about the Oakland Bulk and Oversized Terminal and several other topics. Enjoy and Happy New Year!

Project Updates



Following the Oakland Global groundbreaking event on November 1, actual construction work has started at the former Oakland Army Base. The project also has made significant contributions to its surroundings on the former base.

- Demolition: Lead and asbestos abatement is on-going at several warehouses scheduled for imminent demolition. Nine large buildings will ultimately be demolished as part of the early construction work, but a preliminary step is disconnecting utilities, and segregating and disposing lead and asbestos-laden debris. Following the abatement process, valuable wood will be preserved for reuse and resale.
- Construction operations center: Ten trailers housing approximately 25 offices and several conference rooms have been installed on the Oakland Global project site to serve as construction headquarters for the next 54 months. Office occupants number approximately 25 and include representatives from CCIG, the City of Oakland and the project construction joint venture team, which includes the Tuner, Top Grade and Flatiron companies. The construction operations center trailers are located near the intersection of 11th Street and Maritime Street and occupy a five-acre parcel. The offices are open 7 a.m. to 3:30 p.m. Monday through Friday.
- Bike Path Port-a-potties: Two port-a-potties have been added to the Bay Bridge pedestrian / bike path parking lot created in a joint effort between Caltrans, the City of Oakland and Oakland Global developer CCIG. Caltrans built the new path as part of the new Bay Bridge, but did not provide additional parking. The lot, which is at the intersection of Burma Road and

Maritime Street, opened in November. Given the length of the trip to the end of the path and back, the port-a-potties are a welcome improvement for visitors.

Oakland Bulk and Oversized Terminal

A new service for the Oakland waterfront



Bulk commodity ship

Transforming the former Oakland Army Base into a modern trade and logistics center is central to the Oakland Global plan. That work will include replacing 1940s infrastructure with modern utilities, roads and buildings designed to move goods efficiently to and from Oakland. But, a lesser-known aspect of the project is a new marine break-bulk commodity terminal on the westernmost section of the base.

The Oakland Bulk and Oversized Terminal (OBOT) is expected to capture some of the business that Oakland loses to other West Coast ports, which feature bulk terminals. OBOT will take advantage of the city's direct ocean path to China and railroad tracks that stretch to agricultural products in California's Central Valley.

When running to full capacity, OBOT is expected to move approximately 2 million metric tons of bulk products that would otherwise be shipped through other West Coast ports. The commodities typically are transported on land to and from ports in boxcars or rail cars designed to carry a specific product. Ocean-going

vessels commonly carry bulk goods in their hulls rather than in containers.

"The Port of Oakland relies heavily on cargo that moves primarily by truck. That limits Oakland's potential as a national gateway," said Phil Tagami, CEO of California Capital & Investment Group, which is the majority partner in OBOT. Creating a marine terminal opens a new pathway for the Oakland waterfront - one serviced by rail."

Given California's wealth of natural resources, it's not surprising that CCIG would contemplate moving agricultural products through OBOT, such as corn, soybeans, flour and dehydrated garlic. But the list of potential products is much longer, including iron ore, pot ash, soda ash, building materials and steel products.

One bulk material OBOT does not plan to export or import is coal. CCIG and Port of Oakland officials have been asked about potential coal shipments as part of Oakland Global and OBOT. Coal is not in the plans, according to Tagami.

"It has come to my attention that there are community concerns about a purported plan to develop a coal plant or coal distribution facility as part of the Oakland Global project," Tagami said. "This is simply untrue. The individuals spreading this notion are misinformed. CCIG is publicly on record as having no interest or involvement in the pursuit of coal-related operations at the former Oakland Army Base."

Ex-Offender Employment Support Survey

To ensure that the Oakland Global project is doing everything possible to hire Oakland resident ex-offenders reentering the workforce, CCIG is currently sponsoring a survey of East Bay non-profit organizations that work with the reentry population.



The 15-question survey is intended to gather information about services currently available to East Bay employers seeking to hire reentry job applicants. The goal is to use the information to create partnerships between the project and groups with similar hiring goals.

CCIG mailed and emailed the survey on December 2 to 27 organizations, many of which are located in Alameda County. The organizations include the Oakland Private Industry Council, the Unity

Council, Allen Temple Housing and Economic Development Corp. and Youth Uprising. So far, only six organizations have responded to the survey. They are as follows:

- Oakland Private Industry Council
- Law Family Community Development Inc.
- Society of St. Vincent de Paul of Alameda County
- Michael Chavez Center
- Tri-Valley Regional Occupational Program
- C.U.R.A. Inc.

In January, CCIG will be following up with calls to the organizations that have not responded to the survey.

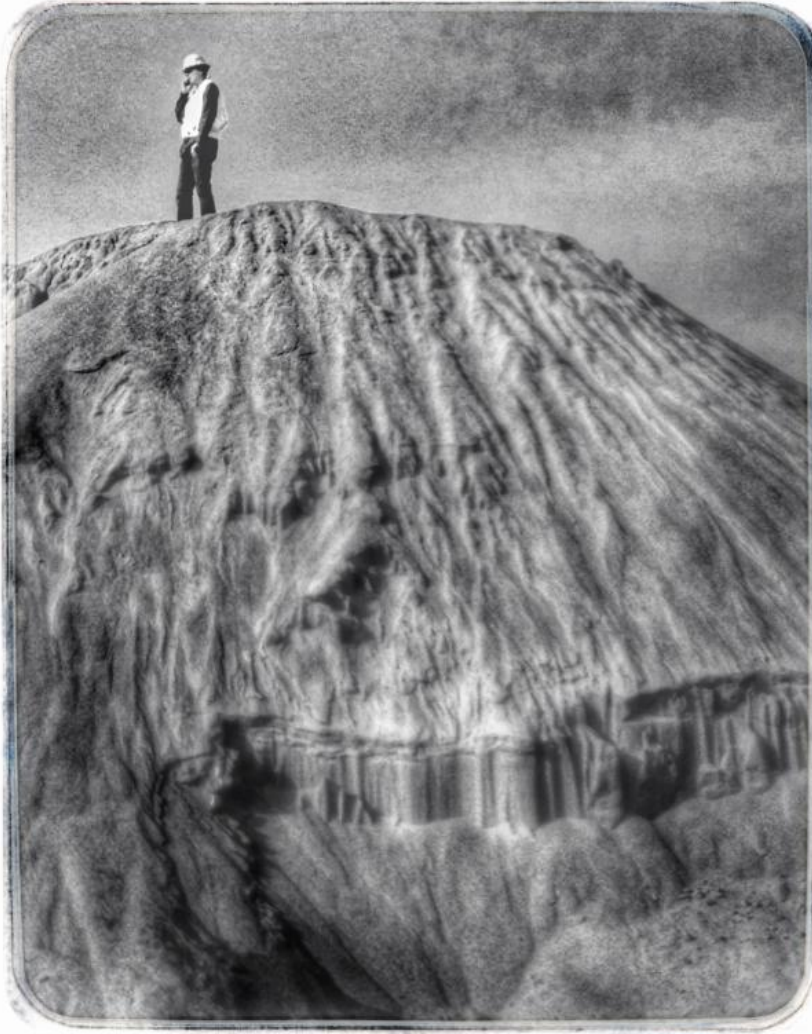
Oakland Global's job policies were created as part of a lengthy dialogue with community and labor groups. The policies strongly emphasize hiring union laborers and local residents. Specifically, the policies dictate that each contractor involved in Oakland Global construction meet the following requirements: At least 50 percent of project work hours be performed by Oakland residents; a minimum of 25 percent of apprentice work hours be performed by disadvantaged workers; and 20 percent of project work be performed by apprentices.

Disadvantaged workers include ex-offenders, and with limited exceptions, the jobs policies prohibit contractors from inquiring about applicants' history of involvement with the criminal justice system.

CCIG welcomes any information regarding services available to employers seeking to hire reentry workers. Contact: Chrissy Becker at 510-355-0128 x 113 or at Chrissy@rojeconsulting.com.

Army Base Photography

As a recurring feature, the Oakland Global News presents photography from the Army Base. The photos and captions below are by Dan Nourse.



Worker atop recycled aggregate in the North Gateway.



Recycled asphalt closeup

Dan Nourse is a project manager for the Oakland Army Base focusing on environmental remediation, site elevation increase and site surcharging. Dan was instrumental in the redevelopment of Emeryville and West Oakland. He is a self taught photographer and uses photography to capture the progress of redevelopment projects as well as producing artful images along the way.

In addition to his project manager duties, Dan is the head coach of Cal Men's Lacrosse Team.

Stay informed

Thank you for taking the time to learn more about the Oakland Global Trade & Logistics Center development. I believe that the Oakland Global Newsletter will prove to be a useful tool for staying informed and current on this important project going forward.

Sincerely,
Phil Tagami

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