



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: JANUARY 7, 2021

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: JANUARY 2021 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its January meeting. On January 6, 2021, the PDC met to consider thirteen 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 GASB 49 project list, and projects for discussion. 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 – Three items were submitted and approved.
- 3) New project – Seven 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:

- 21 PDC-approved project totaling \$4,116,500
- 9 projects under \$100,000 totaling \$585,500

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 11, 2021 12:39 PST)

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: January 2021 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2020/2021

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BUDGET CHANGE, SCHEDULE CHANGE**SUBJECT** ORIGINAL PROJECT COST \$587,500**HARBOR ADMINISTRATION BUILDING – EXTERIOR PANEL CAULKING – BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the budget and change the schedule to re-seal the exterior metal panel system at the Harbor Administration Building (HAB).

The Construction & Maintenance Division (C&M) recommends increasing the budget by \$33,100 to account for increased labor and materials costs.

C&M recommends adding nineteen additional months to the schedule to allow for delays due to placing the project on hold while other projects at HAB were completed.

The total project cost is \$620,600 and the project will be completed by August 31, 2021.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT** ORIGINAL PROJECT COST \$13,100,000**HARBOR ADMINISTRATION BUILDING (HAB) HVAC REPLACEMENT - BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the cost and extend the schedule for the HAB HVAC Replacement Project.

The Engineering Division recommends increasing the budget from \$13,100,000 to \$13,950,000 to account for the updated construction cost due to HVAC system design enhancements to mitigate against potential COVID-19 virus transmission in the building, additional design consultant support services during construction, and additional in-house labor for the proposed schedule extension.

The Engineering Division recommends adding six months to the schedule to account for delays to staff completing the Construction Documents due to the pandemic.

If approved by PDC, the revised total project cost would be \$13,950,000 and the project would be completed by December 2, 2022.

PDC ACTION Approved**COMMENT** No comment.**BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE****Transmittal 1**

SUBJECT**ORIGINAL PROJECT COST** \$200,000**BERTH 200 – MARINE IMPROVEMENTS CONTRACTOR LAYDOWN AREA – SCOPE, SCHEDULE, AND BUDGET CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule for the Berth 200 – Marine Improvements Contractor Laydown Area.

Additional scope and budget is requested to include approximately 700 linear feet of fencing and two 20 foot rolling gates. This proposed work increases the project cost from \$200,000 to \$250,000. Additional time is needed during design to incorporate these changes and have the drawings signed. The project complete date will not change, and the project will be completed by February 28, 2021.

PDC ACTION Approved**COMMENT** Committee approved an additional \$10,000 budget increase for a total increase of \$60,000 and total project cost of \$260,000.**NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST** \$1,055,000**SOUTHWEST MARINE ADMINISTRATION BUILDING DEMOLITION – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to demolish the former Southwest Marine Administration building and repave the site for future parking use.

The proposed work includes the demolition of a 5000 square foot two-story building, foundation removal, lead and asbestos remediation, construction of new asphalt concrete pavement, low impact development improvements, striping and fencing.

The total project cost is \$1,055,000 and the project will be completed by October 31, 2022.

PDC ACTION Approved**COMMENT** No comment.

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

Staff requests approval to initiate a new project to relocate the existing electrical service for the Berths 158-160 C&M Employee Parking Lot.

The proposed work includes relocating the existing electrical service's panel to a new pedestal, removing the old panel and light pole, stubbing out underground electrical conduit for future electric vehicle (EV) chargers, connecting the under canopy lighting system from the three recently constructed PV System canopies to the new electrical service, and transferring any other electrical uses on the existing electrical panel that are still needed to the new electrical panel.

The total project cost is \$225,000 and the project will be completed by June 30, 2021.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$580,000**BERTHS 153-155 WHARF REPAIR– NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to provide a detailed damage assessment and preliminary engineering of repairs to the concrete wharves at Berths 153-155.

The proposed work includes a detailed above-water and underwater assessment of the piles, wharf deck, seawall, and bollards; a detailed report of the inspections, and a list of repairs necessary to bring the wharf back to as-built conditions, including a cost estimate. The preliminary engineering effort will also include an analysis of the as-built wharf load capacity, as well as a downgraded capacity for as-is conditions. The proposed work will be performed by an engineering consultant. After completion of the preliminary engineering and estimate, the Engineering Division will return to the PDC to request additional budget and schedule to prepare plans and specifications and construct the necessary repairs.

The total project cost is \$580,000 and the assessment will be completed by January 31, 2022.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$525,000**BERTHS 57-60 WHARF RECONSTRUCTION– NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to provide a detailed damage assessment and preliminary engineering of repairs to the concrete wharves at Berths 57-60.

The proposed work includes a detailed above-water and underwater assessment of the piles, wharf deck, seawall, and bollards; a detailed report of the inspections, and a list of repairs necessary to bring the wharf back to as-built conditions, including a cost estimate. The preliminary engineering effort will also include an analysis of the as-built wharf load capacity, as well as a downgraded capacity for as-is conditions. The proposed work will be performed by an engineering consultant. After completion of the preliminary engineering and estimate, Engineering will return to the PDC to request additional budget and schedule to prepare plans and specifications and construct the necessary repairs.

The total project cost is \$525,000 and the assessment will be completed by January 31, 2022.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$250,000**BERTHS 206-209 (PASHA) - ELECTRICAL SUB-METER INSTALLATION-NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to install several new electrical sub-meters at Berths 206-209.

This project would install separate sub-meters for Yusen Terminals (YTI), the Container Freight Station (CFS), the Maintenance & Repair (M&R) buildings, and the three-(3) existing stadium lights for total of six-(6) sub-meters. Our Department previously installed a sub-meter for American Intermodal Management (AIM) Chassis Depot. Upon completion of this project, Department staff will be able to read each of the sub-meters and bill each tenant for their energy consumption.

The total project cost is \$250,000 and the project would be completed by February 28, 2022.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$415,000**BERTHS 93 A & B WORLD CRUISE CENTER PHOTOVOLTAIC SYSTEM INVERTER REPLACEMENT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace two 500 kilowatt (kW) inverters associated with the rooftop photovoltaic (PV) solar power system (PV System) at the Berths 93 A & B World Cruise Center.

The proposed work includes advertising a Request for Bid (RFB) to contract with a vendor who will replace the existing inverters with equivalent ones and recommissioning the PV System to achieve Commercial Operation.

The total project cost is \$415,000 and the project will be completed by June 30, 2022.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$33,200,000**WILMINGTON WATERFRONT - AVALON GATEWAY – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to design and construct the Wilmington Waterfront -Avalon Gateway as part of a phased delivery with the Wilmington Waterfront - Avalon Pedestrian Bridge.

The Wilmington Waterfront - Avalon Promenade and Gateway project is proposed to be split into two phases to align with the available budget from the Public Access Investment Plan and to meet the schedule of the \$8,050,000 Measure M grant funding secured for the pedestrian bridge. The first phase will be titled Wilmington Waterfront - Avalon Pedestrian Bridge and will be brought to PDC for approval separately. The second phase, described herein, will be titled Wilmington Waterfront - Avalon Gateway. Each phase will be a standalone project constructed by separate construction contracts.

This second phase, Wilmington Waterfront – Avalon Gateway project, scope of work includes developing approximately 12 acres of visitor serving open space between Harry Bridges Boulevard to the north and the Pacific Harbor Line railroad tracks to the south. Visitor serving amenities include landscaping, hardscape, parking, restroom irrigation, signage, lighting and site furnishings. The open space includes a gateway feature that will be located at the corner of Avalon Boulevard and Harry Bridges Boulevard. Work will also include community outreach, removals, utility relocations, street vacations, roadway improvements and rail crossing improvements on Avalon Boulevard.

The total project cost is \$33,200,000 and the project will be completed by October 31, 2025.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT

ORIGINAL PROJECT COST \$30,000,000

BERTH 46- OUTER HARBOR CRUISE TERMINAL ALTERNATIVE MARITIME POWER (AMP) SCHEDULE CHANGE

SUMMARY

Staff requests approval to add nine months to the project schedule with no increase to the project budget. Staff requests the additional time to develop the construction documents based on the current availability of engineering staff.

The total project budget remains at \$30,000,000, and if approved, the project will be completed by December 1, 2023.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE, SCOPE CHANGE

SUBJECT

ORIGINAL PROJECT COST \$7,300,000

FRONT STREET BEAUTIFICATION PROJECT – SCOPE AND SCHEDULE CHANGES

SUMMARY

The Engineering staff requests approval to revise the scope and schedule for the Front Street Beautification Project. The budget remains at \$7,300,000.

Scope revisions for the project include: eliminating street related improvements within the City of LA Right-of-Way (ROW), re-classifying the hazardous soil testing and renewing the related reports, renewing expired permits, and revising the plant species and project amenities to complete project within the existing budget.

The Engineering Division recommends adding seventy-one (71) months to the design schedule, and thirty-nine (39) months to the construction schedule to account for delays incurred to resolve the POLA/POLB jointly-owned rail issue, renew expired permits, and update the Construction Documents.

If approved by PDC, the project would be completed by December 31, 2022.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE, SCOPE CHANGE, TITLE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$23,800,000**WILMINGTON WATERFRONT – AVALON PROMENADE AND GATEWAY (AVALON PEDESTRIAN BRIDGE) – SCOPE, SCHEDULE AND TITLE CHANGES****SUMMARY**

Staff requests approval for scope, schedule, and title changes to the Wilmington Waterfront - Avalon Promenade and Gateway project. This project will be split into a phased delivery: Wilmington Waterfront Avalon Pedestrian Bridge project and Wilmington Waterfront - Avalon Gateway project.

The Wilmington Waterfront - Avalon Promenade and Gateway project will be split into two phases to align with the available budget from the Public Access Investment Plan and to meet the schedule of the \$8,050,000 Measure M grant funding secured for the pedestrian bridge. The first phase, as described herein, will be titled Wilmington Waterfront - Avalon Pedestrian Bridge. The second phase will be titled Wilmington Waterfront - Avalon Gateway and will be brought to PDC for approval as a new project. Each phase will be a standalone project constructed by separate construction contracts.

The current approved project scope includes design and construction of a pedestrian bridge and approximately 12 acres of visitor serving open space between Harry Bridges Boulevard to the north and the Pacific Harbor Line railroad tracks to the south. The open space includes a gateway feature that will be located at the corner of Avalon Boulevard and Harry Bridges Boulevard.

Staff requests approval to revise the scope of this project to the first phase project strictly consisting of the pedestrian bridge. The proposed scope for the separate, second phase project, will consist of the 12 acres of open space and gateway feature.

The full project cost estimate was recently reassessed to account for unit cost increases in the industry, additional permitting requirements, more accurate quantity take-offs based on current design progress, and cost adjustments based on recent construction bids. The reassessed estimate significantly exceeds the current project budget and the additional funds are currently not available in the Public Access Investment Plan for the fiscal years currently programmed for this project.

The current approved budget of \$23,800,000 will remain for the revised scope noted herein. A new project will be brought to PDC for approval of the scope, schedule and budget that is being removed.

Staff requests adding six months to the schedule to allow additional design time to split the project into two phases and to account for additional time needed by LADWP to complete their site demolition and remediation of the tank farm site.

Finally, staff requests the project title be revised to Wilmington Waterfront - Avalon Pedestrian Bridge to reflect the revised scope.

The total project cost is \$23,800,000 and the project will be completed by April 30, 2024.

PDC ACTION Approved

COMMENT No comment.

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)
Southwest Marine Administration Building Demolition (_____)	\$	(50,000)
B. 93A & B - World Cruise Center - Photovoltaic System Inverter Replacement (_____)	\$	(28,000)
B. 153-155 - Wharf Repair (_____)	\$	(180,000)
B. 57-60 Wharf Reconstruction (_____)	\$	(180,000)
B. 158-160 - C&M Employee Parking Lot Electrical Service Relocation (_____)	\$	(225,000)
Wilmington Waterfront - Avalon Gateway (_____)	\$	(200,000)
B. 206-209 - Electrical Sub-Meter Installation (_____)	\$	(35,000)

Subtotal PDC Approved Projects \$ ***(4,116,500)***

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)

Subtotal Projects Under \$100,000 \$ ***(585,500)***

Balance as of December 30, 2020

\$ 7,298,000

Request for Signatures - Audit Committee Report Packet January 2021

Final Audit Report

2021-01-11

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By:	Karine Lurvey (klurvey@portla.org)
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