



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: NOVEMBER 4, 2020**

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

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

This report highlights the actions taken by the Project Development Committee (PDC) at its November meeting. On November 4, 2020, the PDC met to consider nine project items. The committee also reviewed administrative reports regarding recently opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, the GASB 49 project list, and projects for discussion. 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) Budget/Schedule/Scope change – Three items were 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:

- 12 PDC-approved project totaling \$3,072,500
- 6 projects under \$100,000 totaling \$471,500

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.

A handwritten signature in black ink, appearing to read 'E. Seroka', with a long horizontal line extending to the right.

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: November 2020 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2020/2021

AVG/mz

# Project Development Committee Pandect NOVEMBER 2020

## BUDGET CHANGE, SCHEDULE CHANGE

**SUBJECT** ORIGINAL PROJECT COST \$600,000

**LIBERTY HILL PLAZA ATRIUM SKYLIGHTS REPLACEMENT - BUDGET AND SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to increase the budget and change the schedule for the project to replace the atrium skylights at Liberty Hill Plaza.

The Construction & Maintenance Division (C&M) recommends increasing the budget by \$170,000 to account for increases due to changes in specifications.

C&M recommends adding two additional months to the schedule to allow for delays due to the change in specifications.

The total project cost is \$770,000 and the project will be completed by June 30, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT** ORIGINAL PROJECT COST \$1,293,400

**BERTH 182 - SLOPE EROSION REPAIR – BUDGET AND SCHEDULE CHANGE**

**SUMMARY**

On February 6, 2019, the Project Development Committee (PDC) approved a new project to repair and stabilize the slope at Berth 182. The approved budget was \$875,000, and the project was to be completed by October 07, 2020. The proposed work included placing riprap rock over approximately 210 linear feet of slope area, and constructing a slope that is less steep than the original slope by extending the slope to top of pavement.

On February 5, 2020, the PDC approved an increase to the scope of work, cost, and schedule change. This resulted in an increase \$418,400 and an extension of eight months to the project schedule. The increase to the scope of work was due to additional work in connection with the California Environmental Quality Act (CEQA), US Army Corps of Engineers (USACE) permit, and 401 Water Quality certification. The Environmental Management Division (EMD) prepared the CEQA document. Additionally, Engineering updated riprap rock volumes and material costs based on the 2019 Marine Improvement Contract.

Staff is now requesting approval for an increase of \$228,400 to the budget and an extension of four months to the project schedule. The budget increase is based on current costs. The schedule extension is due to the 401 Water Quality certification which is still in process, and additional time needed to finalize the construction documents.

The total revised project cost is \$1,521,800 and the project will be completed by October 31, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

## BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE

### Transmittal 1

**SUBJECT**

**ORIGINAL PROJECT COST \$31,050,000**

**STATE ROUTE 47 (SR-47)/VINCENT THOMAS BRIDGE AND FRONT STREET/HARBOR BOULEVARD INTERCHANGE RECONFIGURATION PROJECT – SCOPE, BUDGET AND SCHEDULE CHANGE**

**SUMMARY**

The Engineering Division requests approval to increase the scope, increase the budget, and revise the schedule for the State Route 47 (SR-47)/Vincent Thomas Bridge and Front Street/Harbor Boulevard Interchange Reconfiguration project.

The State Route 47 (SR-47)/Vincent Thomas Bridge and Front Street/Harbor Boulevard Interchange Reconfiguration project was approved by the Project Development Committee (PDC) on March 4, 2015. The work to develop the Project Plans, Specifications, Estimates (PS&E) began on December 2018. The Environmental Documentation work was completed in June 2019, approximately nine months later than anticipated.

To date, the Department has been awarded \$4,290,000 in Metro Measure R funds to reimburse a portion of the Environmental and PS&E work. The Department was recently awarded an additional \$37,395,000 in Metro Measure R funds and \$9,880,000 in federal grant funds to reimburse the Construction costs for a total of \$51,565,000 in grant funds awarded for this project.

The Engineering Division, in conjunction with the Goods Movement Division, is seeking additional construction grant funds under the Trade Corridor Enhancement Program (TCEP) which could cover the remaining construction cost of the project (approximately \$11,000,000).

The Engineering Division requests approval to increase the project budget from \$31,050,000 to \$70,500,000. The increase to the project budget is resulting from higher cost to original scope of work items and addition of new scope of work as denoted below:

New scope items including:

- Settlement mitigation along proposed westbound (WB) SR-47 on and off ramp (including, temporary and permanent site drainage, specialty retaining walls, utility relocation, etc.) - \$15,800,000;
- Front Street B-permit improvements - \$820,000;
- Escalation to mid-point of construction - \$4,660,000;
- Caltrans construction oversight, construction management consultant, environmental in-house and consultant costs - \$3,825,000;

Increase to original budget items including:

- Traffic control systems, detour plans, roadway mobilization, and reconfiguration of POLA off-site facilities - \$2,215,770;
- Relocation of LADWP overhead and underground power lines - \$3,780,000;
- Engineering consultant design services (Mark Thomas) - \$4,750,000;
- Project contingency - \$3,599,230;

The Engineering Division recommends adding thirty-two (32) months to the schedule for additional time required to design and construct soil settlement mitigation resulting in changes to design scope, public agency coordination, additional Caltrans environmental requirements, and incorporation of Front Street Beautification project elements.

If approved by PDC, the revised project budget would be \$70,500,000 and the project construction would be completed by December 5 2025.

**PDC ACTION**    Approved

**COMMENT**     No comment.

**NEW PROJECT**

**SUBJECT****ORIGINAL PROJECT COST** \$6,800,000**BERTH 161- FORMER ADMINISTRATION BUILDING REMODEL – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to remodel an existing 8,304 square foot building in the Construction and Maintenance (C&M) Yard.

The proposed work will remodel the entire building (interior and exterior), create equitable spaces for male and female employees, including bathrooms, lockers, and showers, renovate the existing building trade shop spaces, and construct an employee meeting/training room. The remodel will also install all new building systems, improve the floor plan layout, include new furniture, install a new roof, construct a higher 2nd floor ceiling, and maintain natural lighting.

If approved by the Project Development Committee (PDC), the total project cost would be \$6,800,000, and the project would be completed by June 28, 2024.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$300,000**TERMINAL WAY AND BARRACUDA STREET REMOVAL OF ABANDONED RAILROAD TRACK– NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to remove a portion of abandoned railroad track at the intersection of Terminal Way & Barracuda Street and restore the asphalt pavement section to full depth.

The proposed work consists of removal of 450 track feet of rail and full-depth reconstruction of asphalt pavement five (5) feet offset from the edge of tracks on both sides.

The total estimated project cost is \$300,000 and the project will be completed by March 31, 2022.

**PDC ACTION** Approved**COMMENT** No comment.**SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$500,000**BERTHS 212-224 (YUSEN TERMINAL) LEAK DETECTION EXPANSION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 212-224 (Yusen Terminal) Leak Detection Expansion project schedule by ten additional months with no additional increase in the budget.

The Engineering Division recommends adding five additional months to the design schedule for further infrastructure investigation of the Yusen Terminal water system, and an additional five months to the duration of the construction schedule as our Construction and Maintenance Division is working with a reduced staff during the pandemic.

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

**SUBJECT**

**ORIGINAL PROJECT COST** \$2,500,000

**BERTHS 243-245 CONFINED DISPOSAL FACILITY MODIFICATIONS - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the Berths 243-245 Confined Disposal Facility (CDF) Modifications project schedule by six months with no additional increase in the budget and scope. Due to higher priority projects and the COVID-19 pandemic, staff was unable to finalize design of this project as originally proposed. For these reasons, the Engineering Division requests a six month extension to the design schedule. The overall project end date is November 1, 2025 remains unchanged.

The total project cost is \$2,500,000 and will be completed by November 1, 2025.

**PDC ACTION** Approved

**COMMENT** No Comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$889,500

**CALTRANS PEDESTRIAN PATH AND PARKING RESTRIPIING (PHASE 2B) – SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to add 12 months to the schedule for the Caltrans Pedestrian Path and Parking Restriping project with no additional increase to the budget.

The Engineering Division recommends adding 12 additional months to the schedule to allow for the extensive time required to obtain the Caltrans Encroachment Permit.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$312,000

**WORLD TOTS SAFETY IMPROVEMENTS - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to add six months to the schedule for the World Tots Safety Improvements project with no additional increase to the budget.

The Engineering Division recommends adding six additional months to the schedule to account for delays incurred by staff prioritizing work on other priority projects, including the POLA Facilities– Front Entrance Public Safety project and the 300 Water Street – Maritime Law Enforcement Training Gym Facility project.

If approved, the total project cost would remain at \$312,000, and the project would be completed by October 7, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

**ADMINISTRATIVE ITEM**

Projects for Discussion reviewed. 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)
22nd Street, Via Cabrillo Marina, & Shoshonean Road - Lighting Upgrade (25636)	\$	(70,000)
B. 115 - Rail Crossing Replacement (25637)	\$	(100,000)
Harbor Administrative Building - 1st Floor Garage LED Lighting Upgrade (25639)	\$	(150,000)
B. 95 - Barge Landing Ramp Upgrade at Catalina Express (25640)	\$	(100,000)
B. 200 - Marine Improvements Contractor Laydown Area (25643)	\$	(200,000)
B. 161 - Former Administration Building Remodel (_____)	\$	(300,000)
Terminal Way and Barracuda Street - Removal of Abandoned Railroad Track (_____)	\$	(30,000)

***Subtotal PDC Approved Projects*** \$ ***(3,072,500)***

**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)
1410 S.Barracuda Steet - Fire Alarm System (25638)	\$	(55,200)
Anchorage Road Lighting Upgrade (24641)	\$	(98,000)
B. 91-92 - Passener Terminal - Emergency Lighting Inverter Replacement (25642)	\$	(99,000)

***Subtotal Projects Under \$100,000*** \$ ***(471,500)***

***Balance as of October28, 2020***

**\$ 8,456,000**