



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: MAY 3, 2019

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: MAY 2019 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its May meeting. On May 1, 2019, the PDC met to consider eight project items. The committee also reviewed administrative reports regarding recently opened work orders and the status of the unallocated Capital Improvement Program (CIP) fund budget. The meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2018/2019 (Transmittal 2), and Unallocated CIP Fund Report FY 2019/2020 (Transmittal 3) are attached for your review.

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

- 1) Schedule change – Three items were 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 \$15,000,000 in the fiscal year 2018/2019 CIP budget for unallocated capital improvements. This budget is used 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. Projects under \$100,000 are reported to the PDC for information. The PDC meeting minutes are then transmitted to the Board for information.

The following is a summary of projects that are expected to utilize the unallocated CIP budget for fiscal year 2018/2019 to date:

- 29 PDC-approved project totaling \$6,126,600
- 15 projects under \$100,000 totaling \$947,241

New projects are beginning to be earmarked for the proposed 2019/2020 unallocated CIP budget of \$14,000,000. The following summarizes these new projects:

- Four PDC-approved project totaling \$2,933,000

There are various Board-approved resources 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. All of these are approved by the Board either as part of the annual budget approval process or as multi-year contracts that have received separate Board approval.

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

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: May 2019 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2018/2019

Transmittal 3: Unallocated CIP Fund Report FY 2019/2020

AVG/mz

NEW PROJECT

SUBJECT**ORIGINAL PROJECT COST** \$745,000**MARITIME MUSEUM – PLUMBING UPGRADES – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to upgrade the plumbing system at the Maritime Museum.

The proposed work includes replacing the failed waste water piping and roof drain piping, plumbing fixtures and components for hot and cold water piping.

The total project cost is \$745,000 and the project will be completed by March 31, 2020.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$388,000**PORT OF LOS ANGELES POLICE HEADQUARTERS – MASS NOTIFICATION SYSTEM - NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to install a TrueSite workstation at the Port of Los Angeles (Port) Police Headquarters.

The proposed work includes installing equipment at the Port Police Headquarters that manages Port-wide mass notification and fire and life safety events networked to a single location.

The total project cost is \$388,000 and the project will be completed by December 31, 2019.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$650,000**HARBOR DEPARTMENT ADMINISTRATION BUILDING 1ST FLOOR EMPLOYEE RESTROOMS AND SHOWERS REMODEL – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to repair and remodel the existing Harbor Department Administration Building (HAB) 1st floor employee restrooms and showers. The proposed repair and remodel work would restore restroom services, comply with the American Disabilities Act (ADA), and replace leaking shower pans and enclosures.

The total project cost is \$650,000 and the project would be completed by September 2021.

PDC ACTION Approved**COMMENT** No comment.

SCHEDULE CHANGE

Transmittal 1

SUBJECT**ORIGINAL PROJECT COST** \$600,000**WILMINGTON SIGNAGE IMPROVEMENTS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Wilmington signage improvements schedule by nine additional months with no additional increase in the budget.

The Engineering Division recommends adding nine months to the schedule to allow staff to evaluate and coordinate changes to the signage program based on the latest development in the Wilmington Waterfront program. The additional time will also be used to issue a revision on the purchase order, if needed.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$9,420,000**BERTHS 177-178 WHARF RESTORATION - SCHEDULE CHANGE****SUMMARY**

The Engineering Division recommends adding seven additional months to the schedule to allow for berthing and mooring analysis and three months to the construction schedule to allow for a total of ten months for construction.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$14,300,000**BERTHS 196-199 – WHARF REHABILITATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 196-199 – Wharf Rehabilitation schedule by ten additional months with no additional increase in the budget.

The Engineering Division recommends adding ten months to the schedule to accommodate delays to the water line replacement. The structural repair of the project started August 7, 2017, and finished in December 2018. The water line replacement work has been delayed because resources have been assigned to higher priority work, but will soon be available to finish the replacement and are scheduled for completion May 2020.

PDC ACTION Approved**COMMENT** No comment.**SCHEDULE CHANGE, BUDGET CHANGE**

SUBJECT
FIXED LICENSE PLATE READER - COST AND SCHEDULE CHANGE

ORIGINAL PROJECT COST \$529,200

SUMMARY

Staff requests approval to increase the cost and change the schedule for the Fixed License Plate Reader (LPR) project. The Port Police Division recommends increasing the budget from \$529,200 to \$620,000 to account for fixed LPR sites that may be outside the terms of the original quote from the solution provider (e.g. inaccessible 120V constant power and unavailable conduit space to install cables and conductors), Harbor Department staffing costs and warehouse expenses.

The Port Police Division recommends adding 6 additional months to the schedule to allow for delays in getting the Board of Harbor Commissioners (BOARD) 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, 2020.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE, BUDGET CHANGE, SCOPE CHANGE

SUBJECT **ORIGINAL PROJECT COST** \$10,603,000
BERTHS 214-220 CONCRETE WHARF IMPROVEMENTS – SCOPE, COST AND SCHEDULE CHANGES

SUMMARY

Staff requests approval to combine the Berths 218-220 Concrete Pavement Improvement Project with the Berths 214-220 Concrete Wharf Inspection and Improvements Project. Approval will reallocate Berths 218-220 Concrete Pavement Improvement project costs of \$837,000 to the Berths 214-220 Concrete Wharf Inspection and Improvements project increasing the budget from \$10,603,000 to \$11,440,000. Staff also requests extending the project schedule by 20 months to coordinate phasing plans with the tenant and to finalize design plans.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM No Grants Report or GASB 49 Report.

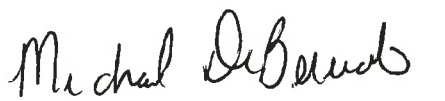
ACTION ITEM FOLLOW UP

WORK ORDER REPORT REVIEWED

UNALLOCATED BUDGET REPORT REVIEWED

ADDITIONAL DISCUSSION The PDC granted approval for Environmental Management Division to present to the Board of Harbor Commissioners for approval of Grant Agreement with the California Energy Commission and Funding Agreement with the South Coast Air Quality Management District for the West Basin Container Terminal advanced infrastructure demonstration project. The project will return to PDC for further evaluation at a later date.


Antonio V. Gioiello
Development


Michael DiBernardo
Marketing and Customer Relations

Unallocated Capital Improvement Program Fund FY 18/19

(Budget set in February)

\$ 15,000,000.00

PDC Approved Projects

C&M Yard Wi-Fi Expansion (25503)	\$	(167,600.00)
B. 95 - Catalina Channel Express - Parking Improvements (25509)	\$	(30,000.00)
Harbor Administration Building - 2nd Floor Workspace Solutions (25510)	\$	(240,000.00)
Harbor Administration Building - 5th Floor Workspace Solutions (25511)	\$	(1,300,000.00)
San Pedro Waterfront - Town Square Public Restrooms (25513)	\$	(50,000.00)
Access Road Adjacent to Praxair Resurfacing (25514)	\$	(45,000.00)
Pacific Maritime Association - Lashing Training Station (25517)	\$	(287,000.00)
Harbor Department Building - Board Hearing Room and Executive Session Room Improvements (25519)	\$	(75,000.00)
Liberty Plaza - Parking Lot System (25520)	\$	(40,000.00)
San Pedro Waterfront - Berth 78 Chevron Cleanup Phase II (25523)	\$	(100,000.00)
Port of Los Angeles Police Headquarters - Air Conditioning Replacement (25524)	\$	(100,000.00)
Southern California International Gateway (SCIG) Project Environmental Assessment (25525)	\$	(490,000.00)
B. 300 - Crane Switchgear Modernization (25529)	\$	(100,000.00)
B. 93 - Vehicular Pedestrian Ramp Repair (25530)	\$	(100,000.00)
B. 179-181 - Window Upgrade and Roll-Up Door Replacement (25531)	\$	(300,000.00)
B. 46-72 - Underwharf Pipeline Hangers Replacement (25533)	\$	(80,000.00)
Wilmington Youth Sailing and Aquatic Center (25536)	\$	(750,000.00)
B. 73 - Fender Pile Replacement and Camel Log Placement (25537)	\$	(860,000.00)
B. 200 - Roadway Improvements & Extension (25540)	\$	(25,000.00)
San Pedro Waterfront - Downtown Harbor Sheet Pile Wall Repair (25541)	\$	(220,000.00)
Demolition of Former Star-Kist Cannery (25542)	\$	(100,000.00)
B. 182 - Slope Erosion Repair (25543)	\$	(75,000.00)
Fire Station No. 49 - Floating Dock Area Improvements (25544)	\$	(200,000.00)
Fire Station No. 112 - Floating Dock Area Improvements (25545)	\$	(137,000.00)
Terminal Island - Street Light Fixture Upgrades (25546)	\$	(50,000.00)
B. 161 - Electrical Improvements - Phase 3 (25547)	\$	(50,000.00)
Fleet Management System (25548)	\$	(135,000.00)
World Tots Safety Improvements (25554)	\$	(10,000.00)
Harbor Department Building - 1st Floor Employee Restrooms and Showers Remodel (_____)	\$	(10,000.00)
Subtotal PDC Approved Projects	\$	(6,126,600.00)

Projects Under \$100,000

Pier 400 - Pavement Replacement (25504)	\$	(98,500.00)
B. 240X So Cal Ship Services - Parking Lot Design (25506)	\$	(40,000.00)
B. 84 - Port Police Marine Office - Two Workstation Installation - Phase II (25512)	\$	(25,000.00)
Henry Ford Avenue and Anchorage Road Improvements (25516)	\$	(50,000.00)
B. 161 - C&M Administration Building - Fall Protection System (25522)	\$	(50,000.00)
C Street/I-110 Access Ramp Improvements Right of Way Transfer (25528)	\$	(95,000.00)
Wilmington Waterfront Park Methane Alarm Replacement (25534)	\$	(25,000.00)
801 Reeves Avenue - Fire Alarm Panel Replacement (25535)	\$	(39,000.00)

Fire Station No. 110 - Floating Dock Area Improvements (25549)	\$	(97,000.00)
Fire Station No. 111 - Floating Dock Area Improvements (25550)	\$	(37,000.00)
B. 58 - Fire Alarm System (25551)	\$	(98,241.00)
B. 58 Shed - Seismic Bracing Improvements (25552)	\$	(91,000.00)
David Arian Commemorative Bench (25556)	\$	(99,000.00)
B. 161 - Test Lab Building Chairs (25557)	\$	(7,500.00)
Pier 400 - High Mast Poles Upgrade (25558)	\$	(95,000.00)
	Subtotal Projects Under \$100,000	\$ (947,241.00)
Balance as of April 24, 2019	\$	7,926,159.00

Unallocated Capital Improvement Program Fund FY 19/20
(Budget set in February)

\$ 14,000,000.00

PDC Approved Projects

Port Cyber Resilience Center (25555)	\$	(1,600,000.00)
Maritime Museum - Plumbing Upgrades (_____)	\$	(745,000.00)
Port of Los Angeles Police Headquarters - Mass Notification System (_____)	\$	(388,000.00)
Harbor Department Administration Building - 1st Floor Employee Restrooms and Showers Remodel (_____)	\$	(200,000.00)
Subtotal PDC Approved Projects	\$	(2,933,000.00)

Projects Under \$100,000

Subtotal Projects Under \$100,000 \$

Balance as of April 24, 2019

\$ 11,067,000.00