



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: NOVEMBER 3, 2023

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: NOVEMBER 2023 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its November 2023 meeting. On November 1, 2023, 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, completed CIP projects, the financial model, the GASB 49 project list and projects for discussion. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2023/2024 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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 – Two items were submitted and approved.
- 3) New project – Two items were submitted and approved.

The Board of Harbor Commissioners (Board) approved \$15,000,000 in the fiscal year 2023/2024 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 2023/2024:

- 10 PDC-approved projects totaling \$8,177,791
- 4 projects under \$100,000 totaling \$118,600

As of October 25, 2023, the remaining balance is \$6,703,609.

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 (Nov 7, 2023 14:50 PST)

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: November 2023 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2023/2024

Transmittal 3: CIP Status Report – Completed Projects

DAZ

DAZ

DAZ/mz

BUDGET CHANGE, SCOPE CHANGE

SUBJECT ORIGINAL PROJECT COST \$300,000
SAN PEDRO WATERFRONT WEST HARBOR DEVELOPMENT ENVIRONMENTAL MONITORING SERVICES – SCOPE AND BUDGET CHANGE

SUMMARY

Staff requests approval of a scope and budget change for the San Pedro Waterfront West Harbor Development Phase 1B project. This scope involves providing environmental monitoring services for archaeological and paleontological resources to comply with Mitigation Measures approved in the San Pedro Public Market EIR Addendums and in Lease No. 915. The project site is the former Ports O’Call area, approximately 45 acres in size, and is highly sensitive for paleontological resources (i.e., shell and fossil specimens) and has unknown sensitivity for buried archaeological resources.

A scope change is needed to provide continued environmental monitoring services for the upcoming Phase 1B construction, which involves two new buildings and associated utilities. The estimated cost increase is approximately \$100,000, which would bring the total budget to \$400,000. There is no change to the schedule at this time as the work is estimated to be completed prior to the current end date of December 24, 2024.

PDC ACTION Approved

COMMENT No comment.

BUDGET CHANGE, SCOPE CHANGE, SCHEDULE CHANGE

SUBJECT ORIGINAL PROJECT COST \$20,800,000
208 EAST 22ND STREET PARKING LOT IMPROVEMENTS – SCOPE, BUDGET, AND SCHEDULE CHANGES

SUMMARY

Staff requests approval for additional scope, cost increase, and schedule change to the 208 East 22nd Street Parking Lot Improvements project.

The additional scope was requested through a memorandum by the Waterfront and Commercial Real Estate Division on March 6th, 2023, and includes:

- Building Demolition and expanded parking
- Reconfiguration of existing sidewalk, landscaping, and hardscape
- Construction of bus turnout and covered bench area
- Construction of two retaining walls
- Construction of a restroom building (4 stalls)
- Construction of a landscaped pedestrian/bike pathway

The revised budget is increased by \$11,000,000 from \$20,800,000 to a new project budget of \$31,800,000. The revised schedule is increased by eight months to a new completion date of May 31, 2026.

PDC ACTION Approved

COMMENT No comment.

NEW PROJECT

SUBJECT

ORIGINAL PROJECT COST \$220,000

NEW DOCK STREET TRAFFIC CALMING IMPROVEMENTS – NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to complete traffic calming improvements on New Dock Street.

The proposed work includes removal of two speed bumps and related pavement markings, and installation of two speed humps, pavement markings, and signage.

The total project cost is \$220,000 and the project completion date is December 31, 2024.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$400,000

PORT-WIDE FIRE ALARM MASS NOTIFICATION SYSTEM UPGRADE – NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to upgrade the Port-wide fire alarm mass notification system.

The proposed work will upgrade hardware at the Harbor Administration Building and Port Police Dive House from analog to digital and then upgrade software programming of the entire network.

The total project budget is \$400,000 and the project will be completed by June 30, 2024.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$39,230,000**MARITIME SUPPORT FACILITY ACCESS/TERMINAL ISLAND RAIL SYSTEM GRADE SEPARATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Maritime Support Facility Access/Terminal Island Rail System Grade Separation (TIGS) schedule by fourteen (14) months with no additional increase in the project budget of \$39,230,000.

The Engineering Division recommends adding fourteen (14) months to the TIGS schedule to align with the Terminal Island Maritime Support Facility (TIMSF) project schedule, as the TIGS project serves the TIMSF. One Request for Proposal (RFP), as the design delivery method, was published for both projects. The new completion date is August 31, 2027.

The project has been awarded \$20 million in grant funding from the United States Department of Transportation's (USDOT) Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program in August 2022. Additionally, the project has been awarded \$15 million in grant funding via the Trade Corridor Enhancement Program (TCEP).

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$700,000**PIER 400 – ELECTRICAL INFRASTRUCTURE FOR ELECTRICAL CONTAINER HANDLING EQUIPMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Pier 400 – Electrical Infrastructure for Electrical Container Handling Equipment project schedule by twenty-seven (27) months with no additional increase in the project budget and scope.

The Engineering Division recommends adding twenty-seven (27) additional months to the schedule to account for delays incurred by the Third Party equipment developers of the proposed Electric Cargo Handling Equipment (eCHE) – Hyster-Yale and WAVE. Hyster-Yale is developing the Electric Container Top Handler, and WAVE is developing the associated inductive charging system which are now scheduled to be installed in November 2023.

The Harbor Department will need to wait for WAVE to install their equipment to make final electrical connections.

The new completion date is March 31, 2024.

PDC ACTION Approved**COMMENT** No comment.

PORT POLICE FIXED AUTOMATED LICENSE PLATE READER PROJECT (WO 25727) –SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the implementation schedule for the Port Police fixed Automated License Plate Reader (ALPR) project (WO 25727), by 12 months to December 31, 2024, to facilitate a new procurement process, Board of Harbor Commissioners (BOARD) approval, design update and installation of equipment.

The Port Police Division recommends approval for extending the implementation schedule by 12 months to December 31, 2024. The original project proposal by Motorola Solutions Inc. (MSI), approved by the Project Development Committee and BOARD, relied on AC powered cameras and support equipment at designated sites.

The design by Motorola relied on power supplied by Los Angeles Department of Transportation (LADOT) traffic signal poles to power all required equipment. Subsequent conversations and a meeting with LADOT, with assistance from the Harbor Department Engineering Division (Engineering), revealed that LADOT would NOT allow sourcing power from their signal poles as was permitted in the past. That decision change negated use of powered cameras and supporting equipment for this project.

Port Police, Engineering and MSI determined that a relatively new solution of using self-contained solar-powered cameras was a viable alternative to AC powered equipment. In the last several months, MSI has vastly improved their solar-powered ALPR solution with a significant firmware update, improved solar battery charging and provisioning of individual cameras for better license plate capture capabilities and reliability. Port Police and Motorola tested the updated solution and validated improved positive results adequate for this project’s requirements.

The additional time for implementation is recommended based on the need to cancel the current approved contract with MSI, initiate a completely new procurement process (bid award was for specific equipment that will now be replaced necessitating this requirement), return to the Board of Harbor Commissioners (BOARD) for the new bid award and contract approval and time required for equipment installation and provisioning.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM GASB 49 Report, Projects for Discussion, and 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

Marla Bleavins
Marla Bleavins (Nov 7, 2023 14:50 PST)

Marla Bleavins
Finance and Administration

Unallocated Capital Improvement Program Fund FY 23/24

(Budget set in July)

\$ 15,000,000

PDC Approved Projects

Portwide Power Monitoring System (2575700)	\$	(60,000)
B. 93 Vehicular Ramp Repair (2575800)	\$	(165,000)
Harbor Administrative Building - Fifth Floor Commissioner's Conference Rooms (2576000)	\$	(112,417)
Harbor Administrative Building - Fifth Floor Lobby Conference Rooms (2576400)	\$	(151,900)
514 Pier A Street - Soils Lab Chiller Replacement (2576900)	\$	(167,386)
272 S. Fries Ave. - Capital Projects Bldg. Fire Alarm System Replacement (2576800)	\$	(300,000)
B. 58-60 Alta Sea Warehouse & Site Improvements (2577000)	\$	(4,000,000)
Port Police Dive Boat Purchase (2577100)	\$	(2,761,088)
New Dock Street Transportation Improvements ()	\$	(65,000)
Port-Wide Fire Alarm Mass Notification System Upgrade ()	\$	(395,000)

Subtotal PDC Approved Projects \$ ***(8,177,791)***

Projects Under \$100,000

Avalon Blvd and Water Street - Logistics Swing Gate Installation (2575900)	\$	(8,400)
San Pedro Waterfront - Gateway Fanfare Fountain Water Treatment System (2576200)	\$	(42,750)
C&M Admin Building Boiler Replacement (2576600)	\$	(34,700)
801 Reeves Avenue - Design of New Fire Alarm System per POLA Specifications (2576700)	\$	(32,750)

Subtotal Projects Under \$100,000 \$ ***(118,600)***

Balance as of October 25, 2023

\$ 6,703,609

CIP Status Report

Completed Projects

Sorted By: Project Number

Actuals Thru: September 2023

Where Construction Finish Date is: >= 9/28/2023 <= 10/23/2023

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design			Construction			Percent Const. Complete	Pre-A500	
					Start Baseline	Projected	Finish Projected	Start Baseline	Projected	Finish Projected			
1002	B. 240 - Gates for Southwest Marine Street Fence Line (2575300)	Hazelett, Phil	Completed	\$45,425	05/09/23	^ 05/09/23	05/09/23	06/24/23	^ 07/12/23	08/22/23	^ 09/30/23	100 %	

Grand Total: \$45,425











Audit Committee Report Packet November 2023

Final Audit Report

2023-11-07

Created:	2023-11-06
By:	Karine Lurvey (klurvey@portla.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsBQ2zPI6hWZkwqkS9wnqO8X3RCuRpNCI

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