



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

Item #1

DATE: JANUARY 14, 2016
TO: AUDIT COMMITTEE OF THE BOARD OF HARBOR COMMISSIONERS
SUBJECT: CAPITAL IMPROVEMENT PROGRAM REPORT

The following items are transmitted to the Audit Committee:

1. Fiscal Year 2015/2016 CIP Budget to Actual Expenditure Report Expenditures– This document compares Fiscal Year 2015/2016 CIP budget to actual expenditures through November 2015.
2. CIP Status Report – This document lists current CIP projects, project status, design and construction finish dates, budget, budget and schedule trends, project budget spent to date, percent of project budget spent to date, and comments.



EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: Fiscal Year 2015/2016 CIP Budget to Actual Expenditure Report

Transmittal 2: CIP Status Report (Actuals thru November 2015)

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Chief Harbor Engineer




Fiscal Year 2015/2016 CIP Budget to Actual Expenditure Report

	<u>Budget</u>		<u>Actuals Thru</u> <u>November 2015</u>	<u>Percentage Spent</u>
<u>In-House Labor</u>				
Engineering	\$ 6,958,225	\$	2,377,596	34.2%
Construction	\$ 7,417,769	\$	3,035,869	40.9%
Environmental	\$ 490,844	\$	95,690	19.5%
Const. and Maint.	\$ 1,820,359	\$	330,258	18.1%
<u>Consultants</u>				
Design Services	\$ 10,548,657	\$	2,293,047	21.7%
Env. Services	\$ 6,992,609	\$	507,811	7.3%
Construction Mgmt.	\$ 10,370,116	\$	3,102,998	29.9%
Misc. Prof Services	\$ 557,058	\$	-	0.0%
<u>Construction</u>	\$ 125,639,599	\$	35,222,139	28.0%
<u>Miscellaneous</u>				
Materials/Equipment	\$ 5,406,979	\$	917,645	17.0%
Other	\$ 22,634,489	\$	2,673,286	11.8%
<u>Grand Total</u>	\$ 198,836,704	\$	50,556,339	25.4%
			Time Elapsed	41.7%




Summary of Audit Committee Status Report

Total No. of CIP Projects	114
Total Value of CIP Projects	\$1,336,567,666

Schedule

Number of projects on schedule	105		92%
Number of projects at risk of falling behind schedule	0		0%
Number of projects behind schedule	9		8%
Total dollar value of projects on schedule	\$1,195,130,690		
Percent of total dollar value on schedule	89%		

Budget

Number of projects on budget	113		99%
Number of projects which may exceed budget	0		0%
Number of projects requiring budget adjustment	1		1%
Total dollar value of projects on budget	\$1,335,912,941		
Percent of total dollar value on budget	100%		

The Engineering Division is currently tracking a total of 114 active Capital projects representing just under \$1.34B in total project value. From a budget perspective, 113 of these projects, or roughly 99% of all projects, are currently tracking on budget.

The 1 project that is either over budget or at risk of being over budget is:

- 1) The Cabrillo Beach Eel Grass Mitigation Site. Contractor quote exceeded estimate and is under evaluation;

Projects that are behind schedule include:

- 1) Two projects for the B. 100-102 China Shipping Terminal Improvements are delayed pending completion of a new EIR/EIS document
- 2) Two projects for the B. 121-131 (Yang Ming) Terminal Improvements are under re-evaluation of the projects alignment with the Business Development Plan; A new proposed Term Sheet is being prepared.
- 3) The Cabrillo Beach Eel Grass Mitigation Site project is under evaluation and has been deferred to next fiscal year;
- 4) Four projects in the SNAP Program that are delayed due to a re-evaluation of the space needs of the HAB Building;

Audit Committee Status Report
Actuals Thru: November 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
I. Terminals											
Berth 90-93 - World Cruise Center											
1. B. 93 - Cruise Terminal - Customs and Border Protection Improvements (2525300)	Design	06/30/16	95%	02/28/18	0%	✓	\$2,740,000	\$247,160	9%	✓	
2. B. 91-93 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2527300)	Design	02/22/16	95%	02/28/19	0%	✓	\$12,890,000	\$348,484	3%	✓	
5. B. 93 - Replacement of Elevator No. 6 (2528700)	Construction		N/A	07/15/16	1%	✓	\$200,000	\$0	0%	✓	
7. B. 93 - Elevator No. 4 Modernization (2534600)	Construction		N/A	06/24/16	1%	✓	\$200,000	\$0	0%	✓	
BERTH 90-93 - WORLD CRUISE CENTER TOTAL							\$16,030,000	\$595,645	4%		
Berth 100-102 - China Shipping Container Terminal											
1. B. 100-102 - Marine Operations Building (2454300)	Hold	08/31/14	100%	04/30/17	0%	✗	\$13,800,000	\$2,135,722	15%	✓	
2. B. 100-102 - Crane Maintenance Building (2502600)	Hold	08/31/14	100%	04/30/17	0%	✗	\$5,700,000	\$639,185	11%	✓	
3. B. 97 - 109 - China Shipping Container Terminal Supplemental EIR (2535300)	Environmental		N/A	11/15/16	20%	✓	\$100,000	\$7,816	8%	✓	
OTHER TOTAL							\$19,600,000	\$2,782,722	14%		
BERTH 100-102 - CHINA SHIPPING CONTAINER TERMINAL TOTAL							\$19,600,000	\$2,782,722	14%		
Berth 121-131 - Yang Ming Container Terminal											
1. Phase I & II											
1. B. 121-131 - Wharf Upgrades (2449000)	Hold	04/10/16	5%	04/10/18	0%	✗	\$106,700,000	\$2,426,114	2%	✓	
2. B. 121-131 - West Basin Intermodal Container Transfer Facility (WBICTF) Expansion (2481000)	Hold	04/10/16	0%	04/10/18	0%	✗	\$11,100,000	\$434,548	4%	✓	
4. B. 121-131 - Terminal Redevelopment - Planning and Environmental (2523200)	Environmental		N/A	06/15/17	40%	✓	\$3,550,000	\$979,162	28%	✓	
5. B. 121 - Yang Ming Administration Building Re-roof (2528800)	Completed		N/A	12/31/15	100%	✓	\$273,650	\$247,557	90%	✓	Project Completed
6. B. 121-126 - Electrical Upgrades - Vacuum Breakers (2533600)	Construction		N/A	06/24/16	50%	✓	\$550,000	\$4,581	1%	✓	
PHASE I & II TOTAL							\$122,173,650	\$4,091,962	3%		
BERTH 121-131 - YANG MING CONTAINER TERMINAL TOTAL							\$122,173,650	\$4,091,962	3%		

Audit Committee Status Report

Actuals Thru: November 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
Berth 135-147 - TRAPAC Container Terminal											
2. B. 142-143 - Backland Improvements - Phases 2-4 (2449800)	Construction	09/09/13	100%	03/22/17	58%	✓	\$143,422,405	\$81,210,949	57%	✓	
3. B. 142-147 - ICTF (2455100)	Construction	09/08/13	100%	02/02/16	90%	✓	\$85,865,560	\$57,209,186	67%	✓	
4. RB 136-139 - Terminal Buildings & Main Gate (2458500)	Completed	08/22/12	100%	01/07/16	100%	✓	\$80,000,000	\$72,693,261	91%	✓	Project Completed
6. B. 134-135 - Backland Expansion (5-acre) (2513800)	Design	01/27/16	95%	04/21/17	0%	✓	\$10,753,500	\$281,568	3%	✓	
8. B. 142 - Crane Maintenance Building (2517700)	Construction	01/31/15	100%	08/02/17	5%	✓	\$9,480,302	\$985,988	10%	✓	
9. B. 136-139 - Terminal Electrification Improvements - Environmental (2536400)	Environmental		N/A	03/14/16	70%	✓	\$70,000	\$16,306	23%	✓	
10. B. 142-147 - Lead Track Extension (2536600)	Design	05/31/16	2%	12/31/17	0%	✓	\$100,000	\$1,024	1%	✓	
BERTH 135-147 - TRAPAC CONTAINER TERMINAL TOTAL							\$329,691,767	\$212,398,283	64%		
Berth 212-224 - YTI Container Terminal											
3. B. 214 - 220 - Redevelopment (2519800)	Construction	03/25/15	100%	05/12/17	8%	✓	\$49,575,140	\$5,049,949	10%	✓	
4. B. 214-220 - Alternative Maritime Power (AMP) Improvements (2532500)	Construction	03/25/15	100%	05/12/17	5%	✓	\$12,432,498	\$29,205	0%	✓	
5. B. 212-224 - Intermodal Container Transfer Facility (ICTF) Expansion (2533300)	Design	04/29/16	80%	10/02/17	0%	✓	\$6,455,400	\$82,128	1%	✓	
6. B. 214-220 - 480V Main Breakers Replacement (2533500)	Construction	02/12/15	100%	05/12/17	5%	✓	\$1,500,000	\$7,390	0%	✓	
7. B. 212 - Underground Valves Replacement (2534300)	Construction		N/A	06/30/16	1%	✓	\$81,820	\$0	0%	✓	
BERTH 212-224 - YTI CONTAINER TERMINAL TOTAL							\$70,044,858	\$5,168,671	7%		
Berth 222-236 - Development											
2. B. 226-236 - Leak Detection And Warning System (2519400)	Construction	03/24/14	100%	06/12/16	75%	✓	\$300,000	\$238,405	79%	✓	
3. B. 226-236 - Terminal Improvements - Planning and Environmental (2524200)	Environmental		N/A	12/08/16	40%	✓	\$3,360,000	\$1,361,395	41%	✓	
5. B. 228-230 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2529400)	Design	01/12/17	40%	07/14/19	0%	✓	\$7,000,000	\$21,534	0%	✓	
6. B. 226-236 Terminal Improvements - Wharf and Backlands (2531200)	Design	01/12/17	40%	07/14/19	0%	✓	\$36,110,035	\$198,672	1%	✓	
BERTH 222-236 - DEVELOPMENT TOTAL							\$46,770,035	\$1,820,006	4%		

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Berth 300-306 - Development											
1. RB 301-305 - Buildings, Gates, and Backland Development (2489000)	Hold	08/04/17	2%	01/21/20	0%	✔	\$30,000,000	\$617,429	2%	✔	
2. B. 306 - Wharf and Backland Development (2489100)	Design	02/01/17	30%	01/21/20	0%	✔	\$163,000,000	\$528,045	0%	✔	
4. B. 306 - Alternative Maritime Power (AMP) (2506800)	Design	02/01/17	45%	01/31/20	0%	✔	\$9,090,000	\$38,027	0%	✔	
5. B. 302-305 - Fender Replacement (2527900)	Construction		N/A	03/31/16	85%	✔	\$367,400	\$72,875	20%	✔	
6. B. 300 - Fire Life Safety System Replacement (2533800)	Construction		N/A	02/29/16	80%	✔	\$1,131,459	\$4,135	0%	✔	
7. B. 300 - Rail Yard Equipment Replacement (2536100)	Bid and Award		N/A	06/30/16	0%	✔	\$50,000	\$0	0%	✔	
BERTH 300-306 - DEVELOPMENT TOTAL							\$203,638,859	\$1,260,511	1%		
Berth 400-409 - Development											
2. Pier 400 - Pavement Replacement (2521800)	Construction	03/19/14	100%	12/31/16	50%	✔	\$700,000	\$229,137	33%	✔	
3. B. 402-403 - Expansion Joint Repaving (2536300)	Design	02/01/16	95%	04/10/16	0%	✔	\$79,000	\$12,028	15%	✔	
BERTH 400-409 - DEVELOPMENT TOTAL							\$779,000	\$241,165	31%		
Motems											
1. B. 238 - MOTEMS- ExxonMobil (2489900)	Planning	09/10/18	0%	03/09/20	0%	✔	\$25,675,000	\$2,324,928	9%	✔	
2. B. 167-169 - MOTEMS- Shell (2493600)	Design	11/07/16	40%	03/16/20	0%	✔	\$22,540,338	\$2,809,136	12%	✔	
3. B. 163 - MOTEMS- NuStar (2493700)	Planning	07/02/18	0%	06/08/20	0%	✔	\$23,976,000	\$1,323,793	6%	✔	
4. B. 148-151 - MOTEMS- Phillips 66 (2493800)	Planning	07/16/18	0%	01/13/20	0%	✔	\$24,626,142	\$2,026,703	8%	✔	
5. B. 164 - MOTEMS - Valero (2493900)	Environmental	12/11/17	0%	06/10/19	0%	✔	\$11,225,000	\$1,519,852	14%	✔	
6. B. 187-191 - MOTEMS- Vopak (2494000)	Planning	02/16/17	0%	01/10/19	0%	✔	\$61,561,271	\$2,736,556	4%	✔	
8. B. 163 - MOTEMS Repairs - Nustar (2524400)	Construction	05/31/14	100%	08/09/16	50%	✔	\$934,058	\$485,209	52%	✔	
9. B. 164 - MOTEMS Repairs - Valero (2524500)	Construction	05/31/14	100%	08/09/16	50%	✔	\$960,000	\$98,453	10%	✔	
10. B. 187-190 - MOTEMS Repairs (2524600)	Hold	03/03/15	0%	03/03/16	0%	✔	\$3,575,000	\$375	0%	✔	

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Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
MOTEMS TOTAL							\$175,072,809	\$13,325,005	8%		
Miscellaneous Terminal Improvements											
2. B. 196-199 & 200A - Wharf Rehabilitation (2516600)	Design	02/22/16	99%	12/11/17	0%	✓	\$12,311,500	\$1,767,831	14%	✓	
4. B. 179-180 - Warehouse Re-roof (2529000)	Bid and Award		N/A	06/30/16	0%	✓	\$550,000	\$9,871	2%	✓	
9. B. 153-155 - Sewer Line Replacement (2535900)	Construction		N/A	04/30/16	70%	✓	\$131,286	\$124,380	95%	✓	
10. B. 154 - Reframe Building Roof (2537500)	Bid and Award		N/A	04/25/16	0%	✓	\$99,900	\$0	0%	✓	new work order
MISCELLANEOUS TERMINAL IMPROVEMENTS TOTAL							\$13,092,686	\$1,902,082	15%		
TERMINALS TOTAL							\$996,893,664	\$243,586,051	24%		
II. Transportation											
Transportation Improvements											
3. I-110/SR 47 Connector Improvement (2466100)	Construction	06/19/13	100%	06/26/16	50%	✓	\$21,000,000	\$11,521,810	55%	✓	
4. John S. Gibson Intersection & NB I-110 Ramp Access Improvements (2469900)	Construction	06/19/13	100%	06/26/16	50%	✓	\$32,100,000	\$21,296,784	66%	✓	
5. C Street/I-110 Access Ramp Improvements (2485200)	Construction	07/31/13	100%	01/05/17	59%	✓	\$51,000,000	\$26,081,154	51%	✓	
7. B. 200 - Rail Yard Track Connections (2513000)	Construction	12/12/12	100%	04/30/17	90%	✓	\$25,000,000	\$22,174,422	89%	✓	
8. Avalon and Fries Street Closures Environmental Assessment (2516700)	Hold		N/A	12/31/14	60%	✓	\$575,172	\$432,346	75%	✓	
10. At-Grade Rail Crossing Protection System for Anaheim St. Rail Crossing of McFarland Lead Track (2524100)	Bid and Award	08/31/15	100%	12/31/16	0%	✓	\$288,623	\$152,226	53%	✓	
13. SCIG Bridge and Road Review (2532200)	Design	06/30/16	65%		N/A	✓	\$200,000	\$28,354	14%	✓	
14. State Route 47/Vincent Thomas Bridge & Front St./Harbor Blvd Interchange Reconfiguration - Study Reports (2533400)	Design	02/28/17	3%		N/A	✓	\$1,500,000	\$375	0%	✓	
15. Front Street and Pacific Avenue - Vehicular Signage (2536800)	Construction		N/A	01/28/16	85%	✓	\$10,500	\$0	0%	✓	
16. B. 118-120 - Access Roadway Traffic Safety Improvements (2537100)	Design	02/29/16	5%	06/29/16	0%	✓	\$50,000	\$0	0%	✓	
17. Falcon Street Intersection Traffic Safety Improvements (2537200)	Design	02/29/16	5%	06/29/16	0%	✓	\$60,080	\$0	0%	✓	
18. Wilmington Marina Parking Striping Improvements (2537300)	Construction		N/A	01/20/16	10%	✓	\$20,000	\$563	3%	✓	

Audit Committee Status Report

Actuals Thru: November 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
TRANSPORTATION IMPROVEMENTS TOTAL							\$131,804,375	\$81,688,034	62%		
TRANSPORTATION TOTAL							\$131,804,375	\$81,688,034	62%		
IV. Public Access/Environmental Enhancements											
Port-Wide Public Enhancements											
1. Front Street Beautification (2504700)	Construction	08/31/15	100%	07/31/17	5%	✓	\$6,850,000	\$1,526,265	22%	✓	
PORT-WIDE PUBLIC ENHANCEMENTS TOTAL							\$6,850,000	\$1,526,265	22%		
Los Angeles Waterfront											
1. San Pedro Waterfront											
5. San Pedro Waterfront - B. 57 - Wharf Retrofit and Signal Street Improvements (2500600)	Design	04/02/17	12%	03/29/19	0%	✓	\$58,216,476	\$2,752,982	5%	✓	
7. San Pedro Waterfront - Sampson Way Roadway Improvements - 7th Street & Harbor Blvd. Intersection (2509400)	Design	02/14/16	95%	02/13/18	0%	✓	\$13,600,000	\$1,610,910	12%	✓	
15. San Pedro Waterfront - B. 57 - AltaSea Environmental Assessment (2531800)	Environmental		N/A	06/30/16	5%	✓	\$1,000,000	\$94,051	9%	✓	
16. San Pedro Waterfront - Ports O' Call Promenade and Town Square (2532100)	Design	12/31/16	20%	12/31/18	0%	✓	\$32,900,000	\$301,974	1%	✓	
17. San Pedro Waterfront - Paid Parking for Ports O'Call Village and Bluff Parking Lot (2532300)	Hold	03/31/16	0%	06/30/17	0%	✓	\$5,700,000	\$4,069	0%	✓	
18. B. 80 - Fisherman Seafood Building Demolition (2535500)	Hold	09/15/15	75%	02/15/16	0%	✓	\$275,000	\$9,065	3%	✓	
19. San Pedro Waterfront - Downtown Harbor - Dedication Plaque (2536200)	Design	01/30/16	90%	05/29/16	0%	✓	\$25,000	\$5,194	21%	✓	
SAN PEDRO WATERFRONT TOTAL							\$111,716,476	\$4,778,245	4%		
2. Wilmington Waterfront Development											
3. Wilmington Waterfront Park Street Vacations (2525600)	Design	07/02/16	80%		N/A	✓	\$140,000	\$85,430	61%	✓	
4. Wilmington Waterfront Park Slope Improvements (2532600)	Bid and Award	09/30/15	100%	07/14/16	0%	✓	\$260,000	\$22,098	8%	✓	
5. Wilmington Waterfront Promenade (2533000)	Design	06/30/17	7%	12/31/20	0%	✓	\$52,200,000	\$56,143	0%	✓	
6. B. 184-185 - Catalina Freight Demolition (2533100)	Design	06/30/17	20%	09/30/18	0%	✓	\$500,000	\$86	0%	✓	
WILMINGTON WATERFRONT DEVELOPMENT TOTAL							\$53,100,000	\$163,757	0%		

Audit Committee Status Report

Actuals Thru: November 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
LOS ANGELES WATERFRONT TOTAL							\$164,816,476	\$4,942,002	3%		
Environmental Enhancements											
2. 2013 Biological Surveys of Los Angeles and Long Beach Harbors (2518700)	Environmental		N/A	02/28/16	90%	✓	\$551,968	\$513,257	93%	✓	
3. Cabrillo Beach Eelgrass Mitigation Site (2527200)	Hold	09/30/14	100%	05/15/15	0%	✗	\$654,725	\$91,636	14%	✗	
5. DWP Recycled Water Line - San Pedro (2532700)	Hold	09/01/18	0%	03/01/21	0%	✓	\$10,000,000	\$0	0%	✓	
6. B. 153 - Cargo Shed Roof Replacement (2536900)	Hold		N/A	07/31/16	0%	✓	\$609,000	\$94	0%	✓	
7. B. 154-155 - Cargo Shed Roof Replacement (2537000)	Hold		N/A	07/31/16	0%	✓	\$791,000	\$94	0%	✓	
ENVIRONMENTAL ENHANCEMENTS TOTAL							\$12,606,693	\$605,080	5%		
PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS TOTAL							\$184,273,169	\$7,073,347	4%		
V. Maritime Services											
Harbor Department Facilities											
1. B. 161 - Marine Ways Modifications (2486100)	Design	01/30/16	90%	04/30/17	0%	✓	\$2,020,000	\$343,923	17%	✓	
4. Harbor Administration Building - HVAC Replacement (2509600)	Design	03/28/16	80%	09/30/17	0%	✓	\$5,100,000	\$403,277	8%	✓	
6. B. 68 - Port Pilot Station Dispatch Center Window Replacement (2517300)	Bid and Award	07/30/15	100%	06/30/16	0%	✓	\$165,000	\$73,914	45%	✓	
7. Harbor Administration Building - 4th Floor Furniture Purchase (2517900)	Hold	12/31/14	10%	12/31/16	0%	✗	\$1,975,250	\$75,116	4%	✓	
8. Harbor Administration Building - 1st Floor and Mail Room Furniture (2518000)	Hold	12/31/14	10%	12/31/16	0%	✗	\$221,000	\$35,649	16%	✓	
9. Harbor Administration Building - 2nd Floor Information Technology Furniture (2518100)	Hold	12/31/14	10%	12/31/16	0%	✗	\$221,000	\$20,676	9%	✓	
10. Harbor Administration Building - 3rd Floor Furniture Removal & Installation (2518200)	Hold	12/31/14	30%	12/31/16	0%	✗	\$1,065,000	\$79,261	7%	✓	
13. B. 161 C & M - Garage Remodel (2523100)	Hold	06/29/14	10%	01/25/15	0%	✓	\$75,000	\$0	0%	✓	
14. B. 68 - Port Pilot Station Back Up Generator and Electrical Upgarde (2524300)	Design	01/29/16	80%	09/30/16	0%	✓	\$460,500	\$39,211	9%	✓	
15. B. 68 - Port Pilot Station Portable Buildings Replacement (2526100)	Construction		N/A	07/31/16	5%	✓	\$500,000	\$109,266	22%	✓	
17. Harbor Administration Building - 2nd Floor & 5th Floor Kitchen Remodel (2527500)	Construction	02/28/15	100%	01/29/16	60%	✓	\$160,000	\$88,035	55%	✓	

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18. Liberty Hill Plaza HVAC System Upgrade (2528300)	Construction		N/A	03/24/16	90%	✓	\$210,000	\$2,188	1%	✓	
23. B. 161 - Boat Maintenance Cradle Modifications (2530600)	Construction		N/A	06/30/16	1%	✓	\$370,000	\$0	0%	✓	
25. 338 Cannery Street - Administration Building AC Replacement (2531900)	Construction	04/15/15	100%	05/31/16	90%	✓	\$100,000	\$43,794	44%	✓	
26. B. 161 - Electrical Equipment Retrofit - Phase 2 (2532000)	Construction		N/A	01/07/16	95%	✓	\$70,000	\$52,205	75%	✓	
27. Klein Billing and Port Pilot Systems Enhancement (2532400)	Construction		N/A	08/31/20	2%	✓	\$1,618,000	\$0	0%	✓	
28. Web-Based Construction Management System (2532900)	Bid and Award		N/A	03/31/16	0%	✓	\$150,000	\$20,092	13%	✓	
29. B. 161 - Repave Yard and Remove Rail (2533700)	Construction		N/A	06/24/16	5%	✓	\$168,000	\$5,159	3%	✓	
31. B. 73X - Restroom Re-Roof (2534100)	Completed		N/A	12/31/15	100%	✓	\$29,286	\$20,632	70%	✓	Project Completed
32. Liberty Hill Plaza - Replacement of all Doors (2534200)	Construction		N/A	06/14/16	5%	✓	\$85,000	\$0	0%	✓	
33. B. 161 - Boat Shop Dust Filtration System (2534800)	Bid and Award		N/A	06/24/16	0%	✓	\$36,000	\$0	0%	✓	
34. Harbor Administration Building - Elevator Gearbox Replacement (2535100)	Bid and Award		N/A	07/31/16	0%	✓	\$151,300	\$0	0%	✓	
35. B. 161 - Marine Ways Bridge Crane Electrical Infrastructure (2535800)	Construction		N/A	06/23/16	5%	✓	\$74,000	\$141	0%	✓	
36. B. 161 - Replacement of Under Wharf Waterline (2536000)	Bid and Award		N/A	06/30/16	0%	✓	\$25,000	\$0	0%	✓	
37. Harbor Administration Building - Master Planning (2536500)	Planning		N/A	01/31/16	10%	✓	\$50,000	\$1,971	4%	✓	
38. 272 S. Fries Avenue Facility Parking Lot/Storage Area (2536700)	Bid and Award		N/A	06/30/16	0%	✓	\$69,000	\$7,052	10%	✓	
HARBOR DEPARTMENT FACILITIES TOTAL							\$15,168,336	\$1,421,562	9%		
Miscellaneous Projects											
2. Warehouse No. 1 - Elevator No. 1 Replacement (2515800)	Completed		N/A	12/22/15	100%	✓	\$188,732	\$1,011	1%	✓	Project Completed
3. Badger Avenue Bridge Rehabilitation (2525000)	Design	02/29/16	90%	09/01/17	0%	✓	\$1,715,200	\$318,605	19%	✓	
4. B. 84 - Maritime Museum Wharf Rehabilitation (2526200)	Bid and Award	12/31/15	100%	06/30/17	0%	✓	\$3,870,000	\$128,870	3%	✓	
6. 300 Water Street - Office Building Re-Roof (2528900)	Hold		N/A	06/24/15	1%	✓	\$231,500	\$2,125	1%	✓	
7. Ports O'Call - American Disability Act Compliant Restrooms (2531700)	Construction	08/30/15	100%	03/31/16	5%	✓	\$841,240	\$133,182	16%	✓	

Audit Committee Status Report
Actuals Thru: November 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
8. B. 73-93 - Pipeline Support Hangers Replacement (2534400)	Construction		N/A	06/24/16	1%	✓	\$189,755	\$0	0%	✓	
9. 2001 John S. Gibson Blvd. - Fire Life Safety System Replacement (2534500)	Bid and Award		N/A	06/24/16	0%	✓	\$331,694	\$387	0%	✓	
10. B. 68 - Wharf Upgrades and Deck Replacement (2534700)	Bid and Award		N/A	06/24/16	0%	✓	\$150,000	\$0	0%	✓	
11. B. 85 - Port Police Float System Replacement (2534900)	Bid and Award		N/A	09/27/16	0%	✓	\$630,000	\$0	0%	✓	
12. B. 95 - Catalina Channel Express - Waterside Improvements (2535400)	Construction		N/A	01/30/16	90%	✓	\$280,000	\$194,615	70%	✓	
MISCELLANEOUS PROJECTS TOTAL							\$8,428,121	\$778,794	9%		
MARITIME SERVICES TOTAL							\$23,596,457	\$2,200,356	9%		
CIP TOTAL COST							\$1,336,567,666	\$334,547,789	25%		



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: December 24, 2015

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: REPORT FROM PROJECT DEVELOPMENT COMMITTEE (PDC)

DECEMBER 2015 PDC MEETING RESULTS

Attached for your review is the December 2015 PDC Report. This report highlights the actions taken by staff to initiate, review, and resolve items related to Harbor Department project schedules, scopes, and costs.

On December 2, 2015, the PDC met to consider six project items. Of those six items, three were schedule-related, two were budget-related, and one was a new project. Administrative reports related to work order and the unallocated budget line item were also reviewed. The Unallocated CIP Fund report and meeting minutes are attached for your review.

The following are the results of this meeting (detailed in Transmittal 1):

- 1) Schedule-related – Three schedule-related items were submitted and approved. Schedule shifts involve changes in cash flow without changing total project cost. The net effect of these changes was a slight reduction in anticipated FY 2015/2016 capital spending. No items require Board action.
- 2) Budget-related – Two items were submitted and were approved.
- 3) New project related – One item was submitted and was placed on hold.

The following summarizes the use of the Unallocated CIP Program Fund Report FY 2015/2016 (Transmittal 2).

The Board of Harbor Commissioners (Board) approved \$15,874,226 in the Fiscal Year 2015/2016 Capital Improvement Program budget for unallocated capital improvements. This budget is used to either begin new multi-year projects or fully fund projects within the current fiscal year. New projects \$100,000 or above are presented to and approved by the Project Development Committee (PDC). Projects under \$100,000 are reported to the PDC for discussion. Meeting minutes of the PDC are transmitted monthly to the Board for information.

Transmittal 2 lists the new projects that have utilized the Unallocated CIP budget for the current fiscal year to date. The following summarizes these new projects:

- 27 Deferred Maintenance projects for a total of \$5,770,396

- 10 new projects greater than \$100,000 for a total of \$4,570,846 (Note that this number includes the project for Berths 154-155 that was not approved and placed on hold).
- 10 new projects less than \$100,000 for a total of \$667,500.

The balance of the Unallocated CIP budget as November 25, 2015 is \$4,865,484. (Note that this number includes the project for Berths 154-155 that was not approved and placed on hold).

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, annual contracts for supplies and materials to name a few. All these are approved by the Board either as part of the annual budget approval process or multi-year contracts that have received separate Board approval.


EUGENE D. SEROKA
Executive Director

Attachment(s):

Transmittal 1: December 2015 PDC Pandect

Transmittal 2: Unallocated CIP Fund Reports for FY 2015/2016

AVG/tz

Unallocated Capital Improvement Program Fund FY 15/16
(Budget set in April)

\$ 15,874,226.00

Deferred Maintenance Projects

Liberty Hill Plaza - HVAC System Upgrade (24283)	\$	(225,000.00)
B. 91-92 - Replacement of Elevator No. 1 (25284)	\$	(85,000.00)
B. 93 - Replacement of Elevator No. 1 (25286)	\$	(60,000.00)
B. 93 - Replacement of Elevator No. 6 (25287)	\$	(180,000.00)
B. 121 - Yang Ming Adm. Bldg. Re-roof (24288)	\$	(130,000.00)
B. 179-180 - Warehouse Re-roof (25290)	\$	(600,000.00)
B. 121-126 - Electrical Upgrade - Vacuum Breakers (25336)	\$	(550,000.00)
B. 161 - Repave Yard and Remove Rail (25337)	\$	(168,000.00)
B. 300 - Fire Life Safety Sytem Replacement (25338)	\$	(1,131,459.00)
B. 161 - Warehouse Roof Improvement (25339)	\$	(140,975.00)
B. 73C - Restroom Re-roof (25340)	\$	(17,936.00)
B. 73X - Restroom Re-roof (25341)	\$	(17,936.00)
Liberty Hill Plaza - Replacement of all Doors (25342)	\$	(85,000.00)
B. 212 - Underground Valves Replacement (25343)	\$	(81,820.00)
B. 73-93 - Replacement of Pipeline Hangers (25344)	\$	(323,780.00)
2001 John s. Gibson Blvd. - Fire Life Safety System Replacement (25345)	\$	(331,694.00)
B. 68 - Wharf Upgrade and Deck Replacement (25347)	\$	(150,000.00)
B. 161 - Boat Shop Dust Filtration System (25348)	\$	(36,000.00)
B. 84 - Marina Improvements (25349)	\$	(630,000.00)
Bannings Landing - Building Upgrade (25350)	\$	(20,000.00)
Harbor Administration Bldg - Elevator Gearbox Replacement (25351)	\$	(145,000.00)
B. 161 - Marine Ways Bridge Crane Electrical Infrastructure (25358)	\$	(74,000.00)
B. 153-155 - Sewer Line Replacement (25359)	\$	(125,000.00)
B. 161 - Replacement of Under Wharf Waterline (25360)	\$	(25,000.00)
B. 300 - Rail Yard Equipment Replacement (25361)	\$	(50,000.00)
Warehouse No. 1, Elevator No. 1 Replacement (25158)	\$	(187,721.00)
B. 194 - Sea Wall Improvements (25301)	\$	(199,075.00)
<i>Subtotal Deferred Maintenance Projects</i>	\$	<i>(5,770,396.00)</i>

PDC Approved Projects

Ports O' Call Improvement - Fisherman Seafood Bldg Demolition (25355)	\$	(270,000.00)
Catalina Channel Express - Waterside Imps. (25354)	\$	(280,000.00)
At Grade "Quiet Zone" Rail Crossing Protection... (25241)	\$	(119,000.00)
B. 53-55 - Cruise Ship Fendering Improvements (25356)	\$	(260,000.00)
B. 226-232 Everport Pavement Resurfacing and Striping (25277)	\$	(1,596,846.00)
B. 196-199 Wharf Rehabilitation (25166)	\$	(500,000.00)
HAB - 3rd, 4th & 5th Floor Restrooms (25092)	\$	(200,000.00)
B. 153 - Cargo Shed, Clock Tower Shed	\$	(487,000.00)

B. 154-155 - Cargo Shed, Old Cruise Shed	\$	(633,000.00)
Berths 154-155 - Cargo Sheds Skylights Removal (_____)	\$	(225,000.00)
Subtotal PDC Approved Projects		\$ (4,570,846.00)

Projects Under \$100,000

B. 90-93 Cruise Terminal - Conceptual Planning & Preliminary Engineering (25352)	\$	(95,000.00)
B. 97-109 - China Shipping Container Terminal Supplemental EIR (25353)	\$	(100,000.00)
B. 95 - Catalina Channel Express - Environmental Clean-up (25357)	\$	(50,000.00)
San Pedro Waterfront - Downtown - Dedication Plaque (24362)	\$	(25,000.00)
B. 402-403 - Expansion Joint Repaving (24363)	\$	(68,000.00)
B. 136-139 - Terminal Electrification Improvements - Environmental (25364)	\$	(100,000.00)
Harbor Administration Bldg. - Master Planning (25365)	\$	(50,000.00)
B. 142-143 - Lead Track Extensions (25366)	\$	(100,000.00)
272 Fries Avenue Facility Parking Lot/Storage Area (25367)	\$	(69,000.00)
Front Street and Pacific Avenue -- Vehicular Signage (25368)	\$	(10,500.00)
Subtotal Projects Under \$100,000		\$ (667,500.00)

Balance as of November 25, 2015	\$	4,865,484.00
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AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: January 13, 2016

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: REPORT FROM PROJECT DEVELOPMENT COMMITTEE (PDC)

JANUARY 2016 PDC MEETING RESULTS

Attached for your review is the January 2016 PDC Report. This report highlights the actions taken by staff to initiate, review, and resolve items related to Harbor Department project schedules, scopes, and costs.

On January 13, 2016, the PDC met to consider 12 project items. Of those 12 items, four were schedule-related, one was budget-related, and seven were new projects. Administrative reports related to work order and the unallocated budget line item were also reviewed. The Unallocated CIP Fund report and meeting minutes are attached for your review.

The following are the results of this meeting (detailed in Transmittal 1):

- 1) Schedule-related – Four schedule-related items were submitted and approved. Schedule shifts involve changes to ensure that the schedule extension is in compliance with the San Pedro Waterfront EIR.
- 2) Budget-related – One item was submitted and was approved.
- 3) New project related – Five items were submitted and approved. Two items were submitted and not approved. Items denied require further discussion and will return to PDC at a later date.

The following summarizes the use of the Unallocated CIP Program Fund Report FY 2015/2016 (Transmittal 2).

The Board of Harbor Commissioners (Board) approved \$15,874,226 in the Fiscal Year 2015/2016 Capital Improvement Program budget for unallocated capital improvements. This budget is used to either begin new multi-year projects or fully fund projects within the current fiscal year. New projects \$100,000 or above are presented to and approved by the Project Development Committee (PDC). Projects under \$100,000 are reported to the PDC for discussion. Meeting minutes of the PDC are transmitted monthly to the Board for information.

Transmittal 2 lists the new projects that have utilized the Unallocated CIP budget for the current fiscal year to date. The following summarizes these new projects:

- 27 Deferred Maintenance projects for a total of \$5,770,396

- 10 new projects greater than \$100,000 for a total of \$4,705,846
- 10 new projects less than \$100,000 for a total of \$797,480.

The balance of the Unallocated CIP budget as January 6, 2016 is \$4,600,504.

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, annual contracts for supplies and materials to name a few. All these are approved by the Board either as part of the annual budget approval process or multi-year contracts that have received separate Board approval.


FOR EUGENE D. SEROKA
Executive Director

Attachment(s):

Transmittal 1: January 2016 PDC Pandect

Transmittal 2: Unallocated CIP Fund Reports for FY 2015/2016

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