



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE:** AUGUST 13, 2020

**TO:** THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

**SUBJECT:** AUGUST 2020 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its August meeting. On August 12, 2020, the PDC met to consider seven project items. The committee also reviewed administrative reports regarding recently opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2020/2021 (Transmittal 2).

The following is a summary of the meeting minutes by category:

- 1) Schedule change – Four items were submitted and approved.
- 2) Scope change – One item was submitted and approved.
- 3) New project – Two items were submitted and approved.

The Board of Harbor Commissioners (Board) approved \$12,000,000 in the fiscal year 2020/2021 CIP budget for unallocated capital improvements. The department uses this budget to fund new multi-year projects or fully fund projects within the current fiscal year. New projects at or in excess of \$100,000 are presented to the PDC for consideration. Staff presents projects under \$100,000 to the PDC for information and discussion. Staff then transmits the PDC meeting minutes to the Board for information.

The following is a summary of projects expected to utilize the unallocated CIP budget for fiscal year 2020/2021 to date:

- 6 PDC-approved project totaling \$2,222,500
- 3 projects under \$100,000 totaling \$219,300

Various resources are available to move these projects forward. These include in-house staff, on-call consultant contracts, on-call site and marine improvement contracts, and annual contracts for supplies and materials. The Board approves these resources either through the annual budget process or as contracts that receive separate Board approval.

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EUGENE D. SEROKA  
Executive Director

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**Attachments:**

Transmittal 1: August 2020 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2020/2021

AVG/mz

**NEW PROJECT**

**SUBJECT** **ORIGINAL PROJECT COST** \$1,500,000  
**WEST BASIN CONTAINER TERMINAL RAIL CROSSING REPLACEMENT – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to replace the existing rail crossing at the West Basin Container Terminal entrance.

The proposed work includes full replacement of 325 linear feet of the railroad crossing at the West Basin Container Terminal Berth 115 entrance.

The total project cost is \$1,500,000 and the project will be completed by March 23, 2022.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT** **ORIGINAL PROJECT COST** \$130,000  
**PORT POLICE BUILDING ON AVALON BLVD – NEW KITCHENETTE – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to design and construct a kitchenette in the Security Officers Building on Avalon Blvd.

The proposed work includes removal of existing floor material, installing new floor coverings, installation of upper and lower cabinetry with a counter top and sink, associated plumbing, electrical work, and new kitchen appliances.

The total project cost is \$130,000 and the project will be completed by July 9, 2021.

**PDC ACTION** Pulled

**COMMENT** Item pulled.

**Transmittal 1**

**SUBJECT****ORIGINAL PROJECT COST** \$375,000**BERTHS 187-190 MOTEMS – VOPAK ENVIRONMENTAL ASSESSMENT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to prepare an environmental document(s) that will allow Vopak Terminal Los Angeles, Inc. (Vopak) to perform seismic, berthing and mooring improvements at the Port of Los Angeles (Port) Berths 187 -190 required by the California State Lands Commission (CSLC) under the Marine Oil terminal Engineering and Maintenance Standards (MOTEMS) program.

The proposed work includes environmental assessment of all berthing and mooring improvements to achieve compliance with MOTEMS.

The total project cost is \$375,000 and the project will be completed by December 31, 2022. To expedite project kick-off, Work Order 2563300 was opened in June 2020 in the amount of \$99,000. This approval will allocate the remaining \$276,000.

**PDC ACTION** Approved**COMMENT** No comment.**SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$25,675,000**BERTHS 238-239 MARINE OIL TERMINAL ENGINEERING AND MAINTENANCE STANDARDS – PBF ENERGY - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 238-239 Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) – PBF Energy schedule by six months with no additional increase in the budget.

The Engineering Division recommends adding six months to the schedule to accommodate tenant changes to the design, longer than expected review period of the plans and reports by the California State Land Commission, performance of additional surveys to mitigate potential problems during construction, and changes to the plans and reports that required additional work and modifications.

**PDC ACTION** Approved**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$13,100,000**HARBOR ADMINISTRATION BUILDING (HAB) HVAC REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the HAB HVAC Replacement schedule by five additional months with no additional increase to the budget.

The Engineering Division recommends adding five additional months to the schedule to allow for delays due to necessary engineering review and subsequent modifications to the proposed HVAC system design to mitigate against potential COVID-19 virus transmission in the building via the HVAC system.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$250,000**BERTHS 218-220 LANDSIDE STOWAGE PIN RELOCATION (YUSEN TERMINAL) - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 218-220 Landside Stowage Pin Relocation schedule by five additional months with no additional increase in the budget.

The Engineering Division recommends adding five additional months to the schedule to allow for additional time needed to complete the design and the award of a new Marine Improvements contract.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$30,000,000**BERTH 46- OUTER HARBOR CRUISE TERMINAL ALTERNATIVE MARITIME POWER (AMP) SCHEDULE CHANGE****SUMMARY**

Staff requests approval to add six months to the project schedule with no increase to the project cost. Staff requests additional design time to develop CAD drawings of the existing Berth 46 wharf, including new survey work.

The total project cost remains at \$30,000,000, and if approved, the project will be completed by March 01, 2023.

**PDC ACTION** Approved**COMMENT** No comment.**SCOPE CHANGE**

**SUBJECT**

**ORIGINAL PROJECT COST \$13,479,778**

**PORT POLICE 700 MHZ RADIO SYSTEM RE-BANDING – PHASE 2 (WO 2542100) –SITE SCOPE**

**SUMMARY**

Staff requests approval to relocate the land mobile radio (LMR) system build site from Knoll Hill to Berth 93 for the Port Police Radio System Re-Banding Phase 2 project (WO 2542100). This change is necessary due to zoning restrictions at Knoll Hill (zoned as open space) and the likely inability to successfully obtain a waiver to build the radio site due to the close proximity of the nearby residence on Knoll Hill. Staff also requests approval to relocate the backup gas generator that was intended for the Knoll Hill radio site to the Port Police LMR system site at the Marine Exchange.

The Port Police Division recommends relocating the LMR system build site to Berth 93. Harbor Department Information Technology Division (ITD) Police Technology Section (PTS) researched alternate locations near Knoll Hill that met coverage, reliability and redundancy requirements and recommended using Berth 93. PTS and Motorola concluded that Berth 93 met LMR system objectives and requirements and concurred this is the best option to replace Knoll Hill. Harbor Department owns the building and infrastructure that could efficiently be leveraged to fulfill the LMR system objectives at a likely cost savings.

Harbor Department Engineering Division is reviewing site plans, proposed equipment and infrastructure worthiness to approve Berth 93 as an alternative LMR system site. Port Police is also preparing an application for a site waiver to the Mayor’s Office for environmental planning and historic preservation (EHP) grant requirements since grant funded equipment will be physically installed at Berth 93. Once there is Engineering approval, EHP waiver and determination of actual costs to prepare Berth 93 as a LMR system site, Port Police will return to the Project Development Committee with a budget adjustment for approval.

The Port Police also recommends relocating a backup gas generator intended for Knoll Hill to the Port Police LMR system site at the Marine Exchange property. The generator is no longer needed due to the relocation of Knoll Hill to Berth 93 as Berth 93 has an existing backup generator.

The Marine Exchange LMR system site was approved for the Port Police Radio System Re-Banding Phase 1 project (WO 2542000), under the direction of PTS. A backup generator was not included in the Marine Exchange site as it was originally intended to leverage an existing Marine Exchange backup generator. Due to increased power demands by the Marine Exchange, their generator is no longer available necessitating the installation of a new generator exclusively for the radio site. This site will house the backup LMR system equipment and is critical for required coverage, redundancy and reliability.

**PDC ACTION** Approved

**COMMENT** No comment.

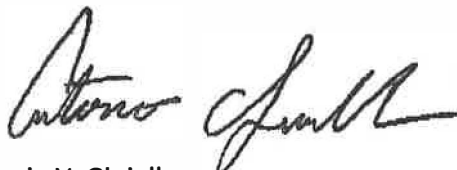
**ADMINISTRATIVE ITEM** No Grants Report. GASB49 Reviewed.

**ACTION ITEM FOLLOW UP**

**WORK ORDER REPORT** REVIEWED

**UNALLOCATED BUDGET REPORT** REVIEWED

**ADDITIONAL DISCUSSION**



Antonio V. Gioiello  
Development



Michael DiBernardo  
Marketing and Customer Relations

**Unallocated Capital Improvement Program Fund FY 20/21**

**(Budget set in February)**

**\$ 12,000,000**

**PDC Approved Projects**

B. 84 - Maritime Museum - Fire Sprinkler (25625)	\$	(540,000)
B. 84 - Maritime Museum - Fire Alarm and Mass Notification System (25629)	\$	(490,000)
B. 54-55 - Building Cover Replacement (25630)	\$	(650,000)
B. 161 - Construction & Maintenance - Natural Gas Line Replacement (25631)	\$	(192,500)
B. 186-191 - MOTEMS - Vopak Environmental Assessment (24633)	\$	(250,000)
West Basin Container Terminal Rail Crossing Replacement (_____)	\$	(100,000)

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***Subtotal PDC Approved Projects*** \$ ***(2,222,500)***

**Projects Under \$100,000**

Harbor Administrative Building - Patio Lighting Solution (25632)	\$	(60,000)
Port of Los Angeles Police Headquarters - Roll Up Doors Replacement (25634)	\$	(86,800)
272 S Fries Avenue - Overflow Parking Lot (25635)	\$	(72,500)

***Subtotal Projects Under \$100,000*** \$ ***(219,300)***

***Balance as of July 29, 2020*** \$ ***9,558,200***