



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: FEBRUARY 8, 2023**

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

**SUBJECT: FEBRUARY 2023 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its February 2023 meeting. On February 8, 2023, the PDC met to consider six project items. The committee also reviewed standing reports regarding newly opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, completed CIP projects, the financial model and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2022/2023 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

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

The Board of Harbor Commissioners (Board) approved \$12,000,000 in the fiscal year 2022/2023 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 2022/2023:

- 17 PDC-approved projects totaling \$7,034,782
- 5 projects under \$100,000 totaling \$195,984

As of January 25, 2023, the remaining balance is \$4,769,234.

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.



[Marla Bleavins \(Feb 14, 2023 11:46 PST\)](#)

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: February 2023 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2022/2023

Transmittal 3: CIP Status Report – Completed Projects

AVG

AVG/mz

## NEW PROJECT

**SUBJECT** ORIGINAL PROJECT COST \$544,442

**BADGER AVENUE BRIDGE GRATING REPLACEMENT – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to replace the existing grating on Badger Avenue Bridge.

The proposed work includes replacing the existing grating on Badger Avenue Bridge with new grating.

The total project budget is \$544,442 and the project will be completed by April 16, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT** ORIGINAL PROJECT COST \$3,100,000

**BADGER AVENUE BRIDGE WIRE ROPES REPLACEMENT – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to replace all wire ropes on the Badger Avenue Bridge.

The proposed work includes replacement of all wire ropes on the Badger Avenue Bridge.

The total project budget is \$3,100,000 and the project will be completed by March 16, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$10,000,000

**ELECTRICAL INFRASTRUCTURE IMPROVEMENT PROGRAM- PRELIMINARY ENGINEERING AND ENVIRONMENTAL ANALYSIS – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate the Electrical Infrastructure Improvement Program Preliminary Engineering and Environmental Analysis to support the future power demand requirement throughout the Port of Los Angeles for zero emissions operations.

The Port of Los Angeles is committed to protecting air quality in and around Los Angeles Harbor. Several Clean Air action plans and emission reducing programs have been put into place over the last decade including implementing the most comprehensive strategy to cut air pollution and reduce health risks ever produced for a global seaport complex.

The San Pedro Bay Ports Clean Air Action Plan (CAAP) is a landmark air quality plan that establishes the most comprehensive, far-reaching strategy for reducing port-related air pollution and related health risks, while allowing port development, job creation and economic activity associated with that development to continue. The plan ushered in a slew of anti-air pollution strategies including the Clean Truck Program, vessel pollution reduction programs, and advanced new technology, such as the world’s first hybrid tugboat. The plan was originally adopted in 2006, with updates in 2010 and 2017.

The proposed work includes Preliminary Engineering and Environmental Analysis for the planning, and coordination with Los Angeles Department of Water and Power (LADWP) the installation of new distribution system and expansion of the existing electrical distribution racks for support of zero carbon port operations throughout the Port, San Pedro, Wilmington, and Terminal Island districts, (see transmittal No. 1).

This initial work order will be for \$10,000,000 for Preliminary Engineering and Environmental Analysis.

Estimated future project budget for this work is \$305,000,000 with completion by June 30, 2035

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE**

**SUBJECT**

**ORIGINAL PROJECT COST** \$1,516,000

**HARBOR ADMINISTRATION BUILDING- 1ST FLOOR EMPLOYEE RESTROOMS AND SHOWERS REMODEL – SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the HAB 1st Floor Employee Restrooms and Shower Remodel schedule by six additional months with no additional increase in the budget of \$1,516,000.

The Engineering Division recommends adding six additional months to the schedule to allow for delivery delays of finish material products. The new completion date is June 30, 2023.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCOPE CHANGE, BUDGET CHANGE, SCHEDULE CHANGE**

**SUBJECT**

**ORIGINAL PROJECT COST** \$95,000

**SAN PEDRO WATERFRONT - WEST HARBOR SOIL TESTING AND REMOVAL - BUDGET AND SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to increase the budget and change the schedule for the San Pedro Waterfront -West Harbor Soil Testing and Removal project.

The Engineering Division recommends increasing the budget by \$405,000 from \$95,000 to \$500,000 to account for potential contaminated soil testing and removal that may be encountered within the West Harbor’s lease site.

The Engineering Division recommends adding 28 months to the schedule to correspond with the estimated completion date of West Harbor’s construction schedule.

The total project cost is \$500,000 and the project completion date is December 31, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$91,000

**BERTH 58/59/60 SHED – SEISMIC BRACING IMPROVEMENTS - SCOPE, BUDGET, AND SCHEDULE CHANGES**

**SUMMARY**

Staff requests approval to add additional scope, increase the budget, and extend the schedule for the Berth 58/59/60 Shed – Seismic Bracing Improvements project.

The original project scope was for design to add seismic bracing, a new sprinkler system to protect existing skylights, and new air release valves to the shed. The proposed project now includes construction, increasing the budget by \$676,000 to account for the procurement of materials and contractor labor for project, and adding 10 additional months to the schedule to allow for completion of the project.

The total project budget is \$767,000 and the project will be completed by December 1, 2023.

**PDC ACTION** Approved

**COMMENT** No comment.

**ADMINISTRATIVE ITEM** GASB 49 Report and Completed Projects CIP Report Reviewed

**ACTION ITEM FOLLOW UP**

**WORK ORDER REPORT** REVIEWED

**UNALLOCATED BUDGET REPORT** REVIEWED

**ADDITIONAL DISCUSSION**

Antonio V. Gioiello  
Development

Marla Bleavins (Feb 14, 2023 11:46 PST)

Marla Bleavins  
Finance and Administration

**Unallocated Capital Improvement Program Fund FY 22/23**

**(Budget set in July)**

**\$ 12,000,000**

**PDC Approved Projects**

|  |    |             |
|--|----|-------------|
| B. 302-305 Rail Mounted Gantry (RMG) Crane Rail and Foundation (2571600)   | \$ | (2,000,000) |
| B. 93 - Escalator Nos. 1 & 2 Renovation (2571700)  | \$ | (800,000)   |
| Portwide Leak Detection Expansion Program (2572300)  | \$ | (140,000)   |
| Portwide Skylights Replacement (2572200)   | \$ | (415,193)   |
| B. 208-209 - CFS Building Demolition (2572400)   | \$ | (1,000,000) |
| Fixed Automated License Plate Recognition (ALPR) System to Supplement Port Police Existing ALPR Systems ( 2572700) | \$ | (497,745)   |
| B. 72 Parking Lot Lights Replacement (2572900)   | \$ | (30,000)    |
| Knoll Drive Street Lighting (2573100)  | \$ | (63,000)    |
| Navy Way & Seaside Ave. Interchange Improvements (2573200)   | \$ | (400,000)   |
| PMA/ILWU Local 13 Dispatch Hall Surplus Parking Lot Improvements (2573300)   | \$ | (50,000)    |
| Terminal Island Maritime Support Facility (2573500)  | \$ | (200,000)   |
| B.93 Vehicular Ramp Fire Sprinkler System Upgrade (2573600)  | \$ | (160,000)   |
| B. 212-Yusen Administration Building Fire Suppression System Replacement (2573700)                                 | \$ | (180,000)   |
| 208 East 22nd St. Parking Lot Improvements (2573900)   | \$ | (200,000)   |
| Badger Aveue Bridge Wire Ropes Replacement ( )   | \$ | (289,844)   |
| Badger Aveue Bridge Grading Replacement ( )  | \$ | (109,000)   |
| Electrical Infrastructure Improvement Program ( )  | \$ | (500,000)   |

***Subtotal PDC Approved Projects*** \$ ***(7,034,782)***

**Projects Under \$100,000**

|   |    |          |
|---|----|----------|
| B. 212-223 - YTI East Gate Rail Signal Improvements (25719)                         | \$ | (39,805) |
| B. 161 - Marine Ways Gate Modifications (25725)                                     | \$ | (11,746) |
| Harbor Administration Building - Conference Room Teleconference Solutions (2572800) | \$ | (35,933) |
| Harbor Administration Building - Fifth Floor Office Enclosure (2573400)             | \$ | (24,000) |
| 22nd Street Park Surveillance (2573800)   | \$ | (84,500) |

***Subtotal Projects Under \$100,000*** \$ ***(195,984)***

***Balance as of January 25, 2023***

**\$ 4,769,234**

# CIP Status Report

## COMPLETED PROJECTS

Sorted By: Project Number

Actuals Thru: November 2022

*Where Construction Finish Date is: >= 12/24/2022 <= 1/25/2023*

| Expend. Org. | Project No. | Project Title                                  | Project Manager | Status    | Projected Cost | Design         |            |                 |            | Percent Design Complete | Construction   |            |                 |            | Percent Const. Complete |
|--------------|-------------|--|-----------------|-----------|----------------|----------------|------------|-----------------|------------|-------------------------|----------------|------------|-----------------|------------|-------------------------|
|              |             |  |                 |           |                | Start Baseline | Projected  | Finish Baseline | Projected  |                         | Start Baseline | Projected  | Finish Baseline | Projected  |                         |
| 1179         | 2555500     | Port Cyber Resilience Center                   | Zhong, Tony     | Completed | \$7,600,000    | 03/07/19       | ^ 03/07/19 | 04/30/19        | ^ 05/31/19 | 100 %                   | 01/01/20       | ^ 01/01/21 | 12/31/22        | ^ 12/31/22 | 100 %                   |
| 1085         | 2568200     | B. 68 - Port Pilot Station Wharf Modifications | Flinn, David    | Completed | \$526,000      | 09/14/21       | ^ 09/14/21 | 09/15/21        | ^ 09/15/21 | N/A                     | 01/01/22       | ^ 01/01/22 | 12/31/22        | ^ 12/31/22 | 100 %                   |

**Grand Total:      \$8,126,000**










# Audit Committee Report Packet February 2023

Final Audit Report

2023-02-14

|                 |  |
|-----------------|--|
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