



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE:**           **APRIL 12, 2021**

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

**SUBJECT:**       **APRIL 2021 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its April meeting. On April 7, 2021, the PDC met to consider seven 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, projects for discussion, and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2020/2021 (Transmittal 2).

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 – One item was submitted and approved.
- 3) New project – Three items were submitted and approved.

The Board of Harbor Commissioners (Board) approved \$12,000,000 in the fiscal year 2020/2021 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 2020/2021 to date:

- 25 PDC-approved project totaling \$4,784,000
- 12 projects under \$100,000 totaling \$852,300

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.

*Mark Blewins*

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: April 2021 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2020/2021

AVG  
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**BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$1,485,000**HARBOR ADMINISTRATION BUILDING - BOARD HEARING ROOM AND EXECUTIVE SESSION ROOM - AMERICANS WITH DISABILITIES ACT (ADA) AND AUDIO VISUAL (AV) IMPROVEMENTS – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change to the Harbor Administration Building (HAB) Board Hearing Room and Executive Session - Americans with Disabilities Act (ADA) and Audio Visual (AV) Improvements Project.

The scope of the project has changed to comply with American with Disability Act (ADA) as required to obtain building permits from the Los Angeles Department of Building & Safety (LADBS). The proposed work includes creating a new ADA accessible entrance and path of travel for the Board Hearing Room, Executive Session Room, and support spaces. The project will replace the existing audio visual equipment in accordance with the original PDC approval.

The Engineering Division recommends increasing the budget from \$1,485,000 to \$4,405,000 and adding 12 months to the schedule to account for the additional scope of work and construction costs.

If approved, the total project cost would be \$4,405,000 and the project would be completed by November 10, 2023.

**PDC ACTION** Approved**COMMENT** No comment.**NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST** \$1,250,000**PORT POLICE HEADQUARTERS - PERIMETER SECURITY ENHANCEMENTS– NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to upgrade perimeter security at the Port Police Headquarters (PPHQ) building.

The proposed work includes installing the following security improvements:

- window protection on both the south and east side of PPHQ building;
- additional fencing to protect building utility lines;
- south vehicle gate entrance;
- improvements to northwest vehicular swing gate;
- extra lighting around south vehicular entrance, parking ramp and utilities.

If approved, the total project cost is \$1,250,000 and the project will be completed by November 15, 2023.

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

**SUBJECT****ORIGINAL PROJECT COST** \$1,072,000**BERTH 72 – MUNICIPAL FISH MARKET ROOF DRAIN RE-PIPE – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to re-pipe the roof drain system at the Berth 72 Municipal Fish Market.

The proposed work includes abatement in the interior and exterior of the building, removing and replacing 1,860 lineal feet of drainpipes, and stucco and painting repair of the walls.

The total project cost is \$1,072,000 and the project will be completed by August 30, 2022.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$14,300,000**PILE-DRIVING BARGE, BARGE-MOUNTED CRANE, AND BARGE-SUPPORT WORKBOAT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to construct a workboat, barge, and crane to support the Port of Los Angeles (Port) Construction and Maintenance Division's wharf maintenance and repair program. These capital assets represent an integral system tasked with the on-going maintenance and repair of the Port's wharf structures. These assets are in deteriorating condition due to their age and constant operational use, as well as, being functionally obsolete in their current design and configuration.

The proposed project would replace the Port's existing pile-driving barge, constructed in 1939, its appurtenant barge-mounted crane and deck machinery, installed in 1969, as well as its barge-support workboat, constructed in 1945.

The total project cost is \$14,300,000 and is estimated to be completed by October 01, 2023.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$2,500,000**BERTHS 243-245 CONFINED DISPOSAL FACILITY MODIFICATIONS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 243-245 Confined Disposal Facility (CDF) Modifications project schedule by eight months, with no additional increase in the budget and scope. Due to higher priority projects and the COVID-19 pandemic, staff was unable to finalize design of this project as originally proposed. For these reasons, the Engineering Division requests an eight month extension to the design schedule. The construction completion date, which includes later project phases, will remain unchanged.

The total project cost is \$2,500,000 and will be completed by November 1, 2025.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$11,380,000**BERTHS 177-178 (PASHA STEVEDORING TERMINALS) WHARF RESTORATION – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 177-178 Wharf Restoration schedule by six additional months with no additional increase in the budget.

The Engineering Division recommends adding six additional months to the schedule to allow for delays due to approval of the 401-certificate application by the California Regional Water Quality Control Board (CRWQCB) and to perform an underwater wharf investigation.

**PDC ACTION** Approved**COMMENT** No comments.**SUBJECT****ORIGINAL PROJECT COST** \$250,000**BERTHS 158 AND 160 CONSTRUCTION AND MAINTENANCE EMPLOYEE PARKING LOT IMPROVEMENTS – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to revise the schedule for the Berths 158 and 160 Construction and Maintenance (C&M) Employee Parking Lot Improvements by adding twelve months to the construction schedule.

The Engineering Division recommends adding twelve additional months to the construction schedule as we await award of a new Site Improvements Construction Contract.

**PDC ACTION** Approved**COMMENT** No comments.**ADMINISTRATIVE ITEM** Projects for Discussion reviewed. GASB49 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 20/21**

**(Budget set in February)**

**\$ 12,000,000**

**PDC Approved Projects**

B. 84 - Maritime Museum - Fire Sprinkler (25625)	\$	(540,000)
B. 84 - Maritime Museum - Fire Alarm and Mass Notification System (25629)	\$	(490,000)
B. 54-55 - Building Cover Replacement (25630)	\$	(650,000)
B. 161 - Construction & Maintenance - Natural Gas Line Replacement (25631)	\$	(192,500)
B. 186-191 - MOTEMS - Vopak Environmental Assessment (24633)	\$	(250,000)
22nd Street, Via Cabrillo Marina, & Shoshonean Road - Lighting Upgrade (25636)	\$	(70,000)
B. 115 - Rail Crossing Replacement (25637)	\$	(100,000)
Harbor Administrative Building - 1st Floor Garage LED Lighting Upgrade (25639)	\$	(150,000)
B. 95 - Barge Landing Ramp Upgrade at Catalina Express (25640)	\$	(100,000)
B. 200 - Marine Improvements Contractor Laydown Area (25643)	\$	(200,000)
B. 161 - Former Administration Building Remodel (25644)	\$	(300,000)
Terminal Way and Barracuda Street - Removal of Abandoned Railroad Track (25645)	\$	(30,000)
Oracle ERP Cloud Migration (25648)	\$	-
Rear Berths 301 - Pavement Improvements (25649)	\$	(146,000)
B. 93A & B - World Cruise Center - Photovoltaic System Inverter Replacement (25656)	\$	(28,000)
B. 206-209 - Electrical Sub-Meter Installation (25657)	\$	(35,000)
B. 57-60 Wharf Reconstruction (25658)	\$	(180,000)
B. 153-155 - Wharf Repair (25659)	\$	(180,000)
B. 158-160 - C&M Employee Parking Lot Electrical Service Relocation (25660)	\$	(225,000)
Pavement Imps and Demolition of Southwest Marine Administration Bldg (25661)	\$	(50,000)
Wilmington Waterfront - Avalon Gateway (25662)	\$	(200,000)
HAB - 2nd Floor Remodel for Port Cyber Resilience Center (25664)	\$	(150,000)
B. 161 - Compressed Natural Gas (CNG) Compressor Replacement (25666)	\$	(70,000)
Port of Los Angeles Police Headquarters - UPS Battereis Replacement (25667)	\$	(327,500)
B. 72 - Municipal Fish Market Roof Drain Re-pipe (_____)	\$	(100,000)
Port Police Headquarters Perimeter Enhancement (_____)	\$	(20,000)

***Subtotal PDC Approved Projects*** \$ ***(4,784,000)***

**Projects Under \$100,000**

Harbor Administrative Building - Patio Lighting Solution (25632)	\$	(60,000)
Port of Los Angeles Police Headquarters - Roll Up Doors Replacement (25634)	\$	(86,800)
272 S Fries Avenue - Overflow Parking Lot (25635)	\$	(72,500)
1410 S.Barracuda Steet - Fire Alarm System (25638)	\$	(55,200)
Anchorage Road Lighting Upgrade (24641)	\$	(98,000)
B. 91-92 - Passener Terminal - Emergency Lighting Inverter Replacement (25642)	\$	(99,000)
Port Of Los Angeles Police Headquarters - Handwashing Station(24646)	\$	(23,000)
South Access Road Speed Caliming Improvements (25647)	\$	(44,000)
Wilmington Waterfront Park - Camera Poles Replacement (25651)	\$	(47,000)
B. 161 - Floating Dock Electrical Upgrades (25653)	\$	(97,000)
B. 120 - West Basin Container Terminal Temporary Employee Parking (25669)	\$	(70,000)
249 Cannery Street and Ways Street Improvements (25670)	\$	(99,800)

***Subtotal Projects Under \$100,000*** \$ ***(852,300)***

**Unallocated Capital Improvement Program Fund FY 20/21**  
**(Budget set in February)**

**\$ 12,000,000**

**Balance as of March 31, 2021**

**\$ 6,363,700**












# Audit Committee Report Packet April 2021

Final Audit Report

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