



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: OCTOBER 5, 2017

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: OCTOBER 2017 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its October meeting. On October 4, 2017, the PDC met at its regularly scheduled time to consider nine project items. On September 12, 2017, the PDC met ad hoc to consider one item, for a total of ten items since the previous PDC report. The committee also reviewed administrative reports regarding grants, recently opened work orders, and the status of the unallocated Capital Improvement Program (CIP) fund budget. The meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2017/2018 (Transmittal 2) are attached for your review.

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Mark Bleavin FOR
EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: October 2017 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2017/2018

AVG/mz

NEW PROJECT

SUBJECT ORIGINAL PROJECT COST \$343,000
PORT POLICE SYSTEMS IMPROVEMENTS – CATALINA ISLAND RADIO REPEATER SITE

SUMMARY

The Information Technology (IT) Division is requesting Project Development Committee (PDC) approval of capital funds for improvements to the Port Police systems. The project is to procure and install a radio repeater site on Catalina Island and a control station for the Point Fermin area. This project is for necessary coverage improvements for the Port Police radio system. The requested amount is \$343,000 in Fiscal Year 2017/18.

PDC ACTION Approved

COMMENT Maintenance is covered under warranty for the initial 3 years after installation. Thereafter, maintenance costs are estimated to be approximately \$20,000 per year.

SUBJECT ORIGINAL PROJECT COST \$7,400,000
BERTHS 177-178 WHARF RESTORATION – NEW PROJECT

SUMMARY

The Engineering Division requests approval of project scope, budget, and schedule to design and construct 375 linear feet of concrete wharf at Berth 178 to replace the existing fire-damaged timber wharf and demolish the 558 lineal feet of fire damaged structure at Berth 177. The project is estimated to cost \$7,400,000 and be completed by October 31, 2019.

PDC ACTION Approved

COMMENT No comment.

SUBJECT ORIGINAL PROJECT COST \$837,000
BERTHS 218-220 CONCRETE PAVEMENT IMPROVEMENTS – NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to construct fiber reinforced concrete at the Berths 218-220 crane back reach area. The improvement will accommodate a new type of vessel hatch lid stowed in this area. In the past, vessel hatch lids have typically been flat, which distributes the weight over its surface area. The new hatch lids have footings (see photo 1) which concentrate the weight at those points. Currently the Berths 218-220 back reach area is paved with asphalt concrete, which is not designed to support these concentrated loads (see photo 2). The project is estimated to cost \$837,000 and be completed by December 31, 2018.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$1,920,000**BERTHS 148-149 (PHILLIPS 66) MARINE OIL TERMINAL REPAIRS PROJECT – SCHEDULE CHANGE****SUMMARY**

The Engineering Division requests the Project Development Committee's (PDC's) approval to extend the project completion date of the Berths 148-149 Marine Oil Terminal (MOT) repairs by nine months. On May 4, 2016, the PDC approved the design and construction of repairs needed at Berths 148-149 to make them compliant to Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS).

The Engineering and Real Estate Divisions have been negotiating a construction schedule with Phillips 66. Agreement to a construction schedule is taking longer than expected due to the high frequency and variability of vessel calls at the terminal. We request a six-month extension to the design completion date to finalize the schedule and avoid advertising the project for construction during the holiday season. In addition, the project will be advertised for construction and will not use the 2016-2018 Marine Improvements Contract as previously approved. An additional three months are requested for the Bid and Award process.

The Engineering Division requests approval for a nine-month time extension to revise the project completion date from November 5, 2018 to August 5, 2019, for additional time needed to negotiate a construction schedule. No budget change is requested.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$800,000**WATER STREET RESURFACING TIME EXTENSION****SUMMARY**

The Project Development Committee (PDC) approved the Water Street Resurfacing on February 3, 2016. Staff requests approval to revise the construction schedule to utilize the upcoming 2018-2020 Site Improvements Contract to construct the project.

The Engineering Division requests that the project schedule be revised to add 15 months.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$660,000**REEVES AVENUE RESURFACING - SCHEDULE CHANGE****SUMMARY**

The Project Development Committee (PDC) approved the Reeves Avenue Resurfacing project on February 3, 2016. Staff requests approval to revise the construction schedule, to utilize the upcoming 2018-2020 Site Improvements Contract to construct the project.

The Engineering Division requests that the project schedule be revised to add 17 months to the construction schedule.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$1,850,000**NAVY WAY SPEED HUMP RECONSTRUCTION AND RESTRIPIING PROJECT – SCHEDULE CHANGE****SUMMARY**

The Project Development Committee (PDC) approved the Navy Way Speed Hump Reconstruction and Restripping project on February 3, 2016. Staff requests approval to revise the construction schedule, to utilize the upcoming 2018-2020 Site Improvement Contract to construct the project and avoid construction during the Least Tern Nesting Season. The Engineering Division requests that the project schedule be revised to extend the construction finish schedule by nine months.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$500,000**MINER STREET RESURFACING PDC SCHEDULE CHANGE****SUMMARY**

The Project Development Committee (PDC) approved the Miner Street Resurfacing project on February 3, 2016. Staff requests approval to revise the construction schedule to utilize the upcoming 2018-2020 Site Improvements Contract to construct the project. The Engineering Division requests that the project schedule be revised to add 19 months.

PDC ACTION Approved**COMMENT** No comment.**SCHEDULE CHANGE, BUDGET CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$146,000**BERTH 161 - ELEVATOR MODERNIZATION****SUMMARY**

Staff requests approval of a revised project schedule and a budget increase for the modernization of the sole elevator serving the old Construction and Maintenance (C&M) Administration Building at Berth 161. A revised schedule would change the project construction start date from August 1, 2017 to December 5, 2017 and construction completion date from November 30, 2017 to July 31, 2018. A budget increase in the amount of \$95,000 is also requested. The Berth 161 Elevator Modernization project is a Deferred Maintenance Capital Improvement Program project approved for Fiscal Year 2016-17.

PDC ACTION Approved**COMMENT**

CHINA SHIPPING SUPPLEMENTAL EIR – SCHEDULE AND BUDGET MODIFICATION

SUMMARY

The City of Los Angeles Harbor Department (Harbor Department) is preparing a Supplemental Environmental Impact Report (SEIR) for the Berths 97-109 [China Shipping] Container Terminal Project (proposed Project), in accordance with the requirements of the California Environmental Quality Act (CEQA). The Notice of Preparation (NOP) for the Draft SEIR was published on September 18, 2015 and the Draft SEIR was released for a 45-day public review period on June 16, 2017. At the public hearing held on July 18, 2017, it was announced that the public review period would be extended by an additional 60 days through September 29, 2017 in response to requests for additional time by stakeholders. On August 16, 2016, PDC approved an estimated budget to complete the SEIR of \$1,100,000. Upon completion of the Draft SEIR public hearing, the SEIR budget has now been fully exhausted. Though the budget to complete the Final SEIR will depend upon the nature and extent of comments received during the Draft SEIR comment period, staff is requesting an estimated budget increase of \$500,000 to complete the environmental document through the Final SEIR, along with an estimated schedule, with the understanding that a more refined estimate of cost and schedule to complete the Final SEIR will be provided to PDC once Draft SEIR comments have been received at the end of the public comment period and an evaluation of true technical and legal support needs can be made at that time. This estimated Final SEIR budget will allow for certain short-term planning activities and limited technical and legal efforts to get underway prior to the end of the Draft SEIR public comment period.

PDC ACTION Approved

COMMENT While the project is on hold, the consultant has been instructed to stop all work until further notice with the exception to allow up to \$10,000 for Goods Movement-related expenses.

ADMINISTRATIVE ITEM Department Grants Report 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 17/18

(Budget set in February)

\$ 15,000,000.00

PDC Approved Projects

Berth 174-181 - Pasha Terminal Improvements (25441)	\$	(500,000.00)
Berth 212-224 - Terminal Lighting Replacement (25446)	\$	(1,350,000.00)
ILWU Dispatch Hall Traffic Signal (25449)	\$	(100,000.00)
B. 161 C&M Maintenance Yard - Carpenter Shop Remodal (25452)	\$	(850,000.00)
Berth 226-236 Everport Terminal Advanced Cargo Handling Demonstration Project (25453)	\$	(200,000.00)
Wilmington Waterfront Environmental Assessments (25456)	\$	(450,000.00)
Harbor Administration Building Garage Doors Replacement (25455)	\$	(151,000.00)
Berth 91-92 - Passenger Terminal Fire Panel Installation (25454)	\$	(340,000.00)
POLA Sidewalk Repair Program - Withith Port Property (25463)	\$	(500,000.00)
Port Police System Improvements - Catalina Island Radio Repeater Site (_____)	\$	(343,000.00)
B. 218-220 Concrete Wharf Improvements (_____)	\$	(100,000.00)

Subtotal PDC Approved Projects \$ ***(4,884,000.00)***

Projects Under \$100,000

HAB New Skylight at Penthouse Roof (25451)	\$	(93,000.00)
Port Police - LAPD LAN Network Connection (25461)	\$	(88,525.00)

Subtotal Projects Under \$100,000 \$ ***(181,525.00)***

Balance as of September 27, 2017

\$ 9,934,475.00

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