



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: MARCH 11, 2024

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: MARCH 2024 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its March 2024 meeting. On March 6, 2024, the PDC met 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, 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 – Two items were submitted and approved.
- 2) Budget/Schedule/Scope change – Three items were submitted and approved.
- 3) New project – Six 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:

- 14 PDC-approved projects totaling \$12,127,791
- 11 projects under \$100,000 totaling \$480,691

As of February 28, 2024, the remaining balance is \$2,391,518.

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 (Mar 11, 2024 11:22 PDT)

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: March 2024 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2023/2024

Transmittal 3: CIP Status Report – Completed Projects


DAZ

DAZ/mz

BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT ORIGINAL PROJECT COST \$167,386

514 PIER A STREET – SOILS LAB CHILLER REPLACEMENT – BUDGET AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the budget and schedule for the 514 Pier A Street – Soils Lab Chiller Replacement.

The Construction & Maintenance Division recommends increasing the current budget of \$167,386 by \$33,000 to account for inflation during the bid process.

The Construction & Maintenance Division recommends adding eleven months to the schedule to allow for the bid process to complete before the equipment can be procured, delaying the construction.

The new project total is \$200,000 and will now be completed by December 31, 2024.

PDC ACTION Approved

COMMENT No comment.

SUBJECT ORIGINAL PROJECT COST \$1,320,000

B. 155A – RE-ROOF AND DRAIN INSTALLATION - BUDGET AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the budget and change the schedule for the B. 155A – Reroofing and Drain Installation.

The Construction & Maintenance Division recommends increasing budget by \$280,000 for a new total of \$1,600,000 to account for the abatement of hazardous materials in the work area.

The Construction & Maintenance Division recommends adding 16 months to the schedule to allow for delays due to the historical and environmental review process needed for the building. The material procurement was paused due the bidding process taking longer than expected and the recent weather conditions make it difficult to acquire roofers which delayed construction.

The new total project budget is \$1,600,000 and will now be completed by July 31, 2025.

PDC ACTION Approved

COMMENT No comment.

BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$330,000**BERTH 93 VEHICULAR RAMPS CORROSION MITIGATION – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change to Berth 93 Vehicular Ramps Corrosion Mitigation project.

On June 7, 2023, the PDC approved the project for design only, and requested that the project return to PDC after completion of design to reconsider the construction scope. Design is substantially complete, the original proposed estimate has been validated. Staff request approval to move forward with the construction scope, including lead abatement, a new drainage system, new electrical connections for lighting, and painting of the structural steel, including a corrosion inhibitor primer.

The revised budget is increased by \$3,870,000 from \$330,000 to a new project budget of \$4,200,000 to include the construction portion of the project. The revised schedule is increased by 7 months to a new completion date of January 31, 2026 to allow final coordination and completion of design details.

PDC ACTION Approved

COMMENT No comment.

NEW PROJECT**SUBJECT****ORIGINAL PROJECT COST** \$6,900,000**WILMINGTON WATERFRONT PARK WEST END RESTROOM AND SITE RESTORATION – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to design and construct a new restroom and site restorations and improvements on the west end of the Wilmington Waterfront Park.

The proposed work includes demolition of non-functioning fountain, construction of a restroom with new utility connections, installation of new shade structures, replanting of tree groves that were part of the original design, miscellaneous site repairs, site utility removals, replacement of old site furnishings, and landscape modifications.

The restroom is identified in the Public Access Investment Plan as one of the future projects for Wilmington. The additional shade is a request from the Board of Harbor Commissioners.

The total project cost is \$6,900,000 and the project completion date is June 30, 2027.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$3,500,000**PIER 400 ROADABILITY CANOPY IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to implement the Pier 400 Roadability Canopy Improvements. The scope of the project includes replacement of the corroded metal roof as well as reconstruction of damaged exterior steel frame beams and columns. The total project cost is \$3,500,000 and the project completion date is July 31, 2027.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$1,190,000**BERTHS 302-305 PANZERBELT IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to improve the crane cable Panzerbelt located along Berths 302-305.

The proposed work includes removals of the stainless steel Panzerbelt trench liner and improvement of the underlying concrete trench.

The total project cost is \$1,190,000 and the project completion date is July 31, 2025.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$18,400,000**CANNERY ST. & BARRACUDA ST. FACILITIES DEMOLITION & IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to demolish four former Fisherman's Pride fish processing buildings located at 888 Ways Street on Terminal Island and redevelop the land for open storage or other similar purposes.

The proposed work includes the demolition of four former fish processing structures, tanks, concrete foundations, mechanical and electrical equipment, and removal and abatement of lead and asbestos. Proposed improvements include grading and paving with asphalt concrete and providing drainage for the site, including low impact development (LID) measures. One warehouse will remain and will be suitable for cold storage of fish or other similar purposes.

The total project cost is \$18,400,000 and the project completion date is June 1, 2027.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$520,000**NEW DOCK STREET PUMP STATION - STORMWATER DISINFECTION SYSTEM – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to install a storm water disinfection system for the existing New Dock Street Pump station.

The proposed work includes installing a UV light disinfection system on the 6-inch force main storm water outfall for the New Dock Street Pump Station.

The total project cost is \$520,000 and the project completion date is March 31, 2025. The schedule includes seven months of design time to allow for procurement of the UV light disinfection system, which will require Board approval.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$2,239,000**NEW DOCK STREET PUMP STATION - FORCE MAIN DIVERSION PROJECT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to construct a 6-inch diameter force main diversion from the existing New Dock Street Pump Station to a nearby City of Los Angeles (COLA) sewer.

The proposed work includes constructing a 6-inch diameter storm water force main from the existing New Dock Street Pump Station to existing COLA sewer that feeds COLA Terminal Island Reclamation Water Plant (TIWRP). The new 6-inch diameter force main will divert surface and groundwater runoff during dry weather in an effort to conform with California Regional Water Quality Control, Los Angeles Region (Los Angeles Water Board) water quality discharge requirements.

The total project cost is \$2,239,000 and the project completion date is March 31, 2027. The schedule includes 14 months of design time to allow coordination with the Bureau of Sanitation, Port of Long Beach, and other permitting entities. The 12 month construction duration allows for procurement of long lead time items including pipe and electrical components.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT

ORIGINAL PROJECT COST \$396,000

272 S. FRIES AVE – CAPITAL PROJECTS BUILDING FIRE ALARM SYSTEM REPLACEMENT - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the 272 S. Fries Ave – Capital Projects Building Fire Alarm Replacement schedule by 6 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 6 months to the schedule to allow for delays due to the multiple projects the contractor, Johnson Controls is working on and due to a new pending contract with said vendor, which will delay construction until June.

The proposed completion date is October 31, 2024.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$3,600,000

POLA SIDEWALK REPAIR PROGRAM – POLA SIDEWALKS - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the POLA Sidewalk Repair Program – POLA Sidewalks schedule by 24 additional months, from June 30, 2024 to June 30, 2026, with no additional increase in the budget.

The Engineering Division recommends adding 24 months to the schedule to complete the last area of sidewalk repair within the POLA Sidewalk Repair Program. The additional time is needed due to limited staff resources.

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

Marla Bleavins
Marla Bleavins (Mar 11, 2024 11:22 PDT)

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 (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)

Subtotal PDC Approved Projects \$ ***(12,127,791)***

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)
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)

Subtotal Projects Under \$100,000 \$ ***(480,691)***

Balance as of February 28, 2024

\$ 2,391,518

CIP Status Report

Completed Projects

Sorted By: Project Number

Actuals Thru: January 2024

Where Construction Finish Date is: >= 1/31/2024 <= 2/1/2024

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design			Construction			Percent Design Complete	Percent Const. Complete	Pre-A500	
					Start Baseline	Projected Baseline	Finish Projected	Start Baseline	Projected Baseline	Finish Projected				
1005	Air Quality Monitoring Stations Upgrade (2568000)	Coluso, Amber	Completed	\$703,200	09/15/21	09/15/21	09/16/21	09/16/21	08/10/22	08/15/22	03/31/24	02/01/24	100 %	

Grand Total: \$703,200










Audit Committee Report Packet March 2024

Final Audit Report

2024-03-11

Created:	2024-03-11
By:	Karine Lurvey (klurvey@portla.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAX9b937eVGq96hnq4pEFDKC6VXDeHhkOJ

"Audit Committee Report Packet March 2024" History

-  Document created by Karine Lurvey (klurvey@portla.org)
2024-03-11 - 5:43:12 PM GMT- IP address: 199.245.255.5
-  Document emailed to Dina Zahlan (daryan-zahlan@portla.org) for signature
2024-03-11 - 5:44:20 PM GMT
-  Email viewed by Dina Zahlan (daryan-zahlan@portla.org)
2024-03-11 - 6:19:06 PM GMT- IP address: 199.245.255.5
-  Document e-signed by Dina Zahlan (daryan-zahlan@portla.org)
Signature Date: 2024-03-11 - 6:19:32 PM GMT - Time Source: server- IP address: 199.245.255.5
-  Document emailed to mbleavins@portla.org for signature
2024-03-11 - 6:19:34 PM GMT
-  Email viewed by mbleavins@portla.org
2024-03-11 - 6:21:00 PM GMT- IP address: 199.245.255.5
-  Signer mbleavins@portla.org entered name at signing as Marla Bleavins
2024-03-11 - 6:22:05 PM GMT- IP address: 199.245.255.5
-  Document e-signed by Marla Bleavins (mbleavins@portla.org)
Signature Date: 2024-03-11 - 6:22:07 PM GMT - Time Source: server- IP address: 199.245.255.5
-  Agreement completed.
2024-03-11 - 6:22:07 PM GMT