



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

Item #2a

FOR INFORMATION ONLY

DATE: FEBRUARY 12, 2015
TO: AUDIT COMMITTEE OF THE BOARD OF HARBOR COMMISSIONERS
SUBJECT: CAPITAL IMPROVEMENT PROGRAM REPORT

The following items are transmitted to the Audit Committee:

1. Fiscal Year 2014/2015 CIP Budget to Actual Expenditure Report Expenditures – this document compares Fiscal Year 2014/2015 CIP budget to actual expenditures through December 2014.
2. CIP Status Report – This document lists current CIP projects, project status, design and construction finish dates, budget, budget and schedule trends, project budget spent to date, percent of project budget spent to date, and comments.

A handwritten signature in blue ink, appearing to read 'E. Seroka'.

EUGENE D. SEROKA
Executive Director

Attachment(s):

Transmittal 1: Fiscal Year 2014/2015 CIP Budget to Actual Expenditure Report

Transmittal 2: December CIP Status Report (Actuals thru December 2014)

Author: D. Walsh, Engineering




Fiscal Year 2014/2015 CIP Budget to Actual Expenditure Report

	<u>Budget</u>		<u>Actuals Thru December 2014</u>	<u>Percentage Spent</u>
<u>In-House Labor</u>				
Engineering	\$ 7,886,015	\$	3,107,479	39.4%
Construction	\$ 8,251,780	\$	3,686,909	44.7%
Environmental	\$ 544,708	\$	138,197	25.4%
Const. and Maint.	\$ 2,587,915	\$	689,710	26.7%
<u>Consultants</u>				
Design Services	\$ 15,973,478	\$	4,922,108	30.8%
Env. Services	\$ 13,546,969	\$	1,202,767	8.9%
Construction Mgmt.	\$ 14,084,825	\$	4,487,151	31.9%
Misc. Prof Services	\$ 1,224,211	\$	226,094	18.5%
<u>Construction</u>	\$ 177,944,799	\$	65,014,542	36.5%
<u>Miscellaneous</u>				
Materials/Equipment	\$ 8,042,785	\$	1,636,311	20.3%
Other	\$ 30,875,533	\$	3,857,293	12.5%
<u>Grand Total</u>	\$ 280,963,018	\$	88,968,561	31.7%




Summary of Audit Committee Status Report

Total No. of CIP Projects	124
Total Value of CIP Projects	\$1,372,725,208

Schedule

Number of projects on schedule	94		76%
Number of projects at risk of falling behind schedule	10		8%
Number of projects behind schedule	20		16%
Total dollar value of projects on schedule	\$831,729,408		
Percent of total dollar value on schedule	61%		

Budget

Number of projects on budget	121		98%
Number of projects which may exceed budget	1		1%
Number of projects requiring budget adjustment	2		2%
Total dollar value of projects on budget	\$1,363,120,409		
Percent of total dollar value on budget	99%		

The Engineering Division is currently tracking a total of 124 active Capital projects representing just over \$1.36B in total project value. From a budget perspective, 121 of these projects, or roughly 98% of all projects, are currently tracking on budget.

The 3 projects that are either over budget or at risk of being over budget are:

- 1) Berths 196-199 & 200A - Wharf Rehabilitation project has encountered two unforeseen issues. The first is the need to remove several abandoned oil lines under the wharf. Ownership of these lines are unknown therefore the Port will need to undertake the removals as part of the project. The second issue involves the feasibility to reconstruct the wharf back to its original design strength as stipulated in WWL's lease. Test piles are scheduled to be driven to determine actual capacity.
- 2) The HAB Fuel Cell project which may need to be adjusted to account for the cost share of the foundation system; B&S may require additional ADA improvements to HAB as a result of project. Funding rebate requires conversion to LED lights in HAB garages. Cost/benefits of project are being reevaluated; and
- 3) The Port Pilot Station Backup Generator and Electrical System Upgrade which may require additional service equipment upgrade at the request of DWP.

From a schedule tracking perspective, projects at risk of falling behind schedule include:

- 1) Six projects in the MOTEMS Program that are currently working through the business deal process preparing new 30- year lease agreements;
- 2) Three projects for the Berth 306 development are delayed due to re-evaluation of project scope and business terms with the tenant.

Projects that are behind schedule include:

- 1) Four projects in the SNAP Program that are delayed due to a re-evaluation of the space needs of the HAB Building;
- 2) Two projects for the B. 100-102 (Chia Shipping) Terminal are on hold pending tenant negotiations;
- 3) Three projects are on hold for the B. 121-131 (Yang Ming) Terminal Improvements for re-evaluation of the projects alignment with the Buisness Development Plan;
- 4) B. 226-232 (Everport) wharf paving is awaiting the project area to be made available;
- 5) Berths 196-199 & 200A - Wharf Rehabilitation project is on hold pending alternative analysis to achieve original wharf design strength;
- 6) The HAB Fuel Cell project cost/benefits are being re-evaluated;
- 7) The Port Pilot Station Backup Generator and Electrical System Upgrade is delayed due to lack of design resources;
- 8) The Port Pilot Station Window Replacement project is delayed due to the re-evaluation of alternatives; and
- 9) Two MOTEMS repair projects are delayed: pending coordination of work window with the tenants

Audit Committee Status Report

Actuals Thru: December 2014

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
I. Terminals											
Berth 90-93 - World Cruise Center											
4. B. 93 - Cruise Terminal - Customs and Border Protection Improvements (2525300)	Planning	06/30/16	0%	02/28/18	0%	✓	\$2,740,000	\$109,554	4%	✓	Feb pdc
5. B. 91-93 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2527300)	Design	05/04/15	40%	12/29/16	0%	✓	\$1,000,000	\$45,740	5%	✓	
6. B. 91-92 - Replacement of Elevator No. 1 (2528400)	Bid and Award		N/A	06/29/15	0%	✓	\$85,000	\$0	0%	✓	
7. B. 93 - Replacement of Elevator No. 1 (2528600)	Bid and Award		N/A	06/28/15	0%	✓	\$60,000	\$0	0%	✓	
8. B. 93 - Replacement of Elevator No. 6 (2528700)	Construction		N/A	06/25/15	0%	✓	\$180,000	\$0	0%	✓	
9. B. 93 - Cruise Terminal Water Line Replacement (2529700)	Construction		N/A	06/30/15	30%	✓	\$750,000	\$283,212	38%	✓	
BERTH 90-93 - WORLD CRUISE CENTER TOTAL							\$4,815,000	\$438,506	9%		
Berth 100-102 - China Shipping Container Terminal											
1. B. 100-102 - Marine Operations Building (2454300)	Hold	08/31/14	100%	04/30/17	0%	✗	\$13,800,000	\$1,901,910	14%	✓	
3. B. 100-102 - Crane Maintenance Building (2502600)	Hold	08/31/14	100%	04/30/17	0%	✗	\$5,700,000	\$535,876	9%	✓	
OTHER TOTAL							\$19,500,000	\$2,437,786	13%		
BERTH 100-102 - CHINA SHIPPING TERMINAL TOTAL							\$19,500,000	\$2,437,786	13%		
Berth 121-131 - Yang Ming Container Terminal											
1. Phase I & II											
1. B. 121-131 - Wharf Upgrades (2449000)	Hold	04/10/16	0%	04/10/18	0%	✗	\$106,700,000	\$2,383,539	2%	✓	
2. B. 121-131 - West Basin Intermodal Container Transfer Facility (WBICTF) Expansion (2481000)	Hold	04/10/16	0%	04/10/18	0%	✗	\$11,100,000	\$434,548	4%	✓	
4. B. 121-131 - Terminal Redevelopment - Planning and Environmental (2523200)	Hold		N/A	04/15/16	40%	✗	\$3,200,000	\$725,759	23%	✓	
5. B. 121 - Yang Ming Administration Building Re-roof (2528800)	Construction		N/A	06/24/15	0%	✓	\$255,000	\$0	0%	✓	
6. B. 121-126 - Crane Trench Retrofit (2529800)	Completed		N/A	01/28/15	100%	✓	\$100,000	\$41,758	42%	✓	Project Completed 1-28-15
PHASE I & II TOTAL							\$121,355,000	\$3,585,604	3%		
BERTH 121-131 - YANG MING CONTAINER TERMINAL TOTAL							\$121,355,000	\$3,585,604	3%		

Audit Committee Status Report

Actuals Thru: December 2014

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
Berth 135-147 - TRAPAC Container Terminal											
2. B. 142-143 - Backland Improvements - Phases 2-4 (2449800)	Construction	09/09/13	100%	03/22/17	28%	✓	\$143,422,405	\$25,694,795	18%	✓	
3. B. 142-147 - ICTF (2455100)	Construction	09/08/13	100%	02/02/16	17%	✓	\$85,865,560	\$17,720,734	21%	✓	
4. RB 136-139 - Terminal Buildings & Main Gate (2458500)	Construction	08/22/12	100%	07/10/15	80%	✓	\$80,000,000	\$59,562,969	74%	✓	
6. B. 134-135 - Backland Expansion (5-acre) (2513800)	Design	01/27/16	80%	04/21/17	0%	✓	\$10,753,500	\$172,582	2%	✓	
9. B. 142 - Crane Maintenance Building (2517700)	Bid and Award	01/31/15	100%	08/02/16	0%	✓	\$5,680,302	\$458,109	8%	✓	
BERTH 135-147 - TRAPAC CONTAINER TERMINAL TOTAL							\$325,721,767	\$103,609,190	32%		
Berth 212-224 - YTI Container Terminal											
2. B. 212-220 - YTI Redevelopment EIR/EIS (2518900)	Completed		N/A	11/07/14	100%	✓	\$2,600,000	\$1,683,635	65%	✓	
3. B. 214 - 220 - Redevelopment (2519800)	Design	02/06/15	95%	05/12/17	0%	✓	\$56,030,540	\$1,831,593	3%	✓	
5. B. 214-220 - Alternative Maritime Power (AMP) Improvements (2532500)	Design	02/25/15	80%	05/12/17	0%	✓	\$7,705,140	\$0	0%	✓	
BERTH 212-224 - YTI CONTAINER TERMINAL TOTAL							\$66,335,680	\$3,515,228	5%		
Berth 222-236 - Development											
1. B. 226-232 - Panzerbelt And Cable Trench Upgrade and Replacement (2496600)	Completed	09/13/13	100%	12/11/14	100%	✓	\$531,139	\$531,139	100%	✓	Construction completed under budget
4. B. 226-236 - Leak Detection And Warning System (2519400)	Construction	03/24/14	100%	06/12/16	1%	✓	\$300,000	\$39,419	13%	✓	
5. B. 226-236 - Terminal Improvements - Planning and Environmental (2524200)	Environmental		N/A	01/18/16	0%	✓	\$3,360,000	\$339,547	10%	✓	
8. B. 226-232 - EverPort Wharf Pavement Resurfacing and Striping (2527700)	Hold	08/15/14	100%	11/21/14	0%	✗	\$1,600,000	\$3,153	0%	✓	Waiting for a work window from Evergreen.
9. B. 228-230 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2529400)	Design	06/10/16	30%	12/10/18	0%	✓	\$7,000,000	\$11,883	0%	✓	Feb pdc
11. B. 226-236 Terminal Improvements - Wharf and Backlands (2531200)	Design	06/10/16	1%	12/10/18	0%	✓	\$36,110,035	\$654	0%	✓	
BERTH 222-236 - DEVELOPMENT TOTAL							\$48,901,174	\$925,795	2%		
Berth 300-306 - Development											
2. RB 301-305 - Buildings, Gates, and Backland Development (2489000)	Hold	08/04/17	2%	01/21/20	0%	⚠	\$30,000,000	\$617,429	2%	✓	Re-evaluating project scope and business deal with APL

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3. B. 306 - Wharf and Backland Development (2489100)	Design	02/01/17	20%	01/21/20	0%	⚠	\$163,000,000	\$473,189	0%	✔	Moving forward with Wharf design only per Feb pdc action. All other work on hold pending business deal negotiations
6. B. 306 - Alternative Maritime Power (AMP) (2506800)	Design	02/01/17	45%	01/31/20	0%	⚠	\$9,090,000	\$38,027	0%	✔	
7. B. 302-305 - Fender Replacement (2527900)	Bid and Award		N/A	08/23/15	0%	✔	\$367,400	\$624	0%	✔	
BERTH 300-306 - DEVELOPMENT TOTAL							\$202,457,400	\$1,129,269	1%		
Berth 400-409 - Development											
2. Pier 400 - Meteorological Tower (2521600)	Hold		N/A	01/31/16	0%	✔	\$157,010	\$141,996	90%	✔	
3. Pier 400 - Pavement Replacement (2521800)	Construction	03/19/14	100%	12/31/15	40%	✔	\$700,000	\$210,482	30%	✔	Waiting for work window from APMT to finish construction
BERTH 400-409 - DEVELOPMENT TOTAL							\$857,010	\$352,478	41%		
Motems											
1. B. 238 - MOTEMS (2489900)	Planning	05/02/16	0%	09/25/17	0%	⚠	\$25,675,000	\$2,123,736	8%	✔	Schedule at risk terms of lease under negotiations.
2. B. 167-169 - MOTEMS (2493600)	Design	09/04/15	40%	01/27/17	0%	⚠	\$22,540,338	\$2,434,339	11%	✔	Schedule at risk terms of lease under negotiations.
3. B. 163 - MOTEMS (2493700)	Planning	12/23/16	0%	05/18/18	0%	⚠	\$23,976,000	\$1,295,051	5%	✔	Schedule at risk terms of lease under negotiations.
4. B. 148-149 - MOTEMS (2493800)	Planning	02/13/17	0%	07/09/18	0%	⚠	\$24,626,142	\$1,945,310	8%	✔	Schedule at risk terms of lease under negotiations.
5. B. 164 - MOTEMS (2493900)	Design	05/30/16	5%	10/23/17	0%	⚠	\$11,225,000	\$1,331,292	12%	✔	Schedule at risk terms of lease under negotiations.
6. B. 187-191 - MOTEMS (2494000)	Planning	02/16/17	0%	01/10/19	0%	⚠	\$61,561,271	\$2,631,599	4%	✔	Schedule at risk terms of lease under negotiations.
8. B. 163 - MOTEMS Repairs (2524400)	Bid and Award	05/31/14	100%	02/02/15	0%	✘	\$850,000	\$53,210	6%	✔	Design Complete. Coordinating with tenant for a work window.
9. B. 164 - MOTEMS Repairs (2524500)	Bid and Award	05/31/14	100%	02/02/15	0%	✘	\$960,000	\$53,643	6%	✔	Design Complete. Coordinating with tenant for a work window.
10. B. 187-190 - MOTEMS Repairs (2524600)	Planning	03/03/15	0%	03/03/16	0%	✔	\$3,575,000	\$188	0%	✔	
MOTEMS TOTAL							\$174,988,751	\$11,868,367	7%		
Miscellaneous Terminal Improvements											
2. B. 196-199 & 200A - Wharf Rehabilitation (2516600)	Hold	11/21/14	90%	11/01/16	0%	✘	\$8,794,299	\$1,209,044	14%	✘	Need to determine whether a scope change/ or lease change is best path forward for department.

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Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
6. B. 154-155 - Paint Warehouses (2528200)	Construction		N/A	06/30/15	25%	✓	\$800,000	\$133,410	17%	✓	
7. B. 179-180 - Warehouse Re-roof (2529000)	Construction		N/A	06/24/15	1%	✓	\$600,000	\$1,133	0%	✓	
8. B. 154-155 Warehouse Doors and Windows Upgrades (2529200)	Construction		N/A	05/18/15	60%	✓	\$250,000	\$123,028	49%	✓	
9. B. 194 - Sea Wall Improvements (2530100)	Bid and Award		N/A	08/29/15	0%	✓	\$200,000	\$0	0%	✓	Feb pdc action
10. B. 153-155 - Water and Sewer Line Replacement (2531500)	Construction		N/A	06/30/15	5%	✓	\$300,000	\$545	0%	✓	
11. B. 46 - Power Pole Relocation (2532800)	Construction		N/A	03/31/15	50%	✓	\$50,000	\$0	0%	✓	part of outer harbor cruise operations
MISCELLANEOUS TERMINAL IMPROVEMENTS TOTAL							\$10,994,299	\$1,467,160	13%		
TERMINALS TOTAL							\$975,926,080	\$129,329,383	13%		
Transportation Improvements											
2. South Wilmington Grade Separation (2423600)	Construction	06/27/12	100%	03/31/15	90%	✓	\$84,300,000	\$58,721,158	70%	✓	
3. I-110/SR 47 Connector Improvement (2466100)	Construction	06/19/13	100%	06/26/16	30%	✓	\$21,000,000	\$8,297,208	40%	✓	
4. John S. Gibson Intersection & NB I-110 Ramp Access Improvements (2469900)	Construction	06/19/13	100%	06/26/16	30%	✓	\$32,100,000	\$12,100,445	38%	✓	
6. C Street/I-110 Access Ramp Improvements (2485200)	Construction	07/31/13	100%	01/05/17	22%	✓	\$51,000,000	\$14,568,860	29%	✓	Pending BOHC approvals for HDR Consultant agreement, DWP Utility Agreement, and revised utility agreements with P66 and AT&T
10. B. 200 - Rail Yard Track Connections (2513000)	Construction	12/12/12	100%	05/20/15	80%	✓	\$25,000,000	\$14,481,658	58%	✓	
11. Avalon and Fries Street Closures Environmental Assessment (2516700)	Hold		N/A	12/31/14	60%	✓	\$575,172	\$431,671	75%	✓	Neg Dec completed.
12. B. 258 - Japanese Memorial Vehicular Signage (2518300)	Construction	05/15/13	100%	05/31/15	85%	✓	\$100,000	\$83,167	83%	✓	
15. Terminal Island Street Improvements - Phase II (2526500)	Completed	06/30/14	100%	12/01/14	100%	✓	\$615,579	\$557,183	91%	✓	
16. Portable Changeable Message Signs (2526600)	Completed		N/A	01/30/15	100%	✓	\$145,000	\$42,689	29%	✓	
17. Terminal Island Street Improvements - Phase III (2527600)	Bid and Award	12/31/14	100%	04/30/15	0%	✓	\$1,600,000	\$2,203	0%	✓	
18. SCIG Bridge and Road Review (2532200)	Design	06/30/16	35%	06/30/16	N/A	✓	\$200,000	\$0	0%	✓	
TRANSPORTATION IMPROVEMENTS TOTAL							\$216,635,751	\$109,286,241	50%		
TRANSPORTATION TOTAL							\$216,635,751	\$109,286,241	50%		

Audit Committee Status Report

Actuals Thru: December 2014

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
III. Security											
Homeland Security											
3. Port Police Tactical Radio Communications Improvements (2500200)	Completed		N/A	12/30/14	100%	✓	\$5,832,583	\$5,800,360	99%	✓	
10. IT Cyber Security Improvements - Phase II (2526000)	Construction		N/A	08/31/15	5%	✓	\$2,364,000	\$69,479	3%	✓	
11. 300 Water Street - Office Building Re-Roof (2528900)	Construction		N/A	06/24/15	1%	✓	\$231,500	\$0	0%	✓	
HOMELAND SECURITY TOTAL							\$8,428,083	\$5,869,839	70%		
SECURITY TOTAL							\$8,428,083	\$5,869,839	70%		
IV. Public Access/Environmental Enhancements											
Port-Wide Public Enhancements											
1. Front Street Beautification (2504700)	Design	08/31/15	80%	07/31/17	0%	✓	\$6,850,000	\$922,931	13%	✓	Jan pdc
PORT-WIDE PUBLIC ENHANCEMENTS TOTAL							\$6,850,000	\$922,931	13%		
Los Angeles Waterfront											
1. San Pedro Waterfront											
8. San Pedro Waterfront - B. 57 - Wharf Retrofit and Signal Street Improvements (2500600)	Design	04/02/17	10%	03/29/19	0%	✓	\$58,216,476	\$2,281,464	4%	✓	
11. San Pedro Waterfront - Sampson Way Roadway Improvements - 7th Street & Harbor Blvd. Intersection (2509400)	Design	09/22/15	5%	09/12/17	0%	✓	\$13,600,000	\$48,176	0%	✓	Jan pdc
16. San Pedro Waterfront - Ports O Call Redevelopment Conceptual Planning and Preliminary Engineering Support (2523300)	Planning		N/A	05/06/16	0%	✓	\$500,000	\$256,673	51%	✓	
18. Fanfare Fountain Palm Tree Drainage Repair and Tree Installation (2527400)	Construction		N/A	06/05/15	5%	✓	\$360,000	\$3,544	1%	✓	General Services work
19. Cabrillo Way Marina - V Dock Fire Line Replacement and Pipe Hangar Repairs (2528100)	Construction	06/29/14	100%	06/30/15	70%	✓	\$1,330,000	\$564,688	42%	✓	
20. Cabrillo Way Marina - Long Dock Fire Line Support Replacement (2531600)	Construction		N/A	05/29/15	98%	✓	\$135,000	\$0	0%	✓	
21. San Pedro Waterfront - B. 57 - AltaSea Environmental Assessment (2531800)	Planning		N/A	06/30/16	0%	✓	\$1,000,000	\$0	0%	✓	
22. San Pedro Waterfront - Ports O' Call Promenade and Town Square (2532100)	Planning	12/31/16	0%	12/31/18	0%	✓	\$32,900,000	\$0	0%	✓	Jan pdc
23. San Pedro Waterfront - Paid Parking for Ports O'Call Village and Bluff Parking Lot (2532300)	Planning	03/31/16	0%	06/30/17	0%	✓	\$5,700,000	\$0	0%	✓	Jan pdc

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Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
SAN PEDRO WATERFRONT TOTAL							\$113,741,476	\$3,154,546	3%		
2. Wilmington Waterfront Development											
3. Wilmington Waterfront Park Public Art (2515900)	Completed	02/17/11	100%	12/03/14	100%	✓	\$465,338	\$465,036	100%	✓	
4. Wilmington Waterfront Park Street Vacations (2525600)	Design	07/02/15	50%	07/02/15	N/A	✓	\$140,000	\$47,013	34%	✓	
5. Wilmington Waterfront Park Slope Improvements (2532600)	Planning	08/31/15	0%	06/30/16	0%	✓	\$260,000	\$0	0%	✓	Jan pdc
WILMINGTON WATERFRONT DEVELOPMENT TOTAL							\$865,338	\$512,049	59%		
LOS ANGELES WATERFRONT TOTAL							\$114,606,814	\$3,666,595	3%		
Environmental Enhancements											
2. Electric Truck Program (2495800)	Construction	07/31/13	100%	03/31/15	95%	✓	\$5,403,750	\$5,303,296	98%	✓	
6. 2013 Biological Surveys of Los Angeles and Long Beach Harbors (2518700)	Environmental		N/A	02/28/16	55%	✓	\$548,580	\$350,673	64%	✓	
7. Pier 300/Seaplane Lagoon - Eelgrass Mitigation Site - Preliminary Design and Planning (2525700)	Design	12/31/15	2%	12/31/15	N/A	✓	\$400,000	\$8,325	2%	✓	
8. Cabrillo Beach Eelgrass Mitigation Site (2527200)	Bid and Award	09/30/14	100%	05/15/15	0%	✓	\$654,725	\$66,081	10%	✓	
9. Cabrillo Beach - Sewage Pump Station Modification and Upgrade (2529100)	Construction		N/A	06/30/15	5%	✓	\$70,000	\$0	0%	✓	
10. DWP Recycled Water Line - San Pedro (2532700)	Planning	09/01/18	0%	03/01/21	0%	✓	\$10,000,000	\$0	0%	✓	Jan pdc
ENVIRONMENTAL ENHANCEMENTS TOTAL							\$17,077,055	\$5,728,375	34%		
PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS TOTAL							\$138,533,869	\$10,317,902	7%		
V. Maritime Services											
Harbor Department Facilities											
2. B. 161 - Marine Ways Modifications (2486100)	Bid and Award	01/07/15	100%	12/21/15	0%	✗	\$1,895,000	\$315,905	17%	✓	Project delayed for cash flow purposes
4. POLA Facilities Water Efficient Toilets and Urinals (2499200)	Construction	11/11/09	100%	03/31/15	25%	✓	\$148,000	\$39,669	27%	✓	
6. Harbor Department Buildings - Miscellaneous Office and Cubicle Furniture Installations (2509000)	Construction		N/A	12/31/15	50%	✓	\$725,000	\$603,975	83%	✓	
7. Harbor Administration Building - 3rd, 4th, and 5th Floor Restrooms (2509200)	Construction	05/27/14	100%	05/05/15	25%	✓	\$670,000	\$238,711	36%	✓	

Audit Committee Status Report

Actuals Thru: December 2014

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
8. Harbor Administration Building - HVAC Replacement (2509600)	Design	03/28/15	80%	09/30/16	0%	⊗	\$5,100,000	\$296,319	6%	✔	Project delayed for cash flow purposes and to seek efficiencies in combining with another HVAC project.
10. Klein Billing System - Phase II (2513900)	Construction		N/A	04/16/15	71%	✔	\$1,402,527	\$1,071,656	76%	✔	
13. B. 68 - Port Pilot Station Dispatch Center Window Replacement (2517300)	Design	06/30/14	45%	08/30/14	0%	⊗	\$165,000	\$45,836	28%	✔	Scope under re-evaluation
14. Harbor Administration Building - 4th Floor Furniture Purchase, and Contracts and Purchasing Relocation (2517900)	Hold	12/31/14	10%	12/31/16	0%	⊗	\$1,975,250	\$69,039	3%	✔	Schedule delayed, reevaluating entire program to include all divisions occupying HAB.
15. Harbor Administration Building - 1st Floor and Mail Room Furniture (2518000)	Hold	12/31/14	10%	12/31/16	0%	⊗	\$221,000	\$28,158	13%	✔	Schedule delayed, reevaluating entire program to include all divisions occupying HAB.
16. Harbor Administration Building - 2nd Floor Information Technology Furniture (2518100)	Hold	12/31/14	10%	12/31/16	0%	⊗	\$221,000	\$17,322	8%	✔	Schedule delayed, reevaluating entire program to include all divisions occupying HAB.
17. Harbor Administration Building - 3rd Floor Furniture Removal & Installation (2518200)	Hold	12/31/14	30%	12/31/16	0%	⊗	\$1,065,000	\$79,261	7%	✔	Schedule delayed, reevaluating entire program to include all divisions occupying HAB.
18. Harbor Administration Building - Fuel Cell System (2521500)	Design	10/17/14	70%	03/31/15	0%	⚠	\$350,000	\$66,049	19%	⚠	Re-evaluating project costs/benefits.
19. Harbor Administration Building - Light Fixture Upgrade - 1st & 2nd Floors (2521900)	Construction	05/31/14	100%	03/31/15	50%	✔	\$378,000	\$85,642	23%	✔	
20. B. 161 - C&M Stores Warehouse Roof and Skylight Replacement (2522200)	Completed	03/18/14	100%	12/03/14	100%	✔	\$744,657	\$644,028	86%	✔	
21. B. 161 C&M - Carpenter's Shop Remodel (2522900)	Construction	07/11/14	100%	04/09/15	25%	✔	\$226,500	\$98,119	43%	✔	
24. B. 68 - Port Pilot Station Back Up Generator and Electrical Upgrade (2524300)	Hold	07/02/14	15%	02/02/15	0%	⊗	\$460,500	\$26,744	6%	⊗	Project on hold pending planning study results for the B68 complex
26. B. 68 - Port Pilot Station Portable Buildings Replacement (2526100)	Planning	07/31/16	0%	07/31/16	N/A	✔	\$500,000	\$37,791	8%	✔	
28. Harbor Administration Building - Drain Mainlines Replacement (2526900)	Construction	06/23/14	100%	06/01/15	55%	✔	\$1,350,000	\$714,645	53%	✔	
31. Harbor Administration Building - 2nd Floor & 5th Floor Kitchen Remodel (2527500)	Design	01/30/15	95%	01/29/16	0%	✔	\$160,000	\$18,463	12%	✔	
32. B. 161 - Maintenance Dock Extension (2530000)	Bid and Award		N/A	06/29/15	0%	✔	\$130,000	\$0	0%	✔	
33. B. 161 - CNG Detection System for Garage (2530200)	Construction	09/27/14	100%	06/29/15	1%	✔	\$100,000	\$0	0%	✔	
34. Harbor Administration Building - 5th Floor Sunshade Roller Blinds (2530400)	Bid and Award	09/25/14	100%	01/31/15	0%	⊗	\$85,000	\$14,074	17%	✔	Purchase order in process
35. Harbor Administration Building - 2nd floor IT Pre-Action Fire Life Safety System (2530500)	Construction		N/A	06/25/15	10%	✔	\$145,000	\$293	0%	✔	
36. B. 161 - Boat Maintenance Cradle Modifications (2530600)	Bid and Award		N/A	06/29/15	0%	✔	\$370,000	\$0	0%	✔	
37. Harbor Administration Building - Backflow Replacement (2530700)	Construction	07/31/14	100%	06/30/15	5%	✔	\$10,000	\$9,009	90%	✔	

Audit Committee Status Report

Actuals Thru: December 2014

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
38. B. 161 - Electrical Equipment Retrofit (2530800)	Construction		N/A	06/23/15	20%	✓	\$140,000	\$13,008	9%	✓	
39. Fire Station 112 - Fire Protection System Installation (2530900)	Construction	05/02/14	100%	02/15/15	75%	✓	\$96,750	\$82,732	86%	✓	
40. B. 84 - Slope Repair (2531000)	Bid and Award	10/31/14	100%	03/30/15	0%	✓	\$150,000	\$13,538	9%	✓	
41. Liberty Hill Plaza - Fire Life Safety System Replacement (2531300)	Construction		N/A	06/25/15	1%	✓	\$425,000	\$0	0%	✓	
42. 338 Canary Street - Administration Building AC Replacement (2531900)	Design	01/05/15	1%	03/30/15	0%	✗	\$60,000	\$3,049	5%	✓	lack of resources. Higher priority work
43. B. 161 - Electrical Equipment Retrofit - Phase 2 (2532000)	Planning		N/A	12/01/15	0%	✓	\$70,000	\$0	0%	✓	
44. Klein Billing and Port Pilot Systems Enhancement (2532400)	Planning		N/A	03/31/18	0%	✓	\$680,800	\$0	0%	✓	
45. Web-Based Construction Management System (2532900)	Planning		N/A	03/31/16	0%	✓	\$150,000	\$0	0%	✓	Jan pdc
HARBOR DEPARTMENT FACILITIES TOTAL							\$20,369,984	\$4,633,035	23%		
Miscellaneous Projects											
3. B. 72 - Municipal Fish Market Renovation - Phase 2 (2509700)	Design	03/19/15	40%		N/A	✓	\$500,000	\$147,797	30%	✓	
4. B. 72 - Municipal Fish Market Site Drainage Improvements (2512800)	Design	01/21/15	75%	07/14/16	0%	✗	\$5,000,000	\$389,001	8%	✓	Project delayed for cash flow purposes. Permit challenges with B&S
8. Badger Avenue Bridge Rehabilitation (2525000)	Design	07/31/15	70%	09/30/16	0%	✓	\$1,715,200	\$136,147	8%	✓	
9. B. 84 - Maritime Museum Wharf Rehabilitation (2526200)	Design	05/30/15	70%	12/30/16	0%	✓	\$3,900,000	\$58,926	2%	✓	
10. B. 87-88 - Mooring Fender Modification (2526700)	Construction	06/12/14	100%	01/15/15	13%	✓	\$250,000	\$8,776	4%	✓	
12. Liberty Hill Plaza HVAC System Upgrade (2528300)	Bid and Award		N/A	08/31/15	0%	✓	\$225,000	\$659	0%	✓	
13. Wilmington/San Pedro Fencing Upgrades - Phase 2 (2528500)	Construction		N/A	06/30/15	30%	✓	\$150,000	\$75,736	50%	✓	
14. Banning's Landing - Fire Life Safety System Replacement (2531400)	Construction		N/A	06/25/15	30%	✓	\$250,000	\$0	0%	✓	
15. Ports O'Call - American Disability Act Compliant Restrooms (2531700)	Design	05/31/15	8%	03/31/16	0%	✓	\$841,240	\$0	0%	✓	
MISCELLANEOUS PROJECTS TOTAL							\$12,831,440	\$817,042	6%		
MARITIME SERVICES TOTAL							\$33,201,424	\$5,450,077	16%		
CIP TOTAL COST							\$1,372,725,208	\$260,253,442	19%		

FOR INFORMATION ONLY

DATE: FEBRUARY 12, 2015

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: REPORT FROM PROJECT DEVELOPMENT COMMITTEE (PDC)

FEBRUARY 2015 PDC MEETING RESULTS

Attached for your review is the February 2015 PDC Report. This report highlights the actions taken by staff to initiate, review, and resolve items related to Harbor Department project schedules, scopes, and costs.

On February 4, 2014, the PDC met to consider 10 project items. Of those items, two were schedule-related, five were budget-related, and three were new projects. Administrative reports related to work order and the unallocated budget line item were also reviewed. The Unallocated CIP Fund report and meeting minutes are attached for your review.

The following are the results of this meeting (detailed in Transmittal 1):

- 1) Schedule-related – Two schedule-related items were submitted and both were approved. Schedule shifts involve changes in cash flow without changing total project cost. The net effect of these changes was a slight reduction in anticipated FY 2014/2015 capital spending. No items require Board action.
- 2) Budget-related – Five budget-related items were submitted. All five items were approved. Of these five items three items were related to placing a project on hold and thus unprogramming funds included in the current CIP.
- 3) New project related – Three new projects were submitted. All three items were approved. The approved items will be placed in the 15/16 fiscal year budget to be considered by the Board at a later date.

The following summarizes the use of the Unallocated CIP Program Fund Report (Transmittal 2).

The Board of Harbor Commissioners (Board) approved \$14,662,787 in the Fiscal Year 2014/2015 Capital Improvement Program budget for unallocated capital improvements. This budget is used to either begin new multi-year projects or fully fund projects within the current fiscal year. New projects \$100,000 or above are presented to and approved by the Project Development Committee (PDC). Projects under \$100,000 are reported to the PDC for discussion. Meeting minutes of the PDC are transmitted monthly to the Board for information.

Transmittal 2 lists the new projects that have utilized the Unallocated CIP budget for the current fiscal year to date. The following summarizes these new projects:

- 22 Deferred Maintenance projects for a total of \$4,741,500
- 18 new projects greater than \$100,000 for a total of \$5,646,185
- 1 Transfer to EMD's operating budget for SCIG and Front St. Remediation of \$2,724,000
- 6 new projects less than \$100,000 for a total of \$386,750

The balance of the Unallocated CIP budget as January 2015 is \$1,164,352.

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, annual contracts for supplies and materials to name a few. All these are approved by the Board either as part of the annual budget approval process or multi-year contracts that have received separate Board approval.



EUGENE D. SEROKA
Executive Director

Attachment(s):

Transmittal 1: February 2015 PDC Pandect
Transmittal 2: Unallocated CIP Fund Report

AVG/tz

Unallocated Capital Improvement Program Fund FY 14/15

(Budget reset in May)

\$ 14,662,787.00

Deferred Maintenance Projects

B. 154-155 - Paint Warehouses (25282)	\$	(800,000.00)
B. 183-184 - Bannings Landing HVAC System Upgrade (25283)	\$	(150,000.00)
B. 91-92 - Replacement of Elevator No. 1 (25284)	\$	(85,000.00)
Wilmington/San Pedro Fencing Upgrades - Phase 2 (25285)	\$	(150,000.00)
B. 93 - Replacement of Elevator No. 1 (25286)	\$	(60,000.00)
B. 93 - Replacement of Elevator No. 6 (25287)	\$	(180,000.00)
B. 121 - Yang Ming Administration Building Re-roof (25288)	\$	(255,000.00)
300 Water Street - Office Building Re-roof (25289)	\$	(231,500.00)
B. 179-180 - Warehouse Re-roof (25290)	\$	(600,000.00)
Cabrillo Beach - Sewerage Pump Station Modification and Upgrade (25291)	\$	(60,000.00)
B. 93 - Cruise Terminal Water Line Replacement (25297)	\$	(75,000.00)
B. 121-126 - Crane Trench Retrofit (25298)	\$	(100,000.00)
B. 161 - Maintenance Dock Extension (25300)	\$	(130,000.00)
B. 194 - Sea Wall Improvements (25301)	\$	(125,000.00)
B. 161 - CNG Detection System for Garage (25302)	\$	(100,000.00)
Harbor Administration Bldg. - 2nd Floor IT PreAction Fire Life Safety System (25305)	\$	(145,000.00)
B. 161 - Boat Maintenance Cradle Modification (25306)	\$	(370,000.00)
Harbor Administration Bldg. - Backflow Replacement (25307)	\$	(10,000.00)
B. 161 - Electrical Equipment Retrofit (25308)	\$	(140,000.00)
Liberty Hill Plaza - Fire Life Safety System Replacement (25313)	\$	(425,000.00)
Banning's Landing - Fire Life Safety System Replacement (25314)	\$	(250,000.00)
B. 153-155 - Water and Sewer Line Replacement (25315)	\$	(300,000.00)
<i>Subtotal Deferred Maintenance Projects</i>	\$	(4,741,500.00)

PDC Approved Projects

Cabrillo Way Marina Phase I, Floating Docks Class I Fire System and Pipe Hanger Repairs (25281)	\$	(350,000.00)
Everyport "Evergreen" Terminal Alternative Maritime Power (AMP) Vault Addition (25294)	\$	(100,000.00)
B. 118-119 Marine Oil Terminal - Fender Replacement (25295)	\$	(385,000.00)
Harbor Administration Building - Drains Mainline Replace (25269) - Increase	\$	(300,000.00)
B. 84 Rock Slope (25310)	\$	(150,000.00)
Fanfare Fountain Palm Tree Drainage Repair and Tree Installation (24274) - Increase	\$	(185,000.00)
B. 226-236 Terminal Improvements	\$	(601,450.00)
Wharf and Backland (25312)		
AMP (24311)		

BUDGET CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$9,090,000**BERTH 306 ALTERNATIVE MARITIME POWER - SCHEDULE AND BUDGET CHANGE REQUEST****SUMMARY**

The Port of Los Angeles (Port) and Eagle Marine Services (EMS) have not reached an agreement on Project Scope for the Seventh Amendment to Permit No. 733. The Board of Harbor Commissioners (Board) directed staff at their December 18, 2014 Closed Session to move forward only with the engineering design of a new wharf and approximately four acres of adjacent backland at Berth 306. The Port will not begin any construction or finalize design until a revised business deal is reached. Included in the wharf design is Alternative Maritime Power (AMP), and therefore, the Engineering Division requests approval to revise the schedule and budget for the Berth 306 AMP project (Project No. 2506800) to move forward with only the design. Once a revised business deal is successfully negotiated, the Engineering Division will return to the Project Development Committee to update project scope, schedule and budget as necessary.

PDC ACTION Approved**COMMENT****SUBJECT****ORIGINAL PROJECT COST****REAR BERTHS 301-305 – BUILDINGS, GATES, AND BACKLAND DEVELOPMENT – REQUEST TO PLACE PROJECT ON HOLD****SUMMARY**

The Port of Los Angeles (Port) and Eagle Marine Services (EMS) have not reached an agreement on Project Scope for the Seventh Amendment to Permit No. 733. The Board of Harbor Commissioners (Board) directed staff at their December 18, 2014 Closed Session to move forward only with the engineering design of a new wharf and approximately four acres of adjacent backland at Berth 306. The Port will not begin any construction or finalize design until a revised business deal is reached. In compliance with this direction, the Engineering Division is requesting approval to place the Rear Berths (RB) 301-305 – Buildings, Gates, and Backland Development Project (Project No. 2489000) on hold. Once a revised business deal is successfully negotiated, the Engineering Division will return to the Project Development Committee to update project scope, schedule and budget as necessary.

PDC ACTION Approved**COMMENT**

SUBJECT**ORIGINAL PROJECT COST \$125,000****BERTH 194 SEA WALL IMPROVEMENTS FUNDING/SCHEDULE CHANGE****SUMMARY**

The Construction & Maintenance Division (C&M) is requesting a change in the schedule and funding for the Berth 194 Sea Wall Improvements project (Project No. 2530100). This project is part of the Deferred Maintenance program managed by C&M to address long-deferred capital work throughout the Port. The project involves installation of 200 linear feet of sheet pile, gangways, and slope upgrades at Berth 194.

PDC ACTION Approved**COMMENT****NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST \$7,000,000****EVERPORT "EVERGREEN" TERMINAL ALTERNATIVE MARITIME POWER (AMP) VAULT ADDITION****SUMMARY**

The purpose of this project is to add five Alternative Maritime Power (AMP) vaults at Everport "Evergreen" Terminal (Everport) located at Berths 228-230 to accommodate various size container ships which call and berth at starboard side to, as well as portside to configuration. Additionally, the scope of work includes the replacement of the vault covers for one of the existing and the oldest generation AMP vaults with the Port of Los Angeles (Port) standard lift-assist type lids. The existing AMP system has three vaults at Everport's two berth terminal. These existing vaults are located in such a configuration that when two ships berth, one with portside to and the other with a starboard side to berthing arrangement, the starboard side to ship's AMP facility does not reach any of the three existing vaults. The original design of the existing vaults did not include tenant's recent requirement of berthing of the ships in starboard-to configuration. To operate the terminal without the addition of the proposed new AMP vaults will result in vessel calls unable to connect to shore power system, which can result in a failure to comply with California Air Resources Board (CARB) shore power requirements. Such failure can possibly incur penalties and/or may translate to possible negative impact upon the Proposition 1B funding which the Port has received for the construction of two of the existing AMP vaults at this terminal. According to Port's AMP Guidance document a completed landside shore power installation for container berths includes four shore based vaults per dedicated transformer. In addition to the three existing AMP vaults at berths 228-230, the installation of the proposed five new AMP vaults will result in total of four vaults per berth, conforming the facility to the Port's AMP Guidance document.

PDC ACTION Approved**COMMENT**

SUBJECT

ORIGINAL PROJECT COST \$1,715,200

BADGER AVENUE BRIDGE REHABILITATION PROJECT – DRIVES REPLACEMENT**SUMMARY**

On October 23, 2013, the Project Development Committee (PDC) approved the Badger Avenue Bridge Rehabilitation project to replace the primary drives, motors and other related electrical system components. However, during the bridge inspection and assessment period, Construction & Maintenance (C&M) identified other areas of concern for the Engineering Division to investigate. Subsequently, on November 5, 2014, the PDC approved a change of the 'Design Finish' date to January 31, 2015 to accommodate the expanded assessment and design scope.

The project was originally anticipated that this work may be more expeditiously performed by using the on-call marine improvement contract. However, after further review of the project requirements, the Engineering and Construction Divisions have jointly agreed that this project, due to its scope, should follow the standard design, Bid and Award Process. The Engineering Division requests approval of the revised schedule for this project to allow for more detail design, specification development, preparation of construction bid documents, and the bidding and award period.

PDC ACTION Approved**COMMENT****ADMINISTRATIVE ITEM**

Overview of PDC. Plans to schedule a policy and procedures reevaluation meeting at a future date.

ACTION ITEM FOLLOW UP

- Berth 68 Port Police Replacement of Windows at Dispatch item will be brought to PDC in March
- B. 100-102 Marine Operations Building and Crane Maintenance Building - All present voting members voted and approved to change dates and advertise in July.
- Cruise Terminal AMP - Item will return in March
- HAB HVAC 1st and 2nd Floors - Item will return in March

WORK ORDER REPORT

REVIEWED

UNALLOCATED BUDGET REPORT


REVIEWED

ADDITIONAL DISCUSSION

CFO requested that costs for anticipated projects should be placed in the annual budget and items to the PDC should be limited to regulatory, safety, and tenant repairs, etc.



Antonio Gioiello
Development



Michael DiBernardo
Marketing and Customer Relations