



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

Item #3a

DATE: APRIL 16, 2015
TO: AUDIT COMMITTEE OF THE BOARD OF HARBOR COMMISSIONERS
SUBJECT: CAPITAL IMPROVEMENT PROGRAM REPORT

The following items are transmitted to the Audit Committee:

1. Fiscal Year 2014/2015 CIP Budget to Actual Expenditure Report Expenditures– This document compares Fiscal Year 2014/2015 CIP budget to actual expenditures through February 2015.
2. CIP Status Report – This document lists current CIP projects, project status, design and construction finish dates, budget, budget and schedule trends, project budget spent to date, percent of project budg



EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: Fiscal Year 2014/2015 CIP Budget to Actual Expenditure Report

Transmittal 2: March CIP Status Report (Actuals thru February 2015)

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Fiscal Year 2014/2015 CIP Budget to Actual Expenditure Report

	<u>Budget</u>		<u>Actuals Thru February 2015</u>	<u>Percentage Spent</u>
<u>In-House Labor</u>				
Engineering	\$ 7,886,015	\$	4,099,945	52.0%
Construction	\$ 8,251,780	\$	4,834,585	58.6%
Environmental	\$ 544,708	\$	171,902	31.6%
Const. and Maint.	\$ 2,587,915	\$	825,201	31.9%
<u>Consultants</u>				
Design Services	\$ 15,973,478	\$	6,217,309	38.9%
Env. Services	\$ 13,546,969	\$	1,403,816	10.4%
Construction Mgmt.	\$ 14,084,825	\$	5,809,988	41.2%
Misc. Prof Services	\$ 1,224,211	\$	213,712	17.5%
<u>Construction</u>	\$ 177,944,799	\$	73,210,090	41.1%
<u>Miscellaneous</u>				
Materials/Equipment	\$ 8,042,785	\$	2,426,476	30.2%
Other	\$ 30,875,533	\$	5,093,090	16.5%
<u>Grand Total</u>	\$ 280,963,018	\$	104,306,114	37.1%




Summary of Audit Committee Status Report

Total No. of CIP Projects	120
Total Value of CIP Projects	\$1,430,281,977

Schedule

Number of projects on schedule	96		80%
Number of projects at risk of falling behind schedule	6		5%
Number of projects behind schedule	18		15%
Total dollar value of projects on schedule	\$1,119,663,952		
Percent of total dollar value on schedule	78%		

Budget

Number of projects on budget	117		98%
Number of projects which may exceed budget	0		0%
Number of projects requiring budget adjustment	3		3%
Total dollar value of projects on budget	\$1,420,372,453		
Percent of total dollar value on budget	99%		

The Engineering Division is currently tracking a total of 120 active Capital projects representing just over \$1.43B in total project value. From a budget perspective, 117 of these projects, or roughly 98% of all projects, are currently tracking on budget.

The 3 projects that are either over budget or at risk of being over budget are:

- 1) Berths 196-199 & 200A - Wharf Rehabilitation project is being revised for both cost and schedule. A PDC report is being prepared for the May PDC meeting.
- 2) The Port Pilot Station Backup Generator and Electrical System Upgrade which may require additional service equipment upgrade at the request of DWP.
- 3) The Cabrillo Beach Eel Grass Mitigation Site. Contractor quote exceeded estimate and is under evaluation. A PDC report is being prepared for the May PDC meeting.

From a schedule tracking perspective, projects at risk of falling behind schedule include:

- 1) Six projects in the MOTEMS Program that are currently working through the lease/permit extension process and staff has decided not to advance the projects until the Board of Harbor Commissioners approve the new permits;

Projects that are behind schedule include:

- 1) Three projects for the B. 121-131 (Yang Ming) Terminal Improvements are under re-evaluation of the projects alignment with the Business Development Plan;
- 2) B. 226-232 (Everport) wharf paving is awaiting the project area to be made available;
- 3) Berths 196-199 & 200A - Wharf Rehabilitation project schedule is being revised. A PDC report is in process;
- 4) The Berth 179-180 Warehouse re-roof has been deferred to next fiscal year;

- 5) The Cabrillo Beach Eel Grass Mitigation Site project has been deferred to next fiscal year. PDC Report in process;
- 6) Berth 161 Marine Ways Modification is being delayed for budget/cash flow purposes;

- 7) The POLA Facilities Water Efficient Toilets will be completed a few months later than anticipated;
- 8) Four projects in the SNAP Program that are delayed due to a re-evaluation of the space needs of the HAB Building;
- 9) The HAB Light Fixture Upgrade is in construction but behind schedule due to higher priority work;
- 10) The Berth 161 Carpenters Shop Remodel has been deferred to next fiscal year;
- 11) The Port Pilot Station Backup Generator and Electrical System Upgrade is on hold pending Port Pilot facility study results;

- 12) The HAB - Drainline Replacement is expected to be completed 1st quarter of next fiscal year;
- 13) The B161 Boat Maintenance Cradle Modifications has been deferred to next fiscal year.

Audit Committee Status Report

Actuals Thru: February 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
I. Terminals											
Berth 90-93 - World Cruise Center											
4. B. 93 - Cruise Terminal - Customs and Border Protection Improvements (2525300)	Planning	06/30/16	0%	02/28/18	0%	✓	\$2,740,000	\$111,243	4%	✓	
5. B. 91-93 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2527300)	Design	08/27/15	40%	06/26/17	0%	✓	\$12,890,000	\$78,304	1%	✓	March PDC Approval
6. B. 91-92 - Replacement of Elevator No. 1 (2528400)	Bid and Award		N/A	09/11/15	0%	✓	\$92,650	\$0	0%	✓	
7. B. 93 - Replacement of Elevator No. 1 (2528600)	Bid and Award		N/A	06/28/15	0%	✓	\$87,036	\$17,914	21%	✓	
8. B. 93 - Replacement of Elevator No. 6 (2528700)	Construction		N/A	06/25/15	1%	✓	\$196,200	\$0	0%	✓	
9. B. 93 - Cruise Terminal Water Line Replacement (2529700)	Construction		N/A	06/30/15	30%	✓	\$750,000	\$295,450	39%	✓	
BERTH 90-93 - WORLD CRUISE CENTER TOTAL							\$16,755,886	\$502,912	3%		
Berth 100-102 - China Shipping Container Terminal											
1. B. 100-102 - Marine Operations Building (2454300)	Bid and Award	08/31/14	100%	04/30/17	0%	✓	\$13,800,000	\$1,971,329	14%	✓	
3. B. 100-102 - Crane Maintenance Building (2502600)	Bid and Award	08/31/14	100%	04/30/17	0%	✓	\$5,700,000	\$546,639	10%	✓	
OTHER TOTAL							\$19,500,000	\$2,517,968	13%		
BERTH 100-102 - CHINA SHIPPING CONTAINER TERMINAL TOTAL							\$19,500,000	\$2,517,968	13%		
Berth 121-131 - Yang Ming Container Terminal											
1. Phase I & II											
1. B. 121-131 - Wharf Upgrades (2449000)	Planning	04/10/16	0%	04/10/18	0%	✗	\$106,700,000	\$2,395,654	2%	✓	
2. B. 121-131 - West Basin Intermodal Container Transfer Facility (WBICTF) Expansion (2481000)	Planning	04/10/16	0%	04/10/18	0%	✗	\$11,100,000	\$434,548	4%	✓	
4. B. 121-131 - Terminal Redevelopment - Planning and Environmental (2523200)	Environmental		N/A	04/15/16	40%	✗	\$3,200,000	\$812,476	25%	✓	
5. B. 121 - Yang Ming Administration Building Re-roof (2528800)	Construction		N/A	06/24/15	1%	✓	\$297,083	\$0	0%	✓	
7. B. 121-126 - Electrical Upgrades - Vacuum Breakers (2533600)	Planning		N/A	06/24/16	0%	✓	\$550,000	\$0	0%	✓	
PHASE I & II TOTAL							\$121,847,083	\$3,642,677	3%		

Audit Committee Status Report

Actuals Thru: February 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
BERTH 121-131 - YANG MING CONTAINER TERMINAL TOTAL							\$121,847,083	\$3,642,677	3%		
Berth 135-147 - TRAPAC Container Terminal											
2. B. 142-143 - Backland Improvements - Phases 2-4 (2449800)	Construction	09/09/13	100%	03/22/17	35%	✓	\$143,422,405	\$28,096,522	20%	✓	
3. B. 142-147 - ICTF (2455100)	Construction	09/08/13	100%	02/02/16	30%	✓	\$85,865,560	\$19,744,678	23%	✓	
4. RB 136-139 - Terminal Buildings & Main Gate (2458500)	Construction	08/22/12	100%	07/10/15	80%	✓	\$80,000,000	\$60,848,672	76%	✓	
7. B. 134-135 - Backland Expansion (5-acre) (2513800)	Design	01/27/16	60%	04/21/17	0%	✓	\$10,753,500	\$195,125	2%	✓	
10. B. 142 - Crane Maintenance Building (2517700)	Bid and Award	01/31/15	100%	08/02/16	0%	✓	\$5,680,302	\$542,353	10%	✓	
BERTH 135-147 - TRAPAC CONTAINER TERMINAL TOTAL							\$325,721,767	\$109,427,350	34%		
Berth 212-224 - YTI Container Terminal											
3. B. 214 - 220 - Redevelopment (2519800)	Design	03/25/15	95%	05/12/17	0%	✓	\$49,575,140	\$2,057,464	4%	✓	
5. B. 214-220 - Alternative Maritime Power (AMP) Improvements (2532500)	Bid and Award	03/25/15	100%	05/12/17	0%	✓	\$7,705,140	\$2,383	0%	✓	
6. B. 212-224 - Intermodal Container Transfer Facility (ICTF) Expansion (2533300)	Design	06/30/15	80%	03/03/17	0%	✓	\$6,455,400	\$0	0%	✓	
7. B. 214-220 - 480V Main Breakers Replacement (2533500)	Bid and Award	02/12/15	100%	05/12/17	0%	✓	\$1,500,000	\$0	0%	✓	
BERTH 212-224 - YTI CONTAINER TERMINAL TOTAL							\$65,235,680	\$2,059,847	3%		
Berth 222-236 - Development											
4. B. 226-236 - Leak Detection And Warning System (2519400)	Construction	03/24/14	100%	06/12/16	1%	✓	\$300,000	\$42,354	14%	✓	
5. B. 226-236 - Terminal Improvements - Planning and Environmental (2524200)	Environmental		N/A	07/01/16	20%	✓	\$3,360,000	\$451,759	13%	✓	April PDC schedule change
8. B. 226-232 - EverPort Wharf Pavement Resurfacing and Striping (2527700)	Hold	08/15/14	100%	11/21/14	0%	✗	\$1,600,000	\$3,153	0%	✓	waiting for work window from EGA
9. B. 228-230 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2529400)	Design	06/10/16	30%	12/10/18	0%	✓	\$7,000,000	\$14,936	0%	✓	
10. B. 226-236 Terminal Improvements - Wharf and Backlands (2531200)	Design	08/05/16	1%	02/04/19	0%	✓	\$36,110,035	\$17,105	0%	✓	
BERTH 222-236 - DEVELOPMENT TOTAL							\$48,370,035	\$529,307	1%		
Berth 300-306 - Development											

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2. RB 301-305 - Buildings, Gates, and Backland Development (2489000)	Hold	08/04/17	2%	01/21/20	0%	✔	\$30,000,000	\$617,429	2%	✔	
3. B. 306 - Wharf and Backland Development (2489100)	Design	02/01/17	20%	01/21/20	0%	✔	\$163,000,000	\$476,674	0%	✔	
6. B. 306 - Alternative Maritime Power (AMP) (2506800)	Design	02/01/17	45%	01/31/20	0%	✔	\$9,090,000	\$38,027	0%	✔	
7. B. 302-305 - Fender Replacement (2527900)	Construction		N/A	08/23/15	1%	✔	\$367,400	\$953	0%	✔	
BERTH 300-306 - DEVELOPMENT TOTAL							\$202,457,400	\$1,133,083	1%		
Berth 400-409 - Development											
3. Pier 400 - Pavement Replacement (2521800)	Construction	03/19/14	100%	12/31/15	40%	✔	\$700,000	\$210,576	30%	✔	
BERTH 400-409 - DEVELOPMENT TOTAL							\$700,000	\$210,576	30%		
Motems											
1. B. 238 - MOTEMS (2489900)	Planning	05/02/16	0%	09/25/17	0%	⚠	\$25,675,000	\$2,194,005	9%	✔	Schedule at Risk, No term sheet
2. B. 167-169 - MOTEMS (2493600)	Design	09/04/15	40%	01/27/17	0%	⚠	\$22,540,338	\$2,468,205	11%	✔	Schedule at Risk, term sheet signed, no lease
3. B. 163 - MOTEMS (2493700)	Planning	12/23/16	0%	05/18/18	0%	⚠	\$23,976,000	\$1,297,585	5%	✔	Schedule at Risk, No term sheet
4. B. 148-149 - MOTEMS (2493800)	Planning	02/13/17	0%	07/09/18	0%	⚠	\$24,626,142	\$1,949,076	8%	✔	Schedule at Risk, No term sheet
5. B. 164 - MOTEMS (2493900)	Design	05/30/16	5%	10/23/17	0%	⚠	\$11,225,000	\$1,341,527	12%	✔	Schedule at Risk, term sheet signed, no lease
6. B. 187-191 - MOTEMS (2494000)	Planning	02/16/17	0%	01/10/19	0%	⚠	\$61,561,271	\$2,642,186	4%	✔	Schedule at Risk, No term sheet
8. B. 163 - MOTEMS Repairs - Nustar (2524400)	Construction	05/31/14	100%	08/09/16	1%	✔	\$850,000	\$58,663	7%	✔	
9. B. 164 - MOTEMS Repairs - Valero (2524500)	Construction	05/31/14	100%	08/09/16	1%	✔	\$960,000	\$57,580	6%	✔	
10. B. 187-190 - MOTEMS Repairs (2524600)	Planning	03/03/15	0%	03/03/16	0%	✔	\$3,575,000	\$375	0%	✔	
MOTEMS TOTAL							\$174,988,751	\$12,009,203	7%		
Miscellaneous Terminal Improvements											
2. B. 196-199 & 200A - Wharf Rehabilitation (2516600)	Hold	11/21/14	90%	11/01/16	0%	✘	\$8,794,299	\$1,257,509	14%	✘	PDC report in progress for adjustments to cost and schedule resulting from additional work
6. B. 154-155 - Paint Warehouses (2528200)	Construction		N/A	06/30/15	60%	✔	\$800,000	\$246,608	31%	✔	

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Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
7. B. 179-180 - Warehouse Re-roof (2529000)	Construction		N/A	06/24/15	1%	⊗	\$600,000	\$6,685	1%	✔	
8. B. 154-155 Warehouse Doors and Windows Upgrades (2529200)	Construction		N/A	05/18/15	90%	✔	\$250,000	\$169,468	68%	✔	
9. B. 194 - Sea Wall Improvements (2530100)	Bid and Award		N/A	09/30/15	0%	✔	\$200,000	\$0	0%	✔	
10. B. 153-155 - Water and Sewer Line Replacement (2531500)	Construction		N/A	06/30/15	5%	✔	\$300,000	\$147,217	49%	✔	
11. B. 46 - Power Pole Relocation (2532800)	Completed		N/A	03/20/15	100%	✔	\$53,164	\$0	0%	✔	
MISCELLANEOUS TERMINAL IMPROVEMENTS TOTAL							\$10,997,463	\$1,827,487	17%		
TERMINALS TOTAL							\$986,574,065	\$133,860,411	14%		
Transportation Improvements											
2. South Wilmington Grade Separation (2423600)	Completed	06/27/12	100%	03/31/15	100%	✔	\$84,300,000	\$60,008,187	71%	✔	Project Completed Under Budget!
3. I-110/SR 47 Connector Improvement (2466100)	Construction	06/19/13	100%	06/26/16	40%	✔	\$21,000,000	\$8,644,899	41%	✔	
5. John S. Gibson Intersection & NB I-110 Ramp Access Improvements (2469900)	Construction	06/19/13	100%	06/26/16	40%	✔	\$32,100,000	\$13,163,196	41%	✔	
7. C Street/I-110 Access Ramp Improvements (2485200)	Construction	07/31/13	100%	01/05/17	30%	✔	\$51,000,000	\$15,747,262	31%	✔	
11. B. 200 - Rail Yard Track Connections (2513000)	Construction	12/12/12	100%	06/19/15	90%	✔	\$25,000,000	\$16,328,014	65%	✔	
12. Avalon and Fries Street Closures Environmental Assessment (2516700)	Hold		N/A	12/31/14	60%	✔	\$575,172	\$432,346	75%	✔	
18. Terminal Island Street Improvements - Phase III (2527600)	Construction	12/31/14	100%	04/30/15	1%	✔	\$1,600,000	\$5,384	0%	✔	
19. SCIG Bridge and Road Review (2532200)	Design	06/30/16	35%	06/30/16	N/A	✔	\$200,000	\$0	0%	✔	
20. State Route 47/Vincent Thomas Bridge & Front St./Harbor Blvd Interchange Reconfiguration - Study Reports (2533400)	Design	02/28/17	1%	02/28/17	N/A	✔	\$1,500,000	\$0	0%	✔	March PDC Approval
TRANSPORTATION IMPROVEMENTS TOTAL							\$217,275,172	\$114,329,288	53%		
TRANSPORTATION TOTAL							\$217,275,172	\$114,329,288	53%		
III. Security											
Homeland Security											
9. IT Cyber Security Improvements - Phase II (2526000)	Construction		N/A	08/31/15	25%	✔	\$2,364,000	\$428,616	18%	✔	

Audit Committee Status Report

Actuals Thru: February 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
10. 300 Water Street - Office Building Re-Roof (2528900)	Hold		N/A	06/24/15	1%	✔	\$231,500	\$0	0%	✔	
HOMELAND SECURITY TOTAL							\$2,595,500	\$428,616	17%		
SECURITY TOTAL							\$2,595,500	\$428,616	17%		
IV. Public Access/Environmental Enhancements											
Port-Wide Public Enhancements											
1. Front Street Beautification (2504700)	Design	08/31/15	80%	07/31/17	0%	✔	\$6,850,000	\$971,744	14%	✔	
PORT-WIDE PUBLIC ENHANCEMENTS TOTAL							\$6,850,000	\$971,744	14%		
Los Angeles Waterfront											
1. San Pedro Waterfront											
8. San Pedro Waterfront - B. 57 - Wharf Retrofit and Signal Street Improvements (2500600)	Design	04/02/17	12%	03/29/19	0%	✔	\$58,214,237	\$2,317,046	4%	✔	
11. San Pedro Waterfront - Sampson Way Roadway Improvements - 7th Street & Harbor Blvd. Intersection (2509400)	Design	09/22/15	40%	09/12/17	0%	✔	\$13,600,000	\$333,958	2%	✔	
16. San Pedro Waterfront - Ports O Call Redevelopment Conceptual Planning and Preliminary Engineering Support (2523300)	Planning		N/A	04/30/15	95%	✔	\$500,000	\$261,200	52%	✔	
18. Fanfare Fountain Palm Tree Drainage Repair and Tree Installation (2527400)	Construction		N/A	06/05/15	5%	✔	\$360,000	\$5,797	2%	✔	
19. Cabrillo Way Marina - V Dock Fire Line Replacement and Pipe Hangar Repairs (2528100)	Construction	06/29/14	100%	06/30/15	50%	✔	\$1,330,000	\$576,722	43%	✔	
21. San Pedro Waterfront - B. 57 - AltaSea Environmental Assessment (2531800)	Planning		N/A	06/30/16	0%	✔	\$1,000,000	\$0	0%	✔	
22. San Pedro Waterfront - Ports O' Call Promenade and Town Square (2532100)	Planning	12/31/16	0%	12/31/18	0%	✔	\$32,900,000	\$6,945	0%	✔	
23. San Pedro Waterfront - Paid Parking for Ports O'Call Village and Bluff Parking Lot (2532300)	Planning	03/31/16	0%	06/30/17	0%	✔	\$5,700,000	\$0	0%	✔	
SAN PEDRO WATERFRONT TOTAL							\$113,604,237	\$3,501,667	3%		
2. Wilmington Waterfront Development											
4. Wilmington Waterfront Park Street Vacations (2525600)	Design	07/02/15	55%	07/02/15	N/A	✔	\$140,000	\$56,269	40%	✔	
5. Wilmington Waterfront Park Slope Improvements (2532600)	Planning	08/31/15	0%	06/30/16	0%	✔	\$260,000	\$0	0%	✔	
6. Wilmington Waterfront Promenade (2533000)	Planning	06/30/17	0%	12/31/20	N/A	✔	\$52,200,000	\$0	0%	✔	Apr 1 PDC Approval

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Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
7. B. 184-185 - Catalina Freight Demolition (2533100)	Environmental	12/31/15	0%	09/30/17	N/A	✓	\$500,000	\$0	0%	✓	Apr 1 PDC Approval
WILMINGTON WATERFRONT DEVELOPMENT TOTAL							\$53,100,000	\$56,269	0%		
LOS ANGELES WATERFRONT TOTAL							\$166,704,237	\$3,557,936	2%		
Environmental Enhancements											
2. Electric Truck Program (2495800)	Completed	07/31/13	100%	03/31/15	100%	✓	\$5,403,750	\$5,312,671	98%	✓	
6. 2013 Biological Surveys of Los Angeles and Long Beach Harbors (2518700)	Environmental		N/A	02/28/16	70%	✓	\$548,580	\$352,141	64%	✓	
7. Pier 300/Seaplane Lagoon - Eelgrass Mitigation Site - Preliminary Design and Planning (2525700)	Hold	12/31/15	2%	12/31/15	N/A	✓	\$400,000	\$8,325	2%	✓	
8. Cabrillo Beach Eelgrass Mitigation Site (2527200)	Bid and Award	09/30/14	100%	05/15/15	0%	✗	\$654,725	\$69,628	11%	✗	
9. Cabrillo Beach - Sewage Pump Station Modification and Upgrade (2529100)	Construction		N/A	06/30/15	5%	✓	\$70,000	\$664	1%	✓	
10. DWP Recycled Water Line - San Pedro (2532700)	Planning	09/01/18	0%	03/01/21	0%	✓	\$10,000,000	\$0	0%	✓	
ENVIRONMENTAL ENHANCEMENTS TOTAL							\$17,077,055	\$5,743,430	34%		
PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS TOTAL							\$190,631,292	\$10,273,111	5%		
V. Maritime Services											
Harbor Department Facilities											
2. B. 161 - Marine Ways Modifications (2486100)	Bid and Award	01/07/15	100%	12/21/15	0%	✗	\$1,950,000	\$329,810	17%	✓	Project delayed for cash flow purposes
4. POLA Facilities Water Efficient Toilets and Urinals (2499200)	Construction	11/11/09	100%	03/31/15	50%	✗	\$148,000	\$41,724	28%	✓	
6. Harbor Department Buildings - Miscellaneous Office and Cubicle Furniture Installations (2509000)	Construction	04/01/11		12/31/15	50%	✓	\$725,000	\$636,442	88%	✓	
7. Harbor Administration Building - 3rd, 4th, and 5th Floor Restrooms (2509200)	Construction	05/27/14	100%	06/05/15	40%	✓	\$670,000	\$334,234	50%	✓	
8. Harbor Administration Building - HVAC Replacement (2509600)	Design	03/28/16	95%	09/30/17	0%	✓	\$5,100,000	\$370,525	7%	✓	
10. Klein Billing System - Phase II (2513900)	Construction	02/14/12		04/16/15	71%	✓	\$1,337,473	\$1,079,046	81%	✓	
13. B. 68 - Port Pilot Station Dispatch Center Window Replacement (2517300)	Design	04/30/15	40%	10/30/15	0%	✓	\$165,000	\$52,917	32%	✓	
14. Harbor Administration Building - 4th Floor Furniture Purchase (2517900)	Hold	12/31/14	10%	12/31/16	0%	✗	\$1,975,250	\$69,393	4%	✓	

Audit Committee Status Report

Actuals Thru: February 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
15. Harbor Administration Building - 1st Floor and Mail Room Furniture (2518000)	Hold	12/31/14	10%	12/31/16	0%	⊗	\$221,000	\$28,158	13%	✔	
16. Harbor Administration Building - 2nd Floor Information Technology Furniture (2518100)	Hold	12/31/14	10%	12/31/16	0%	⊗	\$221,000	\$17,322	8%	✔	
17. Harbor Administration Building - 3rd Floor Furniture Removal & Installation (2518200)	Hold	12/31/14	30%	12/31/16	0%	⊗	\$1,065,000	\$79,261	7%	✔	
19. Harbor Administration Building - Light Fixture Upgrade - 1st & 2nd Floors (2521900)	Construction	05/31/14	100%	03/31/15	65%	⊗	\$378,000	\$127,437	34%	✔	
21. B. 161 C&M - Carpenter's Shop Remodel (2522900)	Construction	07/11/14	100%	04/09/15	25%	⊗	\$226,500	\$98,119	43%	✔	
24. B. 68 - Port Pilot Station Back Up Generator and Electrical Upgrade (2524300)	Hold	07/02/14	15%	02/02/15	0%	⊗	\$460,500	\$26,744	6%	⊗	
26. B. 68 - Port Pilot Station Portable Buildings Replacement (2526100)	Planning	07/31/16	0%	07/31/16	N/A	✔	\$500,000	\$47,683	10%	✔	
28. Harbor Administration Building - Drain Mainlines Replacement (2526900)	Construction	06/23/14	100%	06/01/15	65%	⊗	\$1,350,000	\$798,101	59%	✔	
31. Harbor Administration Building - 2nd Floor & 5th Floor Kitchen Remodel (2527500)	Bid and Award	02/28/15	100%	07/22/15	0%	✔	\$160,000	\$26,137	16%	✔	
32. B. 161 - Maintenance Dock Extension (2530000)	Construction	07/25/14		06/29/15	1%	✔	\$130,000	\$0	0%	✔	
33. B. 161 - CNG Detection System for Garage (2530200)	Construction	09/27/14	100%	06/29/15	1%	✔	\$100,000	\$0	0%	✔	
34. Harbor Administration Building - 5th Floor Sunshade Roller Blinds (2530400)	Construction	09/25/14	100%	04/30/15	40%	✔	\$85,000	\$22,363	26%	✔	
35. Harbor Administration Building - 2nd floor IT Pre-Action Fire Life Safety System (2530500)	Construction	07/31/14		06/25/15	10%	✔	\$145,000	\$500	0%	✔	
36. B. 161 - Boat Maintenance Cradle Modifications (2530600)	Bid and Award	07/25/14		06/29/15	1%	⊗	\$370,000	\$0	0%	✔	
37. Harbor Administration Building - Backflow Replacement (2530700)	Completed	07/31/14	100%	03/16/15	100%	✔	\$19,000	\$13,705	72%	✔	Project Completed Under Budget!
38. B. 161 - Electrical Equipment Retrofit (2530800)	Construction	08/29/14		06/23/15	20%	✔	\$140,000	\$22,920	16%	✔	
39. Fire Station 112 - Fire Protection System Installation (2530900)	Completed	05/02/14	100%	03/26/15	100%	✔	\$100,050	\$98,360	98%	✔	
40. B. 84 - Slope Repair (2531000)	Bid and Award	10/31/14	100%	04/30/15	0%	✔	\$150,000	\$22,131	15%	✔	
41. Liberty Hill Plaza - Fire Life Safety System Replacement (2531300)	Construction	10/06/14		06/25/15	25%	✔	\$425,000	\$1,046	0%	✔	
42. 338 Canary Street - Administration Building AC Replacement (2531900)	Design	04/15/15	95%	06/30/15	0%	✔	\$99,000	\$36,123	36%	✔	
43. B. 161 - Electrical Equipment Retrofit - Phase 2 (2532000)	Planning	07/06/15		12/01/15	0%	✔	\$70,000	\$0	0%	✔	
44. Klein Billing and Port Pilot Systems Enhancement (2532400)	Bid and Award	04/01/15		03/31/18	0%	✔	\$680,800	\$0	0%	✔	

Audit Committee Status Report

Actuals Thru: February 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
45. Web-Based Construction Management System (2532900)	Planning	07/31/15		03/31/16	0%	✔	\$150,000	\$0	0%	✔	
46. Enterprise Resource Planning (ERP) Software Licenses (2533200)	Bid and Award	02/20/15		06/30/15	0%	✔	\$889,935	\$0	0%	✔	
47. B. 161 - Repave Yard and Remove Rail (2533700)	Planning	06/30/15		06/24/16	0%	✔	\$168,000	\$0	0%	✔	
HARBOR DEPARTMENT FACILITIES TOTAL							\$20,374,508	\$4,380,202	21%		
Miscellaneous Projects											
3. B. 72 - Municipal Fish Market Renovation - Phase 2 (2509700)	Completed	03/19/15	100%	03/19/15	N/A	✔	\$500,000	\$167,498	33%	✔	
4. B. 72 - Municipal Fish Market Site Drainage Improvements (2512800)	Design	10/20/15	75%	04/22/17	0%	✔	\$5,000,000	\$428,271	9%	✔	
8. Badger Avenue Bridge Rehabilitation (2525000)	Design	07/31/15	70%	09/30/16	0%	✔	\$1,715,200	\$162,729	9%	✔	
9. B. 84 - Maritime Museum Wharf Rehabilitation (2526200)	Design	12/31/15	70%	06/30/17	0%	✔	\$3,900,000	\$70,178	2%	✔	
10. B. 87-88 - Mooring Fender Modification (2526700)	Construction	06/12/14	100%	08/15/15	13%	✔	\$250,000	\$14,609	6%	✔	
12. Liberty Hill Plaza HVAC System Upgrade (2528300)	Bid and Award	06/27/14		08/31/15	0%	✔	\$225,000	\$659	0%	✔	
13. Wilmington/San Pedro/Terminal Island Fencing Upgrades (2528500)	Construction	07/16/14		06/30/15	30%	✔	\$150,000	\$87,362	58%	✔	
14. Banning's Landing - Fire Life Safety System Replacement (2531400)	Completed	10/06/14		03/16/15	100%	✔	\$250,000	\$17,011	7%	✔	
15. Ports O'Call - American Disability Act Compliant Restrooms (2531700)	Design	05/31/15	8%	03/31/16	0%	✔	\$841,240	\$185	0%	✔	
MISCELLANEOUS PROJECTS TOTAL							\$12,831,440	\$948,502	7%		
MARITIME SERVICES TOTAL							\$33,205,948	\$5,328,704	16%		
CIP TOTAL COST							#####	\$264,220,130	18%		



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: MARCH 11, 2015

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: REPORT FROM PROJECT DEVELOPMENT COMMITTEE (PDC)

MARCH 2015 PDC MEETING RESULTS

Attached for your review is the March 2015 PDC Report. This report highlights the actions taken by staff to initiate, review, and resolve items related to Harbor Department project schedules, scopes, and costs.

On March 4, 2015, the PDC met to consider eight project items. Of those eight items, six were schedule-related, none were budget-related, and two were new projects. Administrative reports related to work order and the unallocated budget line item were also reviewed. The Unallocated CIP Fund report and meeting minutes are attached for your review.

The following are the results of this meeting (detailed in Transmittal 1):

- 1) Schedule-related – Eight schedule-related items were submitted and all were approved. Schedule shifts involve changes in cash flow without changing total project cost. The net effect of these changes was a slight reduction in anticipated FY 2014/2015 capital spending. No items require Board action.
- 2) Budget-related – No budget-related items were submitted.
- 3) New project related – Two new projects were submitted. Of those two, both were approved. The approved items will be placed in the 15/16 fiscal year budget.

The following summarizes the use of the Unallocated CIP Program Fund Report (Transmittal 2).

The Board of Harbor Commissioners (Board) approved \$14,662,787 in the Fiscal Year 2014/2015 Capital Improvement Program budget for unallocated capital improvements. This budget is used to either begin new multi-year projects or fully fund projects within the current fiscal year. New projects \$100,000 or above are presented to and approved by the Project Development Committee (PDC). Projects under \$100,000 are reported to the PDC for discussion. Meeting minutes of the PDC are transmitted monthly to the Board for information.

Transmittal 2 lists the new projects that have utilized the Unallocated CIP budget for the current fiscal year to date. The following summarizes these new projects:

- 22 Deferred Maintenance projects for a total of \$4,741,500

- 19 new projects greater than \$100,000 for a total of \$5,671,185
- 1 project requiring a transfer to operating budget for a total of \$2,908,000
- 6 new projects less than \$100,000 for a total of \$386,750

The balance of the Unallocated CIP budget as February 26, 2015 is \$955,352.

There are various Board approved resources available to move these projects forward. These include in-house staff, on-call consultant contracts, on-call site and marine improvement contracts, annual contracts for supplies and materials to name a few. All these are approved by the Board either as part of the annual budget approval process or multi-year contracts that have received separate Board approval.



EUGENE D. SEROKA
Executive Director

Attachment(s):

Transmittal 1: March 2015 PDC Pandect
Transmittal 2: Unallocated CIP Fund Report

AVG/tz

NEW PROJECT

SUBJECT

ORIGINAL PROJECT COST \$12,890,000

BERTH 90 – 93 CRUISE TERMINAL ALTERNATIVE MARITIME POWER (AMP) SYSTEM UPGRADE AND RETROFIT

SUMMARY

The purpose of this project is to upgrade the existing AMP system to include the replacement of the existing 6.6 kilo Volts (kV) and 11kV system transformers with new transformers equipped with Automatic Load Tap Changing (ALTC) feature. This feature will automatically adjust the necessary transformer tap changes under load, for cruise ships whose operating nominal voltage may be slightly different than the nominal standardized voltages tolerance for the 6.6 and 11kV shore power system. While the cruise ship is connected to the shore power, the ALTC feature will automatically and dynamically match the shore supplied output voltage to the required voltage by the cruise ship.

Add two new 11kV AMP connection vaults and associated electrical switching equipment. One of the new vaults will be installed at Berth 93B and the other will be installed at Berth 90. This will better accommodate the projected vessel calls to the terminal.

To operate the Cruise Terminal without the replacement of the transformers will result in vessel calls unable to connect to shore power system which will constitute as failure to comply with California Air Resources Board (CARB) shore power requirements. Such failure can possibly incur penalties and/or may translate to possible negative impact or loss of cruise business.

It has been suggested that approval of this project should be contingent upon developing an acceptable cost recovery plan.

PDC ACTION Approved

COMMENT

SUBJECT

ORIGINAL PROJECT COST \$1,500,000

PREPARE CALTRANS PROJECT STUDY REPORT (PSR) AND ENVIRONMENTAL DOCUMENTATION (ED) FOR PROPOSED CALTRANS STATE ROUTE 47 (SR47)/ VINCENT THOMAS BRIDGE AND FRONT STREET/HARBOR BOULEVARD INTERCHANGE RECONFIGURATION PROJECT

SUMMARY

The Engineering and Goods Movement Divisions requests approval of project scope, budget and schedule to prepare a Caltrans Project Study Report (PSR) and Environmental Documentation (ED) for the reconfiguration of the State Route 47 (SR47)/Vincent Thomas Bridge and Front Street/Harbor Boulevard Interchange project located within Port of Los Angeles, City of Los Angeles and State of California right of way (Transmittal 1).

PDC ACTION Approved

COMMENT

SCHEDULE CHANGE

SUBJECT

ORIGINAL PROJECT COST \$165,000

BERTH 68 PORT PILOT WINDOW REPLACEMENT: SCHEDULE CHANGE

SUMMARY

This project will replace the existing windows at the Port of Los Angeles (Port) Port Pilots' Station Dispatch Center with double-paned insulated windows with Electrochromatic glazing to reduce heat gain, heat loss, and sun glare to the occupants.

As requested by PDC on November 5, 2014, staff conducted additional research on the proposed electrochromatic technology, confirmed the scope, and has determined we can deliver this project within budget.

Staff requests PDC approval for a time extension to account for the research and scope confirmation period as follows:

Baseline Revised

Design Completion June 20, 2014 April 30, 2015

construction Completion September 30, 2014 October 30, 2015

PDC ACTION Approved

COMMENT

SUBJECT

ORIGINAL PROJECT COST \$250,000

BERTHS 87-88 MOORING FENDER MODIFICATION

SUMMARY

On March 18, 2014 the Project Development Committee (PDC) approved the Berths 87-88 Mooring Fender Modification project. The work consists of strengthening the existing mooring fender system at Berths 87-88 to accommodate mooring loads from the Battleship Iowa museum. Construction and Maintenance (C&M) has agreed to perform the work since they have experience personnel and equipment to drive steel pipe piles and install the mooring straps.

C&M was notified in early January, 2015 from their steel suppliers that the specified HSS12.750 steel pipe piles are in short supply and strong demand. Also, additional time is needed to galvanize the long pipe pile lengths. Time required to fabricate and ship the pipe pile material and perform the hot-dipped galvanizing process would take approximately three months for delivery to the site.

Staff requests approval of the revised schedule primarily to allow the steel pile suppliers and fabricators to furnish and galvanize approximately 15 – HSS14.000x0.625 pipe piles, 75 feet (ft) long each.

PDC ACTION Approved

COMMENT

SUBJECT

ORIGINAL PROJECT COST \$1,810,000

BERTHS 163 AND 164 MARINE OIL TERMINAL REPAIRS (NUSTAR/VALERO)

SUMMARY

Staff requests approval to extend the schedule for the Berths 163 and 164 Marine Oil Terminals (MOT) Repairs (NuStar/Valero) project, which was approved by PDC on June 12, 2013, by eighteen (18) months. No change in the project budget is required.

It was anticipated that this work would be performed by the on-call marine improvement contractor (Manson) starting in the later-half of 2014 and completing in the first quarter of 2015. However, the construction start date has been delayed primarily due to Manson working on higher priority projects, and, consequently, unable to perform the repair work. Other project delays included increased coordination with the tenants. Due to the sensitive nature of the work sites (active flammable pipelines, bunker barges, oil tanker, etc.) several meetings between staff, tenants, and Manson have been held to establish working guidelines during construction.

PDC ACTION Approved

COMMENT

SUBJECT

ORIGINAL PROJECT COST \$5,000,000

BERTH 72 MUNICIPAL FISH MARKET SITE DRAINAGE IMPROVEMENTS

SUMMARY

The Berth 72 Municipal Fish Market Site Drainage Improvements project will construct a drainage diversion system for the wharf and loading dock of the building to maintain compliance with water quality regulations. The drainage system will divert non-rain water drainage from wash down activities into a clarifier and then into the sewer system, while allowing rainwater to flow into the storm drains.

In order to reduce next year's overall CIP budget, it is proposed to defer the project to Fiscal Year 2016/2017.

PDC ACTION Approved

COMMENT

SUBJECT

ORIGINAL PROJECT COST \$0

BERTH 84 WHARF REHABILITATION

SUMMARY

Staff requests approval of a seven month time extension for the Berth 84 wharf rehabilitation project. The reason for the schedule change is to reduce next year's CIP to sustainable levels by delaying low priority projects. There is no change in scope of work or budget.

On January 21, 2014, The Project Development Committee (PDC) committee approved the Berth 84 Wharf Rehabilitation project. The Engineering Division is preparing plans, specifications, and a cost estimate for the design and construction to restore the wharf to its original load carrying capacity. The work will consist of repairing deteriorated and damaged concrete structural components.

PDC ACTION Approved

COMMENT

SUBJECT

ORIGINAL PROJECT COST \$5,100,000

HARBOR ADMINISTRATION BUILDING – HEATING, VENTILATION, AND AIR CONDITIONING REPLACEMENT – TIME EXTENSION

SUMMARY

The project consists of the design and replacement of the Heating, Ventilation, and Air Conditioning (HVAC) system at the Harbor Administration Building (HAB).

In order to reduce next year's overall CIP budget, it is proposed to defer the project to Fiscal Year (FY) 2016/2017. Staff will also assess how the Department will address the specific HVAC needs of the Information Technology Division (ITD) which are not addressed in this project, and may result in a future request seeking PDC approval to approve a change to the scope and budget.

PDC ACTION Approved

COMMENT A comprehensive HAB improvements plan will be presented to PDC in approximately 3 months.

ADMINISTRATIVE ITEM

None discussed

ACTION ITEM FOLLOW UP

- All on-hold items from February were cleared as these items were presented during the March meeting. No further action.
- Approximately 30-60 days to return a comprehensive improvement plan for the HAB. Multiple divisions are conferring on plan and will present to PDC when appropriate.

WORK ORDER REPORT

REVIEWED

UNALLOCATED BUDGET REPORT

REVIEWED

ADDITIONAL DISCUSSION



Antonio Gioiello
Development



Michael DiBernardo
Marketing and Customer Relations

Unallocated Capital Improvement Program Fund FY 14/15
(Budget reset in May)

\$ 14,662,787.00

Deferred Maintenance Projects

B. 154-155 - Paint Warehouses (25282)	\$	(800,000.00)
B. 183-184 - Bannings Landing HVAC System Upgrade (25283)	\$	(150,000.00)
B. 91-92 - Replacement of Elevator No. 1 (25284)	\$	(85,000.00)
Wilmington/San Pedro Fencing Upgrades - Phase 2 (25285)	\$	(150,000.00)
B. 93 - Replacement of Elevator No. 1 (25286)	\$	(60,000.00)
B. 93 - Replacement of Elevator No. 6 (25287)	\$	(180,000.00)
B. 121 - Yang Ming Administration Building Re-roof (25288)	\$	(255,000.00)
300 Water Street - Office Building Re-roof (25289)	\$	(231,500.00)
B. 179-180 - Warehouse Re-roof (25290)	\$	(600,000.00)
Cabrillo Beach - Sewerage Pump Station Modification and Upgrade (25291)	\$	(60,000.00)
B. 93 - Cruise Terminal Water Line Replacement (25297)	\$	(75,000.00)
B. 121-126 - Crane Trench Retrofit (25298)	\$	(100,000.00)
B. 161 - Maintenance Dock Extension (25300)	\$	(130,000.00)
B. 194 - Sea Wall Improvements (25301)	\$	(125,000.00)
B. 161 - CNG Detection System for Garage (25302)	\$	(100,000.00)
Harbor Administration Bldg. - 2nd Floor IT PreAction Fire Life Safety Sytem (25305)	\$	(145,000.00)
B. 161 - Boat Maintenance Cradle Modification (25306)	\$	(370,000.00)
Harbor Administration Bldg. - Backflow Replacement (25307)	\$	(10,000.00)
B. 161 - Electrical Equipment Retrofit (25308)	\$	(140,000.00)
Liberty Hill Plaza - Fire Life Safety System Replacement (25313)	\$	(425,000.00)
Banning's Landing - Fire Life Safety System Replacement (25314)	\$	(250,000.00)
B. 153-155 - Water and Sewer Line Replacement (25315)	\$	(300,000.00)
<i>Subtotal Deferred Maintenance Projects</i>	\$	<i>(4,741,500.00)</i>

PDC Approved Projects

Cabrillo Way Marina Phase I, Floating Docks Class I Fire System and Pipe Hanger Repairs (25281)	\$	(350,000.00)
Everyport "Evergreen" Terminal Alternative Maritime Power (AMP) Vault Addition (25294)	\$	(100,000.00)
B. 118-119 Marine Oil Terminal - Fender Replacement (25295)	\$	(385,000.00)
Harbor Administration Building - Drains Mainline Replace (25269) - Increase	\$	(300,000.00)
B. 84 Rock Slope (25310)	\$	(150,000.00)
Fanfare Fountain Palm Tree Drainage Repair and Tree Installation (24274) - Increase	\$	(185,000.00)
B. 226-236 Terminal Improvements Wharf and Backland (25312) AMP (24311)	\$	(601,450.00)

Cabrillo Way Marina - Long Dock Fire Line Support Replacement (25316)	\$	(135,000.00)
Cabrillo Way Marina - V Dock Fire Line Replacement and Pipe Hanger Repairs (25281)	\$	(980,000.00)
Ports O' Call - American Disability Act Compliant Restrooms (25317)	\$	(400,000.00)
Altasea Environmental Assessment (25318)	\$	(750,000.00)
B. 212-216 YTI/NYK Existing Switchgear Circuit Breakers Replacement (_____)	\$	(25,000.00)
B. 217-220 - AMP (25325)	\$	(50,000.00)
Klein Billing and Port Pilot System Enhancement (25324)	\$	(60,800.00)
Harbor Administration Bldg - Fuel Cell System (25215)	\$	(234,000.00)
Review of Southern CA International Gateway (SCIG) Project (25322)	\$	(25,000.00)
Everport "Evergreen" Terminal Alternative Maritime Power (AMP) Vault (25294)	\$	(25,000.00)
Enterprise Resource Planning (ERP) Software Licenses (25332)	\$	(889,935.00)
Caltrans Project Study Report & Env. Doc. For Proposed Caltrans Route 47 & Front Street/Harbor Blvd Interchange (_____)	\$	(25,000.00)
Subtotal PDC Approved Projects	\$	(5,671,185.00)

Projects Under \$150,000

Port of Los Angeles Police Headquarters - Garage Electrical Outlets (25296)	\$	(25,000.00)
Harbor Adm. Bldg. - 5th Floor Sunshade Roller Blinds (25304)	\$	(85,000.00)
Fire Station 112 - Fire Protection System Installation (24309)	\$	(96,750.00)
338 Cannery Street - Administration Bldg AC Replacement (25319)	\$	(60,000.00)
B. 161 - Electrical Equipment Retrofit - Phase 2 (25320)	\$	(70,000.00)
B. 46 - Power Pole Relocation (24328)	\$	(50,000.00)
Subtotal Projects Under \$150,000	\$	(386,750.00)

CIP Budget Transfers

	\$	(2,908,000.00)
Transfer to ENV's operating budget for SCIG and Front St. Remediation	\$	(2,908,000.00)

Balance as of February 26, 2015 **\$ 955,352.00**



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: April 7, 2015
TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE
SUBJECT: REPORT FROM PROJECT DEVELOPMENT COMMITTEE (PDC)

APRIL 2015 PDC MEETING RESULTS

Attached for your review is the April 2015 PDC Report. This report highlights the actions taken by staff to initiate, review, and resolve items related to Harbor Department project schedules, scopes, and costs.

On April 1, 2015, the PDC met to consider two project items. Of those two items, one was schedule-related and one was budget-related. Administrative reports related to work order and the unallocated budget line item were also reviewed. The Unallocated CIP Fund report and meeting minutes are attached for your review.

The following are the results of this meeting (detailed in Transmittal 1):

- 1) Schedule-related – One schedule-related item was submitted and approved. Schedule shifts involve changes in cash flow without changing total project cost. The net effect of these changes was a slight reduction in anticipated FY 2014/2015 capital spending. No items require Board action.
- 2) Budget-related – One budget-related item was submitted and approved.
- 3) New project related – No new projects were submitted.

The following summarizes the use of the Unallocated CIP Program Fund Report (Transmittal 2).

The Board of Harbor Commissioners (Board) approved \$14,662,787 in the Fiscal Year 2014/2015 Capital Improvement Program budget for unallocated capital improvements. This budget is used to either begin new multi-year projects or fully fund projects within the current fiscal year. New projects \$100,000 or above are presented to and approved by the Project Development Committee (PDC). Projects under \$100,000 are reported to the PDC for discussion. Meeting minutes of the PDC are transmitted monthly to the Board for information.

Transmittal 2 lists the new projects that have utilized the Unallocated CIP budget for the current fiscal year to date. The following summarizes these new projects:

- 22 Deferred Maintenance projects for a total of \$4,741,500
- 19 new projects greater than \$100,000 for a total of \$5,671,185

- 1 project requiring a transfer to operating budget for a total of \$2,908,000
- 6 new projects less than \$100,000 for a total of \$386,750

The balance of the Unallocated CIP budget as March 30, 2015 is \$955,352.

There are various Board approved resources available to move these projects forward. These include in-house staff, on-call consultant contracts, on-call site and marine improvement contracts, annual contracts for supplies and materials to name a few. All these are approved by the Board either as part of the annual budget approval process or multi-year contracts that have received separate Board approval.



EUGENE D. SEROKA
Executive Director

Attachment(s):

Transmittal 1: April 2015 PDC Pandect
Transmittal 2: Unallocated CIP Fund Report

AVG/tz

BUDGET CHANGE

SUBJECT ORIGINAL PROJECT COST \$52,700,000

WILMINGTON WATERFRONT DEVELOPMENT PROGRAM - WILMINGTON WATERFRONT PROMENADE AND CATALINA FREIGHT DEMOLITION - CONSTRUCTION COSTS

SUMMARY

The Environmental Impact Report (EIR) for the Wilmington Waterfront Development Program (WWDP) was certified by the Board of Harbor Commissioners in 2009. The program was originally broken down into several different projects to allow for a phased implementation, one of which was the Wilmington Waterfront Promenade project. This project would construct public improvements from the WWDP at the waterfront near Banning's Landing, including reconstruction of the seawall, public plazas, parking lots, and the realignment of Water Street. This project does not include the proposed pedestrian bridge along Avalon Boulevard nor the proposed observation tower. A rendering of the project is included as Transmittal No. 1. The current estimated total cost for this project is approximately \$52.2 million. At the February 2015 meeting, the Project Development Committee (PDC) approved opening a design-only work order in the amount of \$3,000,000 to allow the project to begin in the new fiscal year. At this time the Engineering Division requests that the remaining costs, including construction, construction management, permitting, and other costs, be approved to be added to the work order, in the amount of \$49,200,000.

To clear the project area for the Wilmington Waterfront Promenade project, the existing Catalina Freight facility at Berths 184-185 must be demolished, at an estimated total cost of \$500,000. A site plan for the project is included as Transmittal No. 2. The PDC approved opening a design-only work order in the amount of \$40,000 to allow design of the demolition to commence. The Engineering Division requests that the remaining construction costs of \$460,000 be approved to be added to the work order.

PDC ACTION Approved

COMMENT Still need entitlement from DWP. This property is needed by construction in 2018. Micheal Keenan proxy for DED Marketing.

SCHEDULE CHANGE

SUBJECT ORIGINAL PROJECT COST \$42,774,441

BERTHS 226-236 TERMINAL IMPROVEMENTS PROJECT

SUMMARY

On September 25, 2014, the Project Development Committee (PDC) approved the Berths 226-236 Terminal Improvement project. The work consists of dredging Berths 226-236 to -53 feet, dredging Berths 230-232 to -47 feet, electrical infrastructure to accommodate three (3) additional cranes, and the development of 1.5 acre backland area (Parcel H).

PDC ACTION Approved

COMMENT Michael Keenan proxy for DED Marketing

ADMINISTRATIVE ITEM	None
ACTION ITEM FOLLOW UP	None
WORK ORDER REPORT	REVIEWED
UNALLOCATED BUDGET REPORT	REVIEWED
ADDITIONAL DISCUSSION	Note that all future PDC reports to include more detail in the financial impact section, specifically related to impacts of the project.



Antonio Gioiello
Deputy Executive Director



Michael DiBernardo
Deputy Executive Director

Unallocated Capital Improvement Program Fund FY 14/15
(Budget reset in May)

\$ 14,662,787.00

Deferred Maintenance Projects

B. 154-155 - Paint Warehouses (25282)	\$	(800,000.00)
B. 183-184 - Bannings Landing HVAC System Upgrade (25283)	\$	(150,000.00)
B. 91-92 - Replacement of Elevator No. 1 (25284)	\$	(85,000.00)
Wilmington/San Pedro Fencing Upgrades - Phase 2 (25285)	\$	(150,000.00)
B. 93 - Replacement of Elevator No. 1 (25286)	\$	(60,000.00)
B. 93 - Replacement of Elevator No. 6 (25287)	\$	(180,000.00)
B. 121 - Yang Ming Administration Building Re-roof (25288)	\$	(255,000.00)
300 Water Street - Office Building Re-roof (25289)	\$	(231,500.00)
B. 179-180 - Warehouse Re-roof (25290)	\$	(600,000.00)
Cabrillo Beach - Sewerage Pump Station Modification and Upgrade (25291)	\$	(60,000.00)
B. 93 - Cruise Terminal Water Line Replacement (25297)	\$	(75,000.00)
B. 121-126 - Crane Trench Retrofit (25298)	\$	(100,000.00)
B. 161 - Maintenance Dock Extension (25300)	\$	(130,000.00)
B. 194 - Sea Wall Improvements (25301)	\$	(125,000.00)
B. 161 - CNG Detection System for Garage (25302)	\$	(100,000.00)
Harbor Administration Bldg. - 2nd Floor IT PreAction Fire Life Safety Sytem (25305)	\$	(145,000.00)
B. 161 - Boat Maintenance Cradle Modification (25306)	\$	(370,000.00)
Harbor Administration Bldg. - Backflow Replacement (25307)	\$	(10,000.00)
B. 161 - Electrical Equipment Retrofit (25308)	\$	(140,000.00)
Liberty Hill Plaza - Fire Life Safety System Replacement (25313)	\$	(425,000.00)
Banning's Landing - Fire Life Safety System Replacement (25314)	\$	(250,000.00)
B. 153-155 - Water and Sewer Line Replacement (25315)	\$	(300,000.00)
<i>Subtotal Deferred Maintenance Projects</i>	\$	<i>(4,741,500.00)</i>

PDC Approved Projects

Cabrillo Way Marina Phase I, Floating Docks Class I Fire System and Pipe Hanger Repairs (25281)	\$	(350,000.00)
Everyport "Evergreen" Terminal Alternative Maritime Power (AMP) Vault Addition (25294)	\$	(100,000.00)
B. 118-119 Marine Oil Terminal - Fender Replacement (25295)	\$	(385,000.00)
Harbor Administration Building - Drains Mainline Replace (25269) - Increase	\$	(300,000.00)
B. 84 Rock Slope (25310)	\$	(150,000.00)
Fanfare Fountain Palm Tree Drainage Repair and Tree Installation (24274) - Increase	\$	(185,000.00)
B. 226-236 Terminal Improvements Wharf and Backland (25312) AMP (24311)	\$	(601,450.00)

Cabrillo Way Marina - Long Dock Fire Line Support Replacement (25316)	\$	(135,000.00)
Cabrillo Way Marina - V Dock Fire Line Replacement and Pipe Hanger Repairs (25281)	\$	(980,000.00)
Ports O' Call - American Disability Act Compliant Restrooms (25317)	\$	(400,000.00)
Altasea Environmental Assessment (25318)	\$	(750,000.00)
B. 212-216 YTI/NYK Existing Switchgear Circuit Breakers Replacement (_____)	\$	(25,000.00)
B. 217-220 - AMP (25325)	\$	(50,000.00)
Klein Billing and Port Pilot System Enhancement (25324)	\$	(60,800.00)
Harbor Administration Bldg - Fuel Cell System (25215)	\$	(234,000.00)
Review of Southern CA International Gateway (SCIG) Project (25322)	\$	(25,000.00)
Everport "Evergreen" Terminal Alternative Maritime Power (AMP) Vault (25294)	\$	(25,000.00)
Enterprise Resource Planning (ERP) Software Licenses (25332)	\$	(889,935.00)
Caltrans Project Study Report & Env. Doc. For Proposed Caltrans Route 47 & Front Street/Harbor Blvd Interchange (_____)	\$	(25,000.00)
Subtotal PDC Approved Projects	\$	(5,671,185.00)

Projects Under \$150,000

Port of Los Angeles Police Headquarters - Garage Electrical Outlets (25296)	\$	(25,000.00)
Harbor Adm. Bldg. - 5th Floor Sunshade Roller Blinds (25304)	\$	(85,000.00)
Fire Station 112 - Fire Protection System Installation (24309)	\$	(96,750.00)
338 Cannery Street - Administration Bldg AC Replacement (25319)	\$	(60,000.00)
B. 161 - Electrical Equipment Retrofit - Phase 2 (25320)	\$	(70,000.00)
B. 46 - Power Pole Relocation (24328)	\$	(50,000.00)
Subtotal Projects Under \$150,000	\$	(386,750.00)

CIP Budget Transfers

	\$	(2,908,000.00)
Transfer to ENV's operating budget for SCIG and Front St. Remediation	\$	(2,908,000.00)

Balance as of February 26, 2015 **\$ 955,352.00**