



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: JUNE 5, 2024

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: JUNE 2024 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its June 2024 meeting. On June 5, 2024, the PDC met to consider five 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 – Three items were submitted and approved.
- 2) 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:

- 24 PDC-approved projects totaling \$12,664,838
- 16 projects under \$100,000 totaling \$894,601

As of May 29, 2024, the remaining balance is \$1,440,561.

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: June 2024 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2023/2024

Transmittal 3: CIP Status Report – Completed Projects

DAZ

DAZ/mz

NEW PROJECT

SUBJECT**ORIGINAL PROJECT COST** \$200,000**1750 NAVY WAY LEFT TURN LANE ADDITION – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to install a southbound left turn lane on Navy Way at 1750 Navy Way.

The proposed work includes removal and installation of striping, speed humps, pavement markings, and signage to modify traffic striping in order to accommodate a southbound left turn lane leading to the Pier 400 Pacific Maritime Association (PMA) training facility.

The total project cost is \$200,000 and the project completion date is August 31, 2025.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$1,772,164**LAND MOBILE RADIO SYSTEM ENHANCEMENT – NEW PROJECT****SUMMARY**

Staff requests approval for a new project to enhance the existing 700 MHz public safety land mobile radio (LMR) system used in the Port of Los Angeles (POLA), by reintegrating existing unused Ultra High Frequency (UHF) voice radio frequencies licensed to the Harbor Department, decommissioning legacy radio equipment, revising existing radio fleet map and reprogramming radios & dispatch consoles with the new frequencies included. Adding the legacy UHF frequencies to our existing system will facilitate enhanced interoperability with the other City of Los Angeles (CITY) police agencies for our 700 MHz Land Mobile Radio (LMR) system, promote improved Port security and enhance public and officer safety for the Harbor Department and specifically the Los Angeles Port Police (LAPP) Division. The interoperability between CITY police agencies was the prime impetus for Mayor's Office obtaining Urban Area Security Initiative (UASI) grant funding for improved public safety communications interoperability.

PDC ACTION Approved**COMMENT** No comment.

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$720,000**HARBOR ADMINISTRATION BUILDING (HAB) 1ST FLOOR MAILROOM RELOCATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Harbor Administration Building's (HAB) First (1st) Floor Mailroom relocation schedule by twelve months with no additional increase in the project budget of \$ 720,000.

The Engineering Division recommends adding twelve months to the schedule to allow for delays due to prioritizing the HAB 2nd Floor workspace solutions project. The new completion date is January 3, 2027.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$5,886,770**BERTHS 121-131 CONTAINER TERMINAL REDEVELOPMENT PROJECT EIS/EIR – SCHEDULE CHANGE****SUMMARY**

Staff requests a 12-month schedule extension for the Berths 121-131 Container Terminal Redevelopment Project (Project) Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR). A schedule change is needed to align the technical analysis with a pending court decision on another project located in the West Basin. The 12-month schedule extension will change the end date from June 30, 2024 to June 30, 2025. There is no change to the current scope and budget estimate of \$5,886,770.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$210,000**PORT-WIDE – HMP LIGHT FIXTURE LED UPGRADE – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Port-Wide – HMP Light Fixture LED Upgrade schedule by three months with no increase to the budget.

The Construction & Maintenance Division recommends adding three months to the project schedule to allow for the delays of the HMP light fixtures delivery.

The total project budget is \$210,000 and the project will be completed by October 31, 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	

Dina Aryan-Zahlan

Dina Aryan-Zahlan
Development

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 ()	\$	(5,000)

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)

Subtotal Projects Under \$100,000* \$ (894,601)**Balance as of May 29, 2024*****\$ 1,440,561**

CIP Status Report

COMPLETED PROJECTS

Sorted By: Project Number

Actuals Thru: April 2024

Where Construction Finish Date is: >= 4/29/2024 <= 4/29/2024

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design				Percent Design Complete	Construction				Percent Const. Complete	Pre-A500
					Start Baseline	Projected	Finish Baseline	Projected		Start Baseline	Projected	Finish Baseline	Projected		
1181	(2578900) Port of Los Angeles Police Headquarters - Flagpole Uplight LED Retrofit	Warren, Lee	Construction	\$8,500	02/25/24	^ 02/25/24	02/25/24	^ 02/25/24	N/A	03/11/24	^ 03/11/24	04/14/24	^ 04/29/24	100 %	

Grand Total: \$8,500










Audit Committee Report Packet June 2024

Final Audit Report

2024-06-10

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