



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: NOVEMBER 7, 2019**

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

**SUBJECT: NOVEMBER 2019 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its November meeting. On November 6, 2019, the PDC met to consider four project items. The committee also reviewed administrative reports regarding recently opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, and the GASB 49 project list. The meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2019/2020 (Transmittal 2) are attached for your review.

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

- 1) Schedule change – Two items were submitted and approved.
- 2) Budget/Schedule/Scope change – One item was 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 2019/2020 CIP budget for unallocated capital improvements. This budget is used 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. Projects under \$100,000 are reported to the PDC for information. The PDC meeting minutes are then transmitted to the Board for information.

The following is a summary of projects that are expected to utilize the unallocated CIP budget for fiscal year 2019/2020 to date:

- 12 PDC-approved project totaling \$6,086,000
- 19 projects under \$100,000 totaling \$1,103,995

There are various Board-approved resources 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. All of these are approved by the Board either as part of the annual budget approval process or as multi-year contracts that have received separate Board approval.

Handwritten signature of Mark Beavin in cursive script.

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: November 2019 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2019/2020

AVG/mz

BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE

**SUBJECT** ORIGINAL PROJECT COST \$2,376,500

**BERTHS 97-109 – CHINA SHIPPING CONTAINER TERMINAL SUPPLEMENTAL EIR –SCOPE, COST, AND SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval of the China Shipping Container Terminal Supplemental Environmental Impact Report (SEIR) scope, cost, and schedule change.

The Final SEIR was certified by the Board of Harbor Commissioners on October 8, 2019. It is anticipated that the SEIR certification will be appealed by project opponents to the City Council. Therefore, a seven-month schedule extension and scope change is needed for ongoing staff and consultant support until the City Council takes action which could extend through the first quarter of 2020. The estimated cost increase is \$15,000 for staff time. No cost increase is needed for consultant services since there is approximately \$80,000 remaining in unspent funds that can be reallocated to the scope change.

The total project cost is now \$2,391,500. The project schedule will be extended by a total of seven months from September 30, 2019 to April 30, 2020.

**PDC ACTION** Approved

**COMMENT** No comment.

NEW PROJECT

**SUBJECT** ORIGINAL PROJECT COST \$1,000,000

**BANNING'S LANDING WATER LEAKS AND DAMAGE REPAIR – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to repair water leaks and associated damage at Banning's Landing.

The proposed work includes replacing the entire roof, opening exterior walls and replacing water damaged components, repairing area drains, re-sealing all windows, installing new weather stripping around all doors, re-painting all exterior surfaces, and adding a trench drain at the front entrance door.

The total project cost is \$1,000,000 and the project will be completed by October 29, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

SCHEDULE CHANGE

**Transmittal 1**

**SUBJECT**

**ORIGINAL PROJECT COST** \$1,240,000

**BERTHS 179-181 WHARF AND BOLLARD REPAIR-SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the Berths 179-181 Wharf and Bollard Repairs project schedule by 12 months with no additional increase in the budget and scope.

The Engineering Division recommends adding 12 months to the schedule to allow for delays due to the existing Marine Improvement Contract (MIC) having expired at the end of November 2018. The subsequent MIC had to be rebid, and is still being finalized for advertisement.

The total project cost is \$1,240,000 and the project will be completed by February 28, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$700,000

**WILMINGTON WATERFRONT BUILDING DEMOLITION - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the Wilmington Waterfront Building Demolition schedule by 13 months with no additional increase in the budget.

The Engineering Division recommends adding 13 months to the schedule to allow for delays due to obtaining Coastal Development Permit (CDP) clearance through the Los Angeles Planning Department, ongoing coordination with utility companies to remove their services and meters from these parcels, and sequencing of priority projects for the on-call contractor.

**PDC ACTION** Approved

**COMMENT** Completion date amended to 11/2022 to match the Avalon Promenade schedule.

**ADMINISTRATIVE ITEM** No Grants Report. GASB49 Reviewed.

**ACTION ITEM FOLLOW UP**

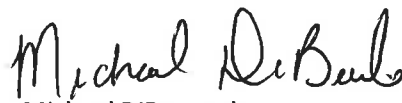
**WORK ORDER REPORT** REVIEWED

**UNALLOCATED BUDGET REPORT** REVIEWED

**ADDITIONAL DISCUSSION**



Antonio V. Gioiello  
Development



Michael DiBernardo  
Marketing and Customer Relations

**Unallocated Capital Improvement Program Fund FY 19/20**

**(Budget set in February)**

**\$ 14,000,000.00**

**PDC Approved Projects**

Port Cyber Resilience Center (25555)	\$	(1,600,000.00)
B. 84 - Maritime Museum - Plumbing Upgrades (25560)	\$	(745,000.00)
Port of Los Angeles Police Headquarters - Mass Notification System (25561)	\$	(388,000.00)
Harbor Department Administration Building - 1st Floor Employee Restrooms and Showers Remodel (25562)	\$	(200,000.00)
Wilmington Waterfront - Building Demolition ( 25570)	\$	(688,000.00)
Harbor Administration Bldg. - Lower Deck Patio (25572)	\$	(905,000.00)
B. 195-196 - Underwharf Backflow Work Platforms (25573)	\$	(185,000.00)
B. 91-93 - Passenger Terminal Gangways - Sheet Metal Replacement (25575)	\$	(50,000.00)
B. 100 - West Basin Container Terminal (WBCT) - Advanced Infrastructure Demonstration (25576)	\$	(250,000.00)
Pier 400 (APM) Terminal - Electrical Infrastructure for Electrical Container Handling Equipment (25587)	\$	(400,000.00)
Liberty Hill Plaza Atrium Skylights Replacement (25591)	\$	(600,000.00)
Banning's Landing Water Leaks and Damage Repair (_____)	\$	(75,000.00)
<b>Subtotal PDC Approved Projects</b>	<b>\$</b>	<b>(6,086,000.00)</b>

**Projects Under \$100,000**

B. 302-305 - Fenix Marine Services - Transportation Improvements Project (25564)	\$	(95,000.00)
B. 121 - Position Indicator Valve Replacement (25565)	\$	(90,000.00)
B. 300 - Rail Yard Control Switches Replacement (25566)	\$	(85,000.00)
B. 90-91 - Baggage Handling Building Fire Alarm Notification System (25567)	\$	(40,000.00)
Port of Los Angeles Police Headquarters - Furniture Reconfiguration (25569)	\$	(25,000.00)
300 Water Street - Electrical Upgrades (25574)	\$	(53,000.00)
B. 91-92 - Passenger Terminal - Check-In Counter Outlets (25577)	\$	(42,500.00)
B. 93 - Passenger Terminal - Workstation Outlets (25578)	\$	(12,000.00)
POLA Facilities - Front Entrance Public Safety (25581)	\$	(60,000.00)
Port of Los Angeles Police Headquarters - 9-1-1 Public Safety Answering Point (PSAP) System (25582)	\$	(33,000.00)
Liberty Hill Plaza - Change of Use Improvements (25583)	\$	(65,000.00)
Wilmington Waterfront Park Barbeque Grill Replacement (25584)	\$	(34,000.00)
B. 161 - HVAC Shop Re-Roof (25586)	\$	(90,000.00)
B. 59 - Fire Protection System (25588)	\$	(95,506.00)
B. 60 - Fire Protection System (25589)	\$	(98,989.00)
B. 73 - Utro Building HVAC Unit Replacement (25590)	\$	(40,000.00)
B. 58 - Underwharf Sanitary Sewer Line Replacement (25592)	\$	(30,000.00)
300 Water Street - Maritime Law Enforcement Traininig Center Gym Facility (25593)	\$	(60,000.00)
B. 87 - Parking Lot Improvements (25594)	\$	(55,000.00)
<b>Subtotal Projects Under \$100,000</b>	<b>\$</b>	<b>(1,103,995.00)</b>

**Balance as of October 30, 2019**

**\$ 6,810,005.00**

**Transmittal 2**