



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: JUNE 12, 2020

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: JUNE 2020 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its June meeting. On June 10, 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), Unallocated CIP Fund Report FY 2019/2020 (Transmittal 2), and Unallocated CIP Fund Report FY 2020/2021 (Transmittal 3).

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

- 1) Schedule change – Five items were submitted and approved.
- 2) Budget/Schedule/Scope change – Two items were submitted and approved.

The Board of Harbor Commissioners (Board) approved \$14,000,000 in the fiscal year 2019/2020 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 2019/2020 to date:

- 27 PDC-approved project totaling \$7,943,500
- 32 projects under \$100,000 totaling \$1,873,995

Staff is beginning to earmark new projects for the approved 2020/2021 unallocated CIP budget of \$12,000,000. The following is a summary of these projects:

- Four PDC-approved projects totaling \$1,872,500

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. D. Seroka', with a long horizontal stroke extending to the right.

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: June 2020 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2019/2020

Transmittal 3: Unallocated CIP Fund Report FY 2020/2021

AVG/mz

BUDGET CHANGE, SCHEDULE CHANGE**SUBJECT** ORIGINAL PROJECT COST \$130,000**WORLD TOTS SAFETY IMPROVEMENTS – BUDGET AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for a cost increase and schedule change to the World Tots Safety Improvements project.

The proposed work includes the demolition of the existing fences, construction of a louvered wall, raising the height of the existing stucco wall along the stairs, and replacing exterior light fixtures. The budget increased by \$182,000 due to a redesign of the wall, that allows airflow with minimal visibility. Staff requests that the schedule be extended by 12 months to account for the time needed to build the mock-up louvered wall (see Picture No.1) and present to the stakeholders for their approval, as well as the time needed to revise the plans for the new louvered wall.

If approved by PDC, the total project cost would be increased to \$312,000 and the project will be completed by April 5, 2021.

PDC ACTION Approved**COMMENT** No comment.**BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE****SUBJECT** ORIGINAL PROJECT COST \$785,000**SOUTHERN CALIFORNIA INTERNATIONAL GATEWAY (SCIG) PROJECT ENVIRONMENTAL ASSESSMENT – SCOPE, BUDGET, AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval of the scope, cost and schedule change for the Southern California International Gateway (SCIG) Project environmental assessment required pursuant to a Court Order. The revised scope of work includes additional air quality analyses and additional review time as requested by legal. The estimated cost increase is \$27,000. A five-month schedule extension is needed to finish the Draft environmental assessment and to reset the schedule for the Final environmental assessment. The total project cost is now \$812,000 and the project schedule will be extended by eight five months from August 1, 2020, to January 4, 2021.

The cost of the environmental assessment is 100% reimbursable through the Harbor Department's Reimbursement Agreement with BNSF Railway that was approved by the Board on October 11, 2018. Pursuant to the Agreement, BNSF Railway has agreed to the scope, cost and schedule changes that are being requested by staff under legal direction.

PDC ACTION Approved**COMMENT** No comment.**SCHEDULE CHANGE****Transmittal 1**

SUBJECT ORIGINAL PROJECT COST \$600,000

LIBERTY HILL PLAZA ATRIUM SKYLIGHTS REPLACEMENT - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the schedule for the project to replace the atrium skylights at Liberty Hill Plaza by ten additional months with no additional increase in the budget.

The Construction & Maintenance Division (C&M) recommends adding ten additional months to the schedule to allow for delays due in submitting the purchase order for Board of Harbor Commissioners (Board) approval.

PDC ACTION Approved

COMMENT No comment.

SUBJECT ORIGINAL PROJECT COST \$745,000

BERTH 84 – MARITIME MUSEUM – PLUMBING UPGRADES - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the plumbing upgrades project at the Berth 84 Maritime Museum schedule by ten additional months with no additional increase in the budget.

The Construction & Maintenance Division (C&M) recommends adding ten additional months to the schedule to allow for delays in closing the building.

PDC ACTION Approved

COMMENT No comment.

SUBJECT ORIGINAL PROJECT COST \$49,825,000

PIER 400 CORRIDOR STORAGE TRACKS EXPANSION - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the Pier 400 Corridor Storage Tracks Expansion schedule by six months with no increase to the budget.

The Engineering Division recommends adding six months to the design schedule to account for delays obtaining external agency permits, Right Of Way (ROW) certification, California Transportation Commission (CTC) approval, and Caltrans' E-76 Authorization to Proceed.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$1,240,000

HARBOR ADMINISTRATION BUILDING EXTERIOR FRAME REPAIR - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the Harbor Administration Building (HAB) Exterior Frame Repair schedule by four additional months with no additional increase in the budget.

The Engineering Division recommends adding four additional months to the schedule to accommodate the repair of an accidental leak that occurred on one of the encased joint connections.

The project will be completed by July 31, 2020.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$620,000

FIXED LICENSE PLATE READER - SCHEDULE CHANGE

SUMMARY

Staff requests approval to change the schedule for the Fixed License Plate Reader (LPR) project.

The Port Police Division recommends adding 12 additional months to the schedule to allow for delays in to secure installation approval and to obtain required permits from the Harbor Department and the Los Angeles Department of Transportation.

The total project cost is \$620,000 and the project will be completed by June 30, 2021.

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 19/20

(Budget set in February)

\$ 14,000,000

PDC Approved Projects

Port Cyber Resilience Center (25555)	\$	(1,600,000)
B. 84 - Maritime Museum - Plumbing Upgrades (25560)	\$	(745,000)
Port of Los Angeles Police Headquarters - Mass Notification System (25561)	\$	(388,000)
Harbor Department Administration Building - 1st Floor Employee Restrooms and Showers Remodel (25562)	\$	(200,000)
Wilmington Waterfront - Building Demolition (25570)	\$	(688,000)
Harbor Administration Bldg. - Lower Deck Patio (25572)	\$	(905,000)
B. 195-196 - Underwharf Backflow Work Platforms (25573)	\$	(185,000)
B. 91-93 - Passenger Terminal Gangways - Sheet Metal Replacement (25575)	\$	(50,000)
B. 100 - West Basin Container Terminal (WBCT) - Advanced Infrastructure Demonstration (25576)	\$	(250,000)
Pier 400 (APM) Terminal - Electrical Infrastructure for Electrical Container Handling Equipment (25587)	\$	(400,000)
Liberty Hill Plaza Atrium Skylights Replacement (25591)	\$	(600,000)
Banning's Landing Water Leaks and Damage Repair (25595)	\$	(75,000)
Berth 46 - Outer Harbor Cruise Terminal AMP (25599)	\$	(1,000,000)
San Pedro Waterfront - Harbor Boulevard from SP Slip to Berth 73C Roadway Imps (25600)	\$	(250,000)
B. 212-214 (Yusen Terminal) - Leak Detection Expansion (25605)	\$	(30,000)
B. 218-220 (Yusen Terminal) Landside Stowage Pin Relocation (25606)	\$	(50,000)
B. 158 & 160 - Construction & Maintenance Parking Employee Lot Improvements (25607)	\$	(30,000)
South Seaside Avenue Storm Drain Restoration (25608)	\$	(60,000)
B. 68 - Port Pilot Station HVAC Upgrade (25609)	\$	(60,000)
B. 212-224 (Yusen Terminal) - Low Voltage Electrical Infrastructure Imps (25610)	\$	(25,000)
B. 161 - Floating Dock Replacement (25611)	\$	(100,000)
Container Terminal - Alternative Maritime Power (AMP) Earth Switchgear Retrofit (25516)	\$	(50,000)
Klein Billing and Port Pilot Systems Enhancement - Phase II (25517)	\$	-
B. 302-305 - On-Dock Railyard Expansion (25622)	\$	(140,000)
22nd Street Illuminated Crosswalk Safety Improvements (25623)	\$	(10,000)
Caltrans Pedestrian Path and Parking Restriping (25626)	\$	(30,000)
B. 84 - Maritime Museum - Fire Alarm and Mass Notification System (25629)	\$	(10,000)
B. 161 - Construction & Maintenance - Natural Gas Line Replacement (25631)	\$	(12,500)

Subtotal PDC Approved Projects \$ ***(7,943,500)***

Projects Under \$100,000

B. 302-305 - Fenix Marine Services - Transportation Improvements Project (25564)	\$	(95,000)
B. 121 - Position Indicator Valve Replacement (25565)	\$	(90,000)
B. 300 - Rail Yard Control Switches Replacement (25566)	\$	(85,000)
B. 90-91 - Baggage Handling Building Fire Alarm Notification System (25567)	\$	(40,000)
Port of Los Angeles Police Headquarters - Furniture Reconfiguration (25569)	\$	(25,000)
300 Water Street - Electrical Upgrades (25574)	\$	(53,000)

Unallocated Capital Improvement Program Fund FY 19/20

(Budget set in February)

	\$	14,000,000
B. 91-92 - Passenger Terminal - Check-In Counter Outlets (25577)	\$	(42,500)
B. 93 - Passenger Terminal - Workstation Outlets (25578)	\$	(12,000)
POLA Facilities - Front Entrance Public Safety (25581)	\$	(60,000)
Port of Los Angeles Police Headquarters - 9-1-1 Public Safety Answering Point (PSAP) System (25582)	\$	(33,000)
Liberty Hill Plaza - Change of Use Improvements (25583)	\$	(65,000)
Wilmington Waterfront Park Barbeque Grill Replacement (25584)	\$	(34,000)
B. 161 - HVAC Shop Re-Roof (25586)	\$	(90,000)
B. 59 - Fire Protection System (25588)	\$	(95,506)
B. 60 - Fire Protection System (25589)	\$	(98,989)
B. 73 - Utro Building HVAC Unit Replacement (25590)	\$	(40,000)
B. 58 - Underwharf Sanitary Sewer Line Replacement (25592)	\$	(30,000)
300 Water Street - Maritime Law Enforcement Training Center Gym Facility (25593)	\$	(60,000)
B. 87 - Parking Lot Improvements (25594)	\$	(55,000)
San Pedro Waterfront - San Pedro Public Market - Soil Testing & Removal (Developer Site) (25596)	\$	(95,000)
B. 161 - Warehouse Heater Replacement (25597)	\$	(30,000)
Liberty Hill Plaza Light Inverter Replacement (25598)	\$	(47,000)
Harbor Administration Building - Boiler Recirculation Pumps Replacement (25604)	\$	(16,000)
Harbor Administration Building - 2nd Floor Garage LED Lighting Upgrade (25614)	\$	(75,000)
B. 93 - Passenger Terminal - Office Block Boiler Replacement (25615)	\$	(80,000)
B. 85 and Cabrillo Beach Launch Ramp Signage Replacement (25618)	\$	(17,000)
Whaler's Walk Striping Improvements (25619)	\$	(22,000)
B. 161 - Sheet Metal Shop HVAC and Insulation System (25620)	\$	(88,000)
Shoshonean Road Safety Improvements (25621)	\$	(97,000)
701 New Dock Street Administration Building - Seismic Expansion Joint Repl (25627)	\$	(87,000)
B. 93 D&E - Cruise Ship Promenade Furnishing Replacement (24628)	\$	(56,000)
Harbor Administration Building - Patio Lighting Solution (25632)	\$	(60,000)
Subtotal Projects Under \$100,000	\$	(1,873,995)
Balance as of May 27, 2020	\$	4,182,505

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)

Subtotal PDC Approved Projects \$ (1,872,500)

Projects Under \$100,000

Subtotal Projects Under \$100,000 \$ -

Balance as of May 27, 2020

\$ 10,127,500