



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: JULY 10, 2024

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: JULY 2024 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its July 2024 meeting. On July 10, 2024, the PDC met to consider two 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, and the GASB 49 project list. 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 – One item was submitted and approved.
- 2) Budget change – One item was 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:

- 24 PDC-approved projects totaling \$12,664,838
- 17 projects under \$100,000 totaling \$944,601

As of June 30, 2024, the remaining balance is \$1,390,561.

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

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: July 2024 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2023/2024

Transmittal 3: CIP Status Report – Completed Projects

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BUDGET CHANGE

SUBJECT **ORIGINAL PROJECT COST** \$735,000
REAR BERTH 147-156 SANITARY SEWER REHABILITATION - BUDGET INCREASE

SUMMARY

Staff requests approval to increase the project budget for the Rear Berth 147-156 Sanitary Sewer Rehabilitation by \$105,000 to account for escalation of material costs.

The Engineering Division recommends increasing the budget by \$105,000 for a new total project cost of \$840,000.

There are no changes to the project schedule and the completion date remains December 31, 2024.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT **ORIGINAL PROJECT COST** \$1,642,000
B. 58-60 – SHED SEISMIC BRACING IMPROVEMENTS - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the B. 58-60 – Shed Seismic Bracing Improvements schedule by three months with no increase to the budget.

The Construction & Maintenance Division recommends adding three months to the schedule to allow for delays due to additional change orders from the constant value engineering performed by the tenant, AltaSea which directly impact the fire protection system, incurring additional modifications.

The proposed completion date is September 1, 2024.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM GASB 49 Report and Completed Projects CIP Report reviewed.

ACTION ITEM FOLLOW UP

WORK ORDER REPORT Reviewed

UNALLOCATED BUDGET REPORT REVIEWED

ADDITIONAL DISCUSSION

Erica M. Calhoun

Erica Calhoun
Administration

Jeffrey Strafford

Jeffrey Strafford
Finance

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 (2577400)	\$	(65,000)
Port-Wide Fire Alarm Mass Notification System Upgrade (2577600)	\$	(395,000)
B. 172-179 Fire Waterline Replacement (2578500)	\$	(850,000)
Cabrillo Marine Aquarium Life Support System (2578600)	\$	(1,200,000)
B. 97-109 China Shipping Container Terminal Revised SEIR (2578700)	\$	(1,000,000)
B. 161 - Plumbing Shop Workspace Solution (2578800)	\$	(900,000)
New Dock Street Pump Station - Stormwater Disinfection System (2579500)	\$	(6,568)
B. 302-305 Panzerbelt Improvements (2579700)	\$	(10,724)
Pier 400 Roadability Canopy Improvements (2579800)	\$	(22,755)
Port-Wide - HMP Light Fixture LED Upgrade (2580300)	\$	(150,000)
42 Inch Storm Drain Force Main Replacement (2580800)	\$	(22,000)
B. 93 - Amp Vault (2580700)	\$	(15,000)
B. 91-93 - World Cruise Center - Purchase Mobile AMP Cart (2580600)	\$	(5,000)
B. 161 - Manitowoc Crane Repower (2580200)	\$	(100,000)
S.P. Waterfront - Harbor Gateway Fanfare Fountain Water Feature Upgrade (2580400)	\$	(200,000)
Pier 400 - Left Turn Lane Striping Improvements (2581100)	\$	(5,000)
Land Mobile Radio System Enhancement (2581000)	\$	-
Subtotal PDC Approved Projects	\$	(12,664,838)

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)
B. 91 Security Access Installation (2577800)	\$	(17,900)
B.93 World Cruise Center - Exit Sign Replacement (2577700)	\$	(57,351)
B. 191 Badger Avenue Bridge - Motor Brake Replacement (2577900)	\$	(99,713)
Harbor Administrative Building - Small Conference Rooms to Private Offices (2578300)	\$	(22,107)
900 Ways Street Lot Improvements (2578400)	\$	(99,520)
Port of Los Angeles Police Headquarters - Flagpole Uplight LED Retrofit (2578900)	\$	(8,500)
B.161 - Boat Shop 10 Ton Jib Crane Replacement (2579000)	\$	(57,000)
Cruise Terminal Parking Lot Improvements (2579200)	\$	(50,000)
Pier 500 Project Needs Statement (2579300)	\$	(96,432)
B.68 _ Port Pilots Living Quarters Buildings (2580000)	\$	(80,000)
RB 143-144 - Storm Drain Improvements (2580100)	\$	(90,000)
Tuna Street Buildings Demolition (2580500)	\$	(97,478)
Port of Los Angeles Police Headquarters - New Threat Detection Center (2580900)	\$	(50,000)
Subtotal Projects Under \$100,000	\$	(944,601)

Balance as of June 30, 2024**\$ 1,390,561**

CIP Status Report

COMPLETED PROJECTS

Sorted By: Project Number

Actuals Thru: May 2024

Where Construction Finish Date is: > = 5/1/2024 <= 6/30/2024

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design			Construction			Percent Design Complete	Percent Const. Complete	Pre-A500
					Start Baseline	Projected	Finish Baseline	Projected	Start Baseline	Projected			
1140	(2543500) Pier 400 - Corridor Storage Tracks Expansion	Camal, Francisco	Completed	\$73,211,625	07/15/18	07/15/18	12/31/20	12/31/20	12/31/20	12/31/20	100 %	100 %	
1207	(2565200) B. 93 - Elevator No. 2 Renovation	Hazelett, Phil	Completed	\$334,000	12/28/20	12/28/20	12/28/22	12/28/22	12/28/22	12/28/22	N/A	100%	
1007	(2577700) B. 93 - World Cruise Center - Exit Sign Replacement	Hazelett, Phil	Completed	\$57,351	12/18/23	01/19/24	12/18/23	01/19/24	12/18/23	01/19/24	N/A	100%	

Grand Total: \$73,602,976











Audit Committee Report Packet July 2024

Final Audit Report

2024-07-18

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