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.

EUGENE D. SEROKA
Executive Director

Attachments:
Transmittal 1: January 2021 PDC Pandect
Transmittal 2: Unallocated CIP Fund Report FY 2020/2021

AVG/mz
BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT
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
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.
SUBJECT
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
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.
<table>
<thead>
<tr>
<th>SUBJECT</th>
<th>ORIGINAL PROJECT COST</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BERTHS 158-160 C&amp;M EMPLOYEE PARKING LOT ELECTRICAL SERVICE RELOCATION – NEW PROJECT</strong></td>
<td>$225,000</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>SUBJECT</th>
<th>ORIGINAL PROJECT COST</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BERTHS 153-155 WHARF REPAIR– NEW PROJECT</strong></td>
<td>$580,000</td>
</tr>
</tbody>
</table>

**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  
BERTHS 57-60 WHARF RECONSTRUCTION– NEW PROJECT  

ORIGINAL PROJECT COST  $525,000

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.

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SUBJECT  
BERTHS 206-209 (PASHA) - ELECTRICAL SUB-METER INSTALLATION-NEW PROJECT  

ORIGINAL PROJECT COST  $250,000

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  

BERTHS 93 A & B WORLD CRUISE CENTER PHOTOVOLTAIC SYSTEM INVERTER REPLACEMENT – NEW PROJECT

ORIGINAL PROJECT COST  $415,000

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  

WILMINGTON WATERFRONT - AVALON GATEWAY – NEW PROJECT

ORIGINAL PROJECT COST  $33,200,000

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.
SUBJECT

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.

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SCHEDULE CHANGE, SCOPE CHANGE

SUBJECT

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.

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SCHEDULE CHANGE, SCOPE CHANGE, TITLE CHANGE
SUBJECT  
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

REVIEWED

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 Street - Fire Alarm System (25638) $55,200
Anchorage Road Lighting Upgrade (24641) $98,000
B. 91-92 - Passenger 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

Transmittal 2
"Request for Signatures - Audit Committee Report Packet January 2021" History

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