



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: APRIL 1, 2026

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: APRIL 2026 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its April 2026 meeting. The PDC met on April 1, 2026, to consider eleven project items. The committee also reviewed standing reports regarding newly opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, completed CIP projects and the financial model. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2025/2026 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

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

The Board of Harbor Commissioners (Board) approved \$14,000,000 in the fiscal year 2025/2026 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 2025/2026:

- 13 PDC-approved projects totaling \$3,017,351
- 14 projects under \$100,000 totaling \$1,039,000

As of March 31, 2026, the remaining balance is \$9,943,649.

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.

Erica M. Calhoun

for

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: April 2026 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2025/2026

Transmittal 3: CIP Status Report – Completed Projects

DAZ

DAZ/mz

BUDGET CHANGE

SUBJECT ORIGINAL PROJECT COST \$99,000

CABRILLO BEACH YOUTH AQUATIC CENTER – IMPROVEMENTS AND MODIFICATIONS – BUDGET INCREASE

SUMMARY

Staff requests approval to increase the approved project total for the Cabrillo Beach Youth Aquatic Center (CBYAC) – Improvements and Modifications.

The Engineering Division recommends increasing the budget by \$4,901,000 from \$99,000 to \$5,000,000 to account for additional funds needed to prepare the site for use by Los Angeles 2028 Olympics (LA28) as a training facility and event space. No change to the current schedule. The project completion date is February 29, 2028.

PDC ACTION Approved

COMMENT No comment.

BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT ORIGINAL PROJECT COST \$940,000

BERTH 161 – MARINE WAYS GATE MODIFICATION – BUDGET, AND SCHEDULE CHANGES

SUMMARY

Staff requests approval for cost increase, and schedule change to revise the Design, Bid and Award, and Construction schedules of Berth 161 Marine Ways Gate Modification project.

The Berth 161 Marine Gate was constructed under project number 2486100 and was completed in January 2019. The crane, which was installed to operate the marine gate, required repairs as the crane was past the warranty period. The crane has limited functionality with control and guidance issues. This causes the lifting and handling of the gate to be difficult, challenging, and unsafe.

The revised budget is increased by \$ 1,550,460 from \$ 940,000 to a new project budget of \$2,490,460 The revised schedule is increased 12 months to a new completion date of May 1, 2028.

The total project cost is \$ 2,490,451 and the project will be completed by May 1, 2028.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$39,230,000**TERMINAL ISLAND GRADE SEPARATION – BUDGET AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for a cost increase and schedule change to the Terminal Island Grade Separation (TIGS) project.

The revised budget is increased by \$56,770,000 from \$39,230,000 to a new project budget of \$96,000,000. The revised schedule is increased by six months to a new completion date of February 28, 2029. These revisions result from a modification in design alignment to achieve a consistent design speed and improve overall vehicular safety.

The project has received approximately \$35,000,000 in grant funding.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$194,630,000**TERMINAL ISLAND MARITIME SUPPORT FACILITY – BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval for cost increase and schedule change to the Terminal Island Maritime Support Facility (TIMSF). The Engineering Division recommends increasing the budget due to an increase in contaminated soil disposal, soil stockpile removals, site improvements, and electrical costs. The increase in construction schedule is due to the delay in the environmental clearances and a required port master plan amendment.

The revised budget is increased by \$75,470,000 from \$194,630,000 to a new project budget of \$270,100,000. The revised schedule is increased by ten months to a new completion date of March 31, 2029.

The total project cost is \$270,100,000 and the project will be completed by March 31, 2029.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$1,289,500**CALTRANS PEDESTRIAN PATH AND PARKING RESTRIPIING – BUDGET & SCHEDULE CHANGES****SUMMARY**

Staff requests approval to extend the Caltrans Pedestrian Path and Parking Restriping (Phase 2B) schedule by two months with budget increase of \$113,000, revising the project budget from \$1,289,500 to \$1,402,500.

The Engineering Division recommends adding two months to the schedule to allow for additional construction time. The new completion date is July 31, 2026.

Engineering proposes increasing the budget by \$113,000, by allocating construction costs from the North Gaffey Street Beautification II-Supplemental Work. The reallocation will increase the Caltrans Pedestrian Path and Parking Restriping (Phase 2B) total project budget of \$1,289,500 to \$1,402,500.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$2,689,004**NORTH GAFFEY STREET BEAUTIFICATION PHASE II-SUPPLEMENTAL WORK – BUDGET & SCHEDULE CHANGES****SUMMARY**

Staff requests approval to extend the North Gaffey Street Beautification II-Supplemental Work schedule by two months with budget decrease of \$113,000, revising the project budget from \$2,689,004 to \$2,576,004.

The Engineering Division recommends adding two months to the schedule to allow for additional construction time. The new completion date is July 31, 2026.

Engineering proposes reallocating \$113,000 from the North Gaffey Street Beautification Phase II-Supplemental Work construction project budget to the Caltrans Pedestrian Path and Parking Restriping (Phase 2B) construction budget. The reallocation will reduce the North Gaffey Street Beautification Phase II – Supplemental Work total project budget of \$2,689,004 to \$2,576,004.

PDC ACTION Approved

COMMENT No comment.

NEW PROJECT

SUBJECT**ORIGINAL PROJECT COST** \$421,000**ENTERPRISE BACKUP SYSTEM – NEW PROJECT****SUMMARY**

The Information Technology Division (ITD) is seeking Project Development Committee (PDC) approval to initiate the implementation of a new enterprise backup and disaster recovery solution. The new enterprise backup solution will provide major improvements in the areas of data protection for on-premises data, cloud-based data, applications, servers, shared documents, and disaster recovery strategies. This project will modernize our enterprise backup solution. This project will modernize our enterprise backup solution by allowing data retention policies beyond our current 30-day limitation, providing enhanced security features including ransomware protection and malware detection, providing granular backup and restore options, providing a tertiary copy of critical data in cloud storage, for off-site recovery, and improving disaster recovery (DR) features that give us pre-configured policies for improved recovery times during annual DR testing.

The total project cost is \$421,000 and the project completion date is July 31, 2027.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$680,000**BERTH 100 CHINA SHIPPING – CRANE BREAKERS REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 100 China Shipping Crane Breakers Replacement project schedule by 18 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 18 months to the schedule to allow for extended manufacturer lead times and scheduling conflicts due to volatile ship schedules.

The proposed completion date is September 30, 2027, with a total budget of \$680,000.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$680,000**BERTH 121-126 – AMP SWITCHGEAR BREAKERS REPLACEMENT – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 121-126 AMP Switchgear Breakers Replacement project schedule by 18 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 18 months to the schedule to allow for extended manufacturer lead times and scheduling conflicts due to volatile ship schedules.

The proposed completion date is September 30, 2027, with a total budget of \$680,000.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$680,000**BERTH 400-405 – CRANE BREAKERS REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 400-405 Crane Breakers Replacement project schedule by 18 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 18 months to the schedule to allow for extended manufacturer lead times and scheduling conflicts due to volatile ship schedules.

The proposed completion date is September 30, 2027, with a total budget of \$680,000.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$11,805,000

B. 93 – PARKING DECK WATERPROOFING IMPROVEMENT - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the B. 93 Parking deck Waterproofing Improvement project schedule by three months with no increase to the budget.

The Construction & Maintenance Division recommends adding three months to the schedule due to scheduling conflicts with concurrent projects at B. 93 World Cruise Center. The expansion joints and drain pipes are currently being installed and the concrete around the job site needs to be repaired to complete this project.

The proposed completion date is July 1, 2026, with a total budget of \$11,805,000.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM Completed Projects CIP Report reviewed.

ACTION ITEM FOLLOW UP

WORK ORDER REPORT REVIEWED

UNALLOCATED BUDGET REPORT REVIEWED

ADDITIONAL DISCUSSION

Dina Aryan-Zahlan

Dina Aryan-Zahlan
Development

Michael DiBernardo

[Michael DiBernardo \(Apr 2, 2026 10:21:49 PDT\)](#)

Michael DiBernardo
Marketing and Customer Relations

Unallocated Capital Improvement Program Fund FY 25/26

<u>(Budget set in July)</u>	\$	14,000,000
<u>PDC Approved Projects</u>		
Falcon Street Road Repair (65000120)	\$	(10,000)
Klein Billing and Port Control Management Systems Enhancement - Phase III (65000121)	\$	(233,387)
936, 938, & 1410 Baracuda St. - Fire Sprinkler Head & Standpipe Replacement (65000141)	\$	(319,000)
B. 212-225 Yusen - Container Terminal Re-Roof (65000142)	\$	(250,000)
Pier 300 Fenix - Fire Alarm Network Fiber Replacement (65000143)	\$	(220,000)
Port of Los Angeles Digital Twin (65000159)	\$	(100,000)
Pier 500 - Request for Proposal - Labor Charges (65000160)	\$	(250,000)
Badger Ave. Bridge - Climb Cable Adjuster Replacement (65000165)	\$	(100,000)
B. 91-93 - Cruise Terminal Mooring & Berthing Improvements (65000182)	\$	(300,000)
B. 93 - AMP Connector Receptacles Replacement (65000190)	\$	(25,359)
Henry Ford Drainage Improvements (65000191)	\$	(9,605)
B. 56-57 - Alta Sea Remediations & Improvements (65000192)	\$	(500,000)
B. 145 - Electrical Vault Improvements (65000203)	\$	(700,000)
<i>Subtotal PDC Approved Projects</i>	\$	(3,017,351)
<u>Projects Under \$100,000</u>		
Port of Los Angeles Police Headquarters - Re-Landscape (65000138)	\$	(65,000)
Port of Los Angeles Police Headquarters - North Grill Gate Replacement (65000139)	\$	(71,000)
B. 155A - Electric Rolling Gate Installation (65000140)	\$	(99,500)
Biological Mitigation Projects (65000154)	\$	(70,000)
Harbor Admin Bldg - 4th Floor Environmental Division Workspace Reconfiguration (65000156)	\$	(55,000)
Harbor Admin Bldg - 4th Floor CFO Office (65000157)	\$	(70,000)
Earle Street Realignment - Preliminary Engineering (65000169)	\$	(99,000)
Harbor Administration Building - Lobby Doors Automated Operators Replacement (65000174)	\$	(90,000)
Port-Wide - HOMA Pumps Replacement (65000185)	\$	(60,000)
Badger Avenue Bridge - Span Lock Limit Switch Replacement (65000189)	\$	(45,000)
Cabrillo Beach Youth Aquatic Center - Improvements & Modifications (65000204)	\$	(99,000)
LA28 Sailing Facility Temporary Power (65000205)	\$	(95,500)
Starkist Commemorative Site - 1050 Ways Street, Terminal Island	\$	(30,000)
Harbor Administrative Building - Unleaded Fuel Line Repair (65000208)	\$	(90,000)
<i>Subtotal Projects Under \$100,000</i>	\$	(1,039,000)
<i>Balance as of March 31, 2026</i>	\$	9,943,649

CIP Status Report

Completed Projects

Sorted By: Project Number

Actuals Thru: February 2026

Where Construction Finish Date is: > = 3/1/2026 <= 3/31/2026

Expend. Org.	Project & Title	Project Manager	Status	Projected Cost	Design			Construction			Percent Const. Complete		
					Start Baseline	Projected	Finish Projected	Start Baseline	Projected	Finish Projected			
1040	(2569000) Wilmington Waterfront - Avalon Pedestrian Bridge - DWP Marine Tank Farm Coordination	Preciado, Noe	Completed	\$7,000,000	11/16/21	^ 11/16/21	08/31/25	^ 08/13/25	03/01/26	^ 03/01/26	08/31/28	^ 03/02/26	100%

Grand Total: \$7,000,000












Audit Committee Report Packet April 2026

Final Audit Report

2026-04-09

Created:	2026-04-02
By:	Karine Lurvey (klurvey@portla.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoq1ITlJPyJm2a8gR5lqFZInbbG-e3Uei

"Audit Committee Report Packet April 2026" History

-  Document created by Karine Lurvey (klurvey@portla.org)
2026-04-02 - 3:25:07 PM GMT
-  Document emailed to mdibernardo@portla.org for signature
2026-04-02 - 3:26:26 PM GMT
-  Email viewed by mdibernardo@portla.org
2026-04-02 - 5:21:23 PM GMT
-  Signer mdibernardo@portla.org entered name at signing as Michael DiBernardo
2026-04-02 - 5:21:47 PM GMT
-  Document e-signed by Michael DiBernardo (mdibernardo@portla.org)
Signature Date: 2026-04-02 - 5:21:49 PM GMT - Time Source: server
-  Document emailed to Dina Zahlan (daryan-zahlan@portla.org) for signature
2026-04-02 - 5:21:52 PM GMT
-  Email viewed by Dina Zahlan (daryan-zahlan@portla.org)
2026-04-02 - 6:00:20 PM GMT
-  Document e-signed by Dina Zahlan (daryan-zahlan@portla.org)
Signature Date: 2026-04-02 - 6:01:05 PM GMT - Time Source: server
-  Document emailed to Erica Calhoun (ecalhoun@portla.org) for signature
2026-04-02 - 6:01:08 PM GMT
-  Email viewed by Erica Calhoun (ecalhoun@portla.org)
2026-04-09 - 6:55:00 PM GMT
-  Document e-signed by Erica Calhoun (ecalhoun@portla.org)
Signature Date: 2026-04-09 - 6:55:22 PM GMT - Time Source: server

✔ Agreement completed.

2026-04-09 - 6:55:22 PM GMT