



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: JANUARY 9, 2025**

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

**SUBJECT: JANUARY 2025 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its January 2025 meeting. On January 8, 2025, the PDC met to consider fifteen 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 2024/2025 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

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

The Board of Harbor Commissioners (Board) approved \$15,000,000 in the fiscal year 2024/2025 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 2024/2025:

- 13 PDC-approved projects totaling \$6,726,979
- 10 projects under \$100,000 totaling \$620,000

As of December 30, 2024, the remaining balance is \$7,653,021.

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.

*Erica M. Calhoun*

for

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: January 2025 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2024/2025

Transmittal 3: CIP Status Report – Completed Projects

*DAZ*

DAZ/mz

**BUDGET CHANGE, SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST****BERTH 200 ROADWAY IMPROVEMENTS AND EXTENSION –  
BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval for cost increase and schedule change to the Berth 200 Roadway Improvements and Extension project to account for design related costs and time required to engage the design consultant.

The revised budget is increased by \$500,000 from \$13,900,000 to a new project budget of \$14,400,000. The revised schedule is increased by eighteen (18) months to a new completion date of May 31, 2028.

The total project cost is \$14,400,000 and the project will be completed by May 31, 2028.

**PDC ACTION** Approved

**COMMENT** No comment.

**BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$5,037,040**B. 91-92 – PASSENGER TERMINAL PEDESTRIAN DECK COATING – BUDGET, SCHEDULE & SCOPE CHANGE****SUMMARY**

Staff requests approval to increase the budget and change the schedule for Berth 91-92 Passenger Terminal Pedestrian Deck Coating.

The Construction & Maintenance Division recommends increasing the current budget of \$5,037,040 by \$2,000,000 to account for the addition of 34 new handrail sections to replace 34 existing sections already waterproofed and secured in place. Sixteen sections had new concrete installed around them as well. The new waterproofing system under the new concrete had to be removed and replaced. All this work along the leading edge of the concourse is greatly affected by cruise ship traffic and safety is a major concern for the passengers. The Cruise Ship Operator and Director of Cargo Marketing requested temporary handrail systems be constructed and altered as needed for each ship. Ramp systems had to be built, installed, and removed 166 times in 2024 to accommodate all the passengers embarking and disembarking from the cruise ships. These ramps had to be custom made to fit properly over the construction area and provide a smooth ADA compliant surface to walk on.

The Construction & Maintenance Division recommends adding four months to the schedule to allow for these delays.

The total project budget is \$7,037,040 and the project will be completed by August 31, 2025.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$5,886,770**BERTHS 121-131 CONTAINER TERMINAL REDEVELOPMENT PROJECT EIS/EIR – SCOPE, BUDGET, AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to change the scope, cost, and schedule for the Berths 121-131 Container Terminal Redevelopment Project (Project) Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR). The changes include additional legal review and analysis beyond what was originally proposed for both the Draft document currently under preparation and for the Final document, including any potential legal challenges and appeals. A three-year schedule extension is being requested to align with the same term of a newly executed legal services agreement. The three-year schedule extension will change the end date from June 30, 2025 to June 30, 2028. In addition, a budget increase of \$200,000 is being requested for legal services, which increases the total budget estimate of \$5,886,770 to \$6,086,770.

**PDC ACTION** Approved**COMMENT** No comment.**NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST** \$680,000**BERTH 400-405 – CRANE BREAKERS REPLACEMENT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace the crane switchgear breakers at Berth 400-405.

The proposed work includes the removal and replacement of multiple non-functional breakers along with a life assessment of existing breakers to ensure future continuous function.

The total project budget is \$680,000 and the project will be completed by May 31, 2026.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$6,705,000**FY 2025-26 C&M DEFERRED MAINTENANCE CIP PROJECTS – NEW PROJECTS****SUMMARY**

The Construction & Maintenance Division (C&M) requests \$6,705,000 in Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP) funding for 15 major repair, remodel, and upgrade projects throughout the Port that largely have been deferred for years due to budgetary limitations. In coordination with the Engineering, Cargo & Industrial Real Estate, and Waterfront & Commercial Real Estate Divisions all 15 projects were identified this fiscal year (see the attached list). Projects may be added or removed from the C&M deferred maintenance program due to changing priorities and circumstances as the fiscal year proceeds.

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

**SUBJECT**

**ORIGINAL PROJECT COST** \$725,000

**BERTH 100 CHINA SHIPPING – CRANE BREAKERS REPLACEMENT – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to replace the crane switchgear breakers at Berth 100.

The proposed work includes the removal and replacement of multiple non-functional breakers along with a life assessment of existing breakers to ensure future continuous function.

The total project budget is \$725,000 and the project will be completed by May 31, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$630,000

**TERMINAL WAY SOLAR POWERED STREET LIGHTS (BETWEEN FERRY STREET AND NAVY WAY) – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to install solar powered luminaires on the existing streetlights located along Terminal Way (between Ferry Street and Navy Way).

The proposed work will replace 56 existing electric powered luminaires with solar power luminaires on existing street light poles along Terminal Way (between Ferry Street and Navy Way).

The total project cost is \$630,000 and the project completion date is March 27, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$680,000

**BERTH 121-126 – AMP SWITCHGEAR BREAKERS REPLACEMENT – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to replace the AMP switchgear breakers at Berth 121-126.

The proposed work includes the removal and replacement of multiple non-functional breakers along with a life assessment of existing breakers to ensure future continuous function.

The total project budget is \$680,000 and the project will be completed by June 30, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$6,165,000**BERTHS 200 G - H IMPROVEMENTS– NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to repair the timber wharves, associated backland, slope and sea wall at Berths 200 G-H.

The proposed work includes improvements to the timber wharf, fender piles, backland asphalt, sea wall, and rock slope to restore the original design condition.

The total project cost is \$6,165,000 and the project completion date is February 29, 2028.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$270,000**SAN PEDRO WATERFRONT – HARBOR GATEWAY FANFARE FOUNTAIN WATER FEATURE UPGRADE - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the San Pedro Waterfront – Harbor Gateway Fanfare Water Feature Upgrade schedule by six months with no increase to the budget.

The Construction & Maintenance Division recommends adding six months to the schedule to allow for unforeseen delays from the proprietary manufacturer WET regarding material procurement and staffing for the installation. Seven oarsman have been installed so far and WET has sent notice that the rest of the equipment is ready for installation.

The proposed completion date is March 31, 2025.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$175,000**NEW FIBER OPTIC LINES FROM PORT OF LOS ANGELES HARBOR ADMINISTRATION BUILDING (HAB) TO 110 FREEWAY ON/OFF RAMP - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the New Fiber Optic Lines from Port of Los Angeles Harbor Administration Building (HAB) to 110 Freeway On/Off Ramp schedule by 18 months with no additional increase in the project budget of \$175,000.

The Engineering Division recommends adding 18 months to the schedule to allow for delays due to an extended bidding phase of the North Gaffey St. Beautification and the Caltrans Pedestrian Path Restriping Projects on which this project is dependent. In addition, the extended schedule allows for ongoing construction coordination with State Route 47 (SR47)/ Vincent Thomas Bridge (VTB) and Front Street/ Harbor Boulevard Interchange Reconfiguration project. The new fiber optic lines for this project will run from the Harbor Administration Building (HAB) to North Gaffey and tie into the State Route 47 lines which are yet to be constructed. Thus, this schedule is dependent on the SR47 schedule. The new completion date is December 31, 2026.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$17,700,000**BERTH 195-199 WALLENIUS WILHELMSSEN SOLUTIONS (WWL) TERMINAL ALTERNATIVE MARITIME POWER (AMP) - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 195-199 Wallenius Wilhelmsen Solutions (WWL) Terminal Alternative Maritime Power (AMP) schedule by 18 months with no additional increase to the budget. The Engineering Division recommends adding 18 months to the schedule to account for the time required to apply and be awarded grant funding by the Environmental Protection Agency's (EPA) Clean Ports Program. The Department received an EPA grant of \$16,000,000 for this project.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$31,800,000**208 EAST 22ND STREET PARKING LOT IMPROVEMENTS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the 208 East 22nd Street Parking Lot Improvements schedule by 12-months with no additional increase in the project budget of \$31,800,000.

The Engineering Division recommends adding 12 months to the schedule to allow for delays due to the anticipated schedule for certification of the West Harbor Modification Project Supplemental Environmental Impact Report. The new completion date is May 31, 2027.

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

**SUBJECT**

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

**BERTHS 97-109 – CHINA SHIPPING CONTAINER TERMINAL REVISED SUPPLEMENTAL EIR –SCHEDULE CHANGE**

**SUMMARY**

Staff requests a 12-month schedule extension for the China Shipping Revised Supplemental Environmental Impact Report (SEIR) that is currently under preparation. The schedule extension will change the end date from February 1, 2025 to February 1, 2026 to align with the court ordered schedule of 18 months to complete the Revised SEIR by no later than the end of 2025. Currently, there is no change to the scope and budget for the project.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$2,811,000

**BERTH 91-92 – PASSENGER TERMINAL ROOF REPLACEMENT - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the B. 91-92 Passenger Terminal Roof Replacement project schedule by four months with no increase to the budget.

The Construction & Maintenance Division recommends adding four months to the schedule to allow for delays due to Hiring Hall not being able to fulfill the roofers requested to complete the project.

The proposed completion date is May 31, 2025.

**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**

*Dina Aryan-Zahlan*

*Erica M. Calhoun*

Dina Aryan-Zahlan  
Development

Erica Calhoun  
Administration



**Unallocated Capital Improvement Program Fund FY 24/25**

**(Budget set in July)**

**\$ 15,000,000**

**PDC Approved Projects**

Terminal Island Rail Infrastructure Improvement Project (65000027)	\$	(310,000)
B. 126-129 Wharf Redevelopment (65000023)	\$	(1,500,000)
Port-Wide - HVL Load Interrupter Switch Replacement (65000029)	\$	(100,000)
B. 93 World Cruise Center - Programmable Logic Controller (PLC) Modernization (65000028)	\$	(400,000)
S.P. Waterfront - West Harbor - Soil Testing, Removal and Unforeseen Conditions (2559600)	\$	(965,000)
West Harbor - City Improvements (65000034)	\$	(1,470,000)
B. 174-176 Wharf Repairs (65000030)	\$	(40,000)
North Gaffey Street Beautification - Phase II Supplemental Work (65000037)	\$	(1,375,447)
B. 200 - G&H Repairs (63000035)	\$	(246,532)
B. 100 Crane Breakers Replacement ( )	\$	(100,000)
B. 121-126 - AMP Switchgear Breaker Replacement ( )	\$	(100,000)
B. 400-405 - Crane Breaker Replacement ( )	\$	(100,000)
Terminal Way Solar Street Lighting Solution ( )	\$	(20,000)

***Subtotal PDC Approved Projects*** \$ **(6,726,979)**

**Projects Under \$100,000**

Least Tern Nesting Site Improvements (2581300)	\$	(50,000)
San Pedro Waterfront - Harbor Blvd. Gateway (2581500)	\$	(50,000)
Wilmington Waterfront - California Coastal Trail Promenade (2581600)	\$	(50,000)
Port-Wide - Tubular Barrier Gates Installation (2582100)	\$	(77,000)
B. 161 - Carpenter Shop - Roll Up Door Replacement (2582200)	\$	(16,000)
B. 90-92 - World Cruise Center - ADA Ramp Extension (2582300)	\$	(20,000)
B. 136 - Transformer Replacement (2582400)	\$	(98,000)
Digital Twin Pilot (2582500)	\$	(70,000)
210 Whalers Walk - Long Dock House Demolition (65000039)	\$	(93,000)
Wilmington Waterfront Park - Oldcastle Flogard Storm Drain Filters (65000040)	\$	(96,000)

***Subtotal Projects Under \$100,000*** \$ **(620,000)**

***Balance as of December 30, 2024***

**\$ 7,653,021**

# CIP Status Report

## COMPLETED PROJECTS

Sorted By: Project Number

Actuals Thru: November 2024

Where Construction Finish Date is: >= 11/21/2024 <= 12/30/2024

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design			Construction			Percent Design Complete	Percent Const. Complete	Pre-A500		
					Start Baseline	Projected	Finish Projected	Start Baseline	Projected	Finish Projected					
1206	(2564800) Oracle ERP Cloud Migration	Nguyen, Kristine	Completed	\$29,513,615	04/01/22	04/01/22	06/30/22	06/30/22	07/01/22	07/01/22	11/04/24	12/04/24	100 %		
1002	(2574800) B. 58-60 - AltaSea Soil Testing and Disposal	Honeybone, Chri	Completed	\$6,000,000	03/08/23	03/08/23	03/08/23	03/08/23	03/09/23	03/09/23	06/30/25	12/16/24	100 %		
1029	(2580200) B. 161 - Manitowoc Crane Repower	Orozco, David	Completed	\$150,000	04/07/24	04/07/24	04/07/24	04/07/24	09/13/24	09/13/24	11/30/24	11/30/24	100 %		
1181	(2580900) Port of Los Angeles Police Headquarters - New Threat Detection Center	Lam, Melissa	Completed	\$99,000	06/04/24	06/04/24	06/10/24	06/10/24	06/11/24	06/11/24	12/31/24	12/11/24	100 %		

**Grand Total: \$35,762,615**









# Audit Committee Report Packet January 2025

Final Audit Report

2025-01-10

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