



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: JANUARY 5, 2022

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: JANUARY 2022 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its January meeting. On January 5, 2022, the PDC met to consider ten project items. The committee also reviewed standing reports regarding newly opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, the financial model, grants, and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2021/2022 (Transmittal 2).

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

- 1) Schedule change – Two items were submitted and approved.
- 2) Budget/Schedule change – Seven items were submitted and approved.
- 3) New project – One item was submitted and approved.

The Board of Harbor Commissioners (Board) approved \$12,000,000 in the fiscal year 2021/2022 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 2021/2022 to date:

- 11 PDC-approved projects totaling \$4,314,206
- 7 projects under \$100,000 totaling \$363,910

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.


Marla Bleavins
Marla Bleavins (Jan 6, 2022 16:09 PST)

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: January 2022 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2021/2022


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BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT ORIGINAL PROJECT COST \$160,000

BERTH 68 - PORT PILOT STATION – HVAC UPGRADES – BUDGET AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the budget and change the schedule of the Berth 68 Port Pilot Station HVAC Upgrades project.

The Construction & Maintenance Division (C&M) recommends increasing the budget by \$12,000 to account for a change in materials and also recommends adding three additional months to the schedule to allow time to ensure proper installation of the equipment.

The total project budget is \$172,000 and the project will be completed by April 30, 2022.

PDC ACTION Approved

COMMENT No comment.

SUBJECT ORIGINAL PROJECT COST \$213,000

REAR BERTH 301 PAVEMENT IMPROVEMENTS PROJECT NO. 25649 - BUDGET AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the cost and extend the schedule for the Rear Berth 301 Pavement Improvements project.

The Engineering Division recommends increasing the budget from \$213,000 to \$253,000 to account for in-house staff charges.

The Engineering Division recommends adding two months to the schedule to allow for supply chain issues delaying the availability of asphalt concrete.

The total project cost is \$253,000 and the project will be completed by January 31, 2022.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$1,055,000**PAVEMENT IMPROVEMENTS AND DEMOLITION OF SOUTHWEST MARINE ADMINISTRATION BUILDING – BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the cost and extend the schedule for the Pavement Improvements and Demolition of Southwest Marine Administration Building project.

The Engineering Division recommends increasing the budget from \$1,055,000 to \$1,090,000 to account for a utility pole relocation.

The Engineering Division recommends adding four months to the schedule for relocation of the AT&T utility pole. to coincide with the 1050 Ways Street (Starkist) – Demolition and Storage Lot Conversion schedule. The two projects, which are currently combined, are in close proximity to each other and share similar scope. Combining the two projects provides an opportunity for cost savings in construction. In addition, the four additional months allows time to complete design plans and coordinate relocation of utilities prior to construction.

The total project cost is \$1,090,000 and the project will be completed by July 5, 2023.

PDC ACTION Approved

COMMENT Committee voted to extend the schedule from 4 months, as requested, to 8 months to allow for additional time for completion.

SUBJECT**ORIGINAL PROJECT COST** \$25,675,000**BERTHS 238-239 MARINE OIL TERMINAL ENGINEERING AND MAINTENANCE STANDARDS – PBF ENERGY – BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the budget by \$9,326,031 and extend the project schedule by six months for the Berths 238-239 – Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) project.

The budget increase is primarily due to an increased construction cost estimate and the addition of project scope: the demolition of Berth 239 wharf and associated structures. The design schedule extension is to accommodate additional time required by the design consultant to incorporate the Port's comments on the plans; additional time requested by the tenant to review the plans, specifications, and construction cost estimate; and additional time required for the tenant to provide the Port design related information to complete the design.

Port of Los Angeles will be only responsible for \$7,500,00 of the project cost with the remainder the responsibility of the tenant.

The total project cost will be \$35,001,031 and the project will be completed by January 19, 2026.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$225,000**BERTHS 158-160 C&M EMPLOYEE PARKING LOT ELECTRICAL SERVICE RELOCATION – BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the cost and extend the schedule for the Berths 158-160 Construction & Maintenance (C&M) Employee Parking Lot Electrical Service Relocation Project.

The Engineering Division recommends increasing the budget from \$225,000 to \$235,000 to account for the procurement and installation of additional lighting at the north end of the parking lot.

The Engineering Division recommends adding six months to the schedule to allow for the procurement and installation of additional lighting at the north end of the parking lot.

The total project cost is \$235,000 and the project will be completed by June 30, 2022.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$7,250,000**BERTHS 176-179 (PASHA) - ELECTRICAL INFRASTRUCTURE IMPROVEMENTS - SCHEDULE AND BUDGET CHANGE****SUMMARY**

Staff requests approval to increase cost and add three months to construction schedule for Berths 176-179 Electrical Infrastructure Improvements Project.

Engineering Division recommends increasing budget from \$7,250,000 to \$7,754,000 to account for increased construction costs (e.g. material costs, supply chain components, contingency, inflation), and additional staff time to manage project.

Engineering Division recommends adding three months to construction schedule to account for delays caused by COVID-19 pandemic, including longer than anticipated delivery times for electrical switchgear.

If approved by Project Development Committee (PDC), revised Construction Finish date would be November 30, 2023.

PDC ACTION Approved

COMMENT No comment.

BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE

SUBJECT

ORIGINAL PROJECT COST \$1,500,000

BERTH 115 (WEST BASIN CONTAINER TERMINAL) RAIL CROSSING REPLACEMENT PROJECT NO. 25637 – SCOPE, BUDGET, AND SCHEDULE CHANGES

SUMMARY

Staff requests approval to add scope, increase cost, and extend the schedule for the Berth 115 Rail Crossing Replacement Project.

The approved work includes a full replacement of 325 linear feet of railroad crossing at the West Basin Container Terminal (WBCT) Berth 115 entrance. A geotechnical investigation was completed to identify the cause of subgrade failures and provide recommended repairs preventing future damage. The recommendations include the addition of a geotextile and geogrid to the pavement section to stabilize the subgrade. The Engineering Division recommends increasing the project budget from \$1,500,000 to \$2,000,000 for the additional scope and cost escalation of all construction materials.

The Engineering Division recommends adding nine months to the schedule to allow time for approval of the traffic control plans by LADOT and Caltrans.

The total project cost is \$2,000,000 and the project will be completed by June 31, 2023.

PDC ACTION Approved

COMMENT No comment.

NEW PROJECT

SUBJECT

ORIGINAL PROJECT COST \$5,000,000

POLA ELECTRIC VEHICLE CHARGING STATIONS PROGRAM – PHASE 1 – NEW PROJECT

SUMMARY

Port of Los Angeles (POLA) proposes to increase the number of Electric Vehicle (EV) charging stations at POLA to provide wider availability of EV chargers and accommodate POLA’s current and future EV charging needs. Proposed first phase of this expansion would add 140 EV charging ports at Harbor Administration Building (HAB), Liberty Hill Plaza Parking Lot, Construction & Maintenance Division, Port Police Headquarters, and Port Security Office.

This proposed expansion of electric vehicle charging at POLA supports City of Los Angeles’ “Green New Deal Plan” to increase use of Zero Emission Vehicles and bring electric vehicles to all communities.

Proposed project cost for Phase 1 is \$5,000,000 and will be completed by June 30, 2025. A majority of Phase 1 project cost will be funded by Los Angeles Department of Water and Power (LADWP) via our Memorandum of Understanding (MOU) to fund Transportation Electrification projects.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT

ORIGINAL PROJECT COST \$875,000

INNER CABRILLO BEACH PARKING LOT STORMWATER IMPROVEMENTS
PROJECT NO. 25674 - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the Inner Cabrillo Beach Parking Lot Stormwater Improvements schedule by six months with no additional increase to the budget.

The Engineering Division recommends adding six months to the schedule to coordinate stormwater discharge requirements with the Los Angeles Regional Water Quality Control Board (LARWQCB).

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$13,154,445

1050 S. WAYS STREET – STARKIST DEMOLITION AND STORAGE LOT CONVERSION SCHEDULE CHANGE

SUMMARY

Staff requests approval for a four month schedule extension for the Starkist Demolition and Storage Lot Conversion Project with no additional increase in the budget.

The Engineering Division recommends adding four months to the schedule to allow for completion of the environmental assessment, responses to public review comments and finish the design plans. The additional time provides a 45-day extension to the public comment period for the Recirculated Draft Initial Study/Mitigated Negative Declaration, which was released on November 4, 2021.

PDC ACTION Approved

COMMENT Committee voted to extend the schedule from 4 months, as requested, to 8 months to allow for additional time for completion.

ADMINISTRATIVE ITEM GASB49 Report and 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 21/22

(Budget set in June)

\$ 12,000,000

PDC Approved Projects

B. 120 - WBCT - Placement of CAB (25677)	\$	(148,000)
Port Pilot Radio Upgrade (25678)	\$	(920,000)
Air Quality Monitoring Stations Upgrade (25680)	\$	(521,280)
B. 153- Clock Tower Water Damage Repair (25681)	\$	(200,000)
B. 68 - Port Pilot Station Wharf Modifications (25682)	\$	(344,000)
Good Movement Workforce Training Facility (25684)	\$	(500,000)
LAXT Cargo Support Facility (25686) (Estimate Taken from PICS Report)	\$	(494,836)
B. 161 - Block Wall Removal and Ice Machine Installation (25692)	\$	(157,833)
B. 93 - Escalator No. 3 Modernization (25691)	\$	(228,257)
B. 120 - Site Development (25695)	\$	(600,000)
POLA Electric Vehicle Charging Station Program - Phase 1 (_____)	\$	(200,000)

Subtotal PDC Approved Projects \$ ***(4,314,206)***

Projects Under \$100,000

1500 Minor Street - Fence Installation (24683)	\$	(17,551)
Harbor Administration Building - Spare Conduits for Telecommunication Requirements (25685)	\$	(45,000)
LAXT Storm Water Discharge Line (24687)	\$	(40,664)
B. 174-181 - Administration Building In-Ground Roof Drain Piping (25688)	\$	(93,931)
Wilmington Waterfront - Avalon Pedestrian Bridge - DWP Marine Tank Farm Coordination (24690)	\$	(50,000)
Navy Way/Seaside Avenue Street Light Fixture Replacement (25693)	\$	(31,604)
B. 90-91 - Baggage Handling Building Emergency Ballast Replacement (25694)	\$	(85,160)

Subtotal Projects Under \$100,000 \$ ***(363,910)***

Balance as of December 22, 2021

\$ 7,321,884












Audit Committee Report Packet January 2022

Final Audit Report

2022-01-07

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