



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

DATE: MARCH 11, 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 January 2016.
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.


FOR 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 January 2016)

Author: David M. Walsh, P.E.
Chief Harbor Engineer




Fiscal Year 2015/2016 CIP Budget to Actual Expenditure Report

	<u>Budget</u>		<u>Actuals Thru January 2016</u>	<u>Percentage Spent</u>
<u>In-House Labor</u>				
Engineering	\$ 6,958,225	\$	3,369,728	48.4%
Construction	\$ 7,417,769	\$	4,119,757	55.5%
Environmental	\$ 490,844	\$	126,592	25.8%
Const. and Maint.	\$ 1,820,359	\$	441,483	24.3%
<u>Consultants</u>				
Design Services	\$ 10,548,657	\$	3,799,310	36.0%
Env. Services	\$ 6,992,609	\$	770,987	11.0%
Construction Mgmt.	\$ 10,370,116	\$	3,955,903	38.1%
Misc. Prof Services	\$ 557,058	\$	-	0.0%
<u>Construction</u>	\$ 125,639,599	\$	48,042,866	38.2%
<u>Miscellaneous</u>				
Materials/Equipment	\$ 5,406,979	\$	1,489,567	27.5%
Other	\$ 22,634,489	\$	3,067,590	13.6%
<u>Grand Total</u>	\$ 198,836,704	\$	69,183,783	34.8%
			Time Elapsed	58.3%




Summary of Audit Committee Status Report

Total No. of CIP Projects	123
Total Value of CIP Projects	\$1,334,463,552

Schedule

Number of projects on schedule	114		93%
Number of projects at risk of falling behind schedule	0		0%
Number of projects behind schedule	9		7%
Total dollar value of projects on schedule	\$1,191,661,301		
Percent of total dollar value on schedule	89%		

Budget

Number of projects on budget	121		98%
Number of projects which may exceed budget	0		0%
Number of projects requiring budget adjustment	2		2%
Total dollar value of projects on budget	\$1,216,663,552		
Percent of total dollar value on budget	91%		

The Engineering Division is currently tracking a total of 123 active Capital projects representing just over \$1.3B in total project value. From a budget perspective, 121 of these projects, or roughly 98% of all projects, are currently tracking on budget.

The 2 projects that are either over budget or at risk of being over budget include:

- 1) Two projects for the B. 121-131 (Yang Ming) Terminal Improvements are under re-evaluation and a new term sheet is being contemplated. Additional cost escalation is required due to the continued delays in implementation. In addition, YML input has led to scope change and a corresponding cost increase for the ICTF element of the project;

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 contemplated;
- 3) Four projects in the SNAP Program that are delayed due to a re-evaluation of the space needs of the HAB Building and the evaluation of the potential Topaz Property acquisition ;
- 4) The Berth 161 Marine Ways Modification Project is delayed due to required redesign of the concrete slab.

**Audit Committee Status Report
(Actuals Thru: January 2016)**

Audit Committee Status Report (Actuals Thru: January 2016)													
Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	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%	✓	1	\$2,740,000	\$304,920	11%	✓	1	
2. B. 91-93 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2527300)	Design	03/22/16	95%	01/21/18	0%	✓	2	\$12,890,000	\$417,813	3%	✓		
5. B. 93 - Replacement of Elevator No. 6 (2528700)	Construction		N/A	07/15/16	5%	✓	1	\$200,000	\$0	0%	✓	1	
7. B. 93 - Elevator No. 4 Modernization (2534600)	Construction		N/A	06/24/16	1%	✓		\$200,000	\$0	0%	✓	1	
BERTH 90-93 - WORLD CRUISE CENTER TOTAL								\$16,030,000	\$722,733	5%			
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	\$2,180,250	16%	✓		
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	\$13,874	14%	✓		
OTHER TOTAL								\$19,600,000	\$2,833,308	14%			
BERTH 100-102 - CHINA SHIPPING CONTAINER TERMINAL TOTAL								\$19,600,000	\$2,833,308	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	\$2,435,433	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%	✓	1	\$3,550,000	\$985,551	28%	✓	1	
6. B. 121-126 - Electrical Upgrades - Vacuum Breakers (2533600)	Construction		N/A	06/24/16	60%	✓		\$550,000	\$7,262	1%	✓		
PHASE I & II TOTAL								\$121,900,000	\$3,862,794	3%			
BERTH 121-131 - YANG MING CONTAINER TERMINAL TOTAL								\$121,900,000	\$3,862,794	3%			

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Berth 135-147 - TRAPAC Container Terminal													
2. B. 142-143 - Backland Improvements - Phases 2-4 (2449800)	Construction	09/09/13	100%	03/22/17	65%	✓		\$143,422,405	\$84,432,520	59%	✓		
3. B. 142-147 - ICTF (2455100)	Construction	09/08/13	100%	05/22/16	97%	✓	1	\$85,865,560	\$60,651,776	71%	✓		
6. B. 134-135 - Backland Expansion (5-acre) (2513800)	Bid (Adv.) and Award	02/16/16	100%	04/21/17	0%	✓		\$10,753,500	\$294,721	3%	✓		
8. B. 142 - Crane Maintenance Building (2517700)	Construction	01/31/15	100%	08/02/17	21%	✓	2	\$9,480,302	\$1,449,592	15%	✓	1	
9. B. 136-139 - Terminal Electrification Improvements - Environmental (2536400)	Environmental		N/A	03/14/16	70%	✓	1	\$300,000	\$29,661	10%	✓	1	
BERTH 135-147 - TRAPAC CONTAINER TERMINAL TOTAL								\$249,821,767	\$146,858,269	59%			
Berth 212-224 - YTI Container Terminal													
3. B. 214 - 220 - Redevelopment (2519800)	Construction	03/25/15	100%	05/12/17	15%	✓		\$44,557,782	\$6,979,244	16%	✓	1	
4. B. 214-220 - Alternative Maritime Power (AMP) Improvements (2532500)	Construction	03/25/15	100%	05/12/17	5%	✓		\$12,722,498	\$392,364	3%	✓	1	
5. B. 212-224 - Intermodal Container Transfer Facility (ICTF) Expansion (2533300)	Design	04/29/16	80%	10/02/17	0%	✓	1	\$6,455,400	\$90,246	1%	✓		
6. B. 214-220 - 480V Main Breakers Replacement (2533500)	Construction	02/12/15	100%	05/12/17	5%	✓		\$1,500,000	\$22,767	2%	✓		
7. B. 212 - Underground Valves Replacement (2534300)	Construction		N/A	06/30/16	1%	✓		\$81,820	\$3,812	5%	✓		
8. B. 214 - 220 - Concrete Wharf Inspection and Improvements (2537800)	Planning	12/31/16	0%	12/31/17	0%	✓		\$3,702,000	\$0	0%	✓		
BERTH 212-224 - YTI CONTAINER TERMINAL TOTAL								\$69,019,500	\$7,488,433	11%			
Berth 222-236 - Development													
2. B. 226-236 - Leak Detection And Warning System (2519400)	Construction	03/24/14	100%	06/12/16	70%	✓		\$350,000	\$333,586	95%	✓		
3. B. 226-236 - Terminal Improvements - Planning and Environmental (2524200)	Environmental		N/A	12/08/16	40%	✓	2	\$3,360,000	\$1,600,975	48%	✓		
5. B. 228-230 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2529400)	Design	01/12/17	40%	07/14/19	0%	✓	1	\$7,000,000	\$23,921	0%	✓		
6. B. 226-236 Terminal Improvements - Wharf and Backlands (2531200)	Design	01/12/17	40%	07/14/19	0%	✓	2	\$36,110,035	\$409,374	1%	✓		
7. B. 226-232 - Everport Terminal Concrete Wharf Inspection and Improvements (2539400)	Environmental	01/12/17	1%	07/14/19	0%	✓		\$7,500,000	\$0	0%	✓		new work order Mar PDC

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BERTH 222-236 - DEVELOPMENT TOTAL								\$54,320,035	\$2,367,857	4%			
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	35%	01/21/20	0%	✓		\$163,000,000	\$562,665	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%	✓	1	\$367,400	\$72,875	20%	✓		
6. B. 300 - Fire Life Safety System Replacement (2533800)	Construction		N/A	03/31/16	99%	✓		\$1,131,459	\$458,098	40%	✓		
7. B. 300 - Rail Yard Equipment Replacement (2536100)	Bid (Adv.) and Award		N/A	06/29/16	0%	✓		\$50,000	\$0	0%	✓		
BERTH 300-306 - DEVELOPMENT TOTAL								\$203,638,859	\$1,749,094	1%			
Berth 400-409 - Development													
2. Pier 400 - Pavement Replacement (2521800)	Construction	03/19/14	100%	12/31/16	70%	⊕	3	\$700,000	\$391,801	56%	✓		
3. B. 402-403 - Expansion Joint Repaving (2536300)	Design	02/01/16	90%	04/10/16	0%	⊕		\$79,000	\$18,806	24%	✓		
BERTH 400-409 - DEVELOPMENT TOTAL								\$779,000	\$410,608	53%			
Motems													
1. B. 238 - MOTEMS- ExxonMobil (2489900)	Planning	09/10/18	0%	03/09/20	0%	⊕	1	\$25,675,000	\$2,330,739	9%	✓		
2. B. 167-169 - MOTEMS- Shell (2493600)	Design	11/07/16	80%	03/16/20	0%	⊕	1	\$22,540,338	\$2,846,424	13%	✓		
3. B. 163 - MOTEMS- NuStar (2493700)	Planning	07/02/18	0%	06/08/20	0%	⊕	1	\$23,976,000	\$1,325,459	6%	✓		
4. B. 148-151 - MOTEMS- Phillips 66 (2493800)	Planning	07/16/18	0%	01/13/20	0%	⊕	1	\$24,626,142	\$2,043,873	8%	✓		
5. B. 164 - MOTEMS - Valero (2493900)	Environmental	12/11/17	0%	06/10/19	0%	✓	1	\$11,225,000	\$1,531,992	14%	✓		
6. B. 187-191 - MOTEMS- Vopak (2494000)	Planning	02/16/17	0%	01/10/19	0%	✓		\$61,561,271	\$2,748,044	4%	✓		
8. B. 163 - MOTEMS Repairs - Nustar (2524400)	Construction	05/31/14	100%	08/09/16	50%	✓	1	\$934,058	\$487,157	52%	✓		

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9. B. 164 - MOTEMS Repairs - Valero (2524500)	Construction	05/31/14	100%	08/09/16	50%	✓	1	\$960,000	\$100,401	10%	✓		
10. B. 187-190 - MOTEMS Repairs (2524600)	Planning	03/03/17	0%	06/05/18	0%	✓	1	\$3,575,000	\$375	0%	✓		
MOTEMS TOTAL								\$175,072,809	\$13,414,465	8%			
Miscellaneous Terminal Improvements													
2. B. 196-199 & 200A - Wharf Rehabilitation (2516600)	Bid (Adv.) and Award	02/22/16	100%	12/11/17	0%	✓	3	\$12,311,500	\$1,886,991	15%	✓	2	
4. B. 179-180 - Warehouse Re-roof (2529000)	Bid (Adv.) and Award		N/A	06/30/16	0%	✓	1	\$550,000	\$287,739	52%	✓	1	
9. B. 153-155 - Sewer Line Replacement (2535900)	Construction		N/A	04/30/16	85%	✓		\$200,455	\$199,176	99%	✓		
10. B. 154 - Reframe Building Roof (2537500)	Construction		N/A	04/25/16	10%	✓		\$99,900	\$0	0%	✓		
11. B. 240 A, B, & C - Seawall Improvements - ExxonMobil (2537600)	Planning	05/03/17	0%	11/06/18	0%	✓		\$4,500,000	\$0	0%	✓		
12. B. 177-178 - Wharf Restoration (2538900)	Planning	06/30/17	0%	12/31/18	0%	✓		\$1,000,000	\$0	0%	✓		
MISCELLANEOUS TERMINAL IMPROVEMENTS TOTAL								\$18,661,855	\$2,373,906	13%			
TERMINALS TOTAL								\$928,843,825	\$182,081,464	20%			
II. Transportation													
Transportation Improvements													
3. I-110/SR 47 Connector Improvement (2466100)	Construction	06/19/13	100%	06/26/16	80%	✓		\$21,000,000	\$12,366,414	59%	✓		
4. John S. Gibson Intersection & NB I-110 Ramp Access Improvements (2469900)	Construction	06/19/13	100%	06/26/16	80%	✓		\$32,100,000	\$22,826,817	71%	✓		
5. C Street/I-110 Access Ramp Improvements (2485200)	Construction	07/31/13	100%	01/05/17	75%	✓		\$51,000,000	\$27,550,225	54%	✓		
7. B. 200 - Rail Yard Track Connections (2513000)	Construction	12/12/12	100%	04/30/17	90%	✓	2	\$25,000,000	\$22,359,917	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 (Adv.) and Award	08/31/15	100%	12/31/16	0%	✓	1	\$288,623	\$164,333	57%	✓	1	
13. SCIG Bridge and Road Review (2532200)	Design	06/30/16	65%		N/A	✓		\$200,000	\$35,769	18%	✓		

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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. West Basin Lead Track Gap Closure (2536600)	Design	01/02/17	5%	08/04/20	0%	✓		\$8,900,000	\$14,823	0%	✓		
17. B. 118-120 - Access Roadway Traffic Safety Improvements (2537100)	Bid (Adv.) and Award	02/29/16	100%	06/29/16	0%	✓		\$50,000	\$0	0%	✓		
18. Falcon Street Intersection Traffic Safety Improvements (2537200)	Bid (Adv.) and Award	02/16/16	100%	06/29/16	0%	✓		\$60,080	\$6,153	10%	✓		
20. Navy Way Speed Hump Reconstruction and Restriping (2538300)	Planning	12/31/16	0%	05/31/17	0%	✓		\$420,000	\$0	0%	✓		
21. Water Street Resurfacing (2538500)	Planning	12/31/16	0%	05/31/17	0%	✓		\$800,000	\$0	0%	✓		
22. Reeves Avenue Resurfacing (2538700)	Planning	12/31/16	0%	05/31/17	0%	✓		\$660,000	\$0	0%	✓		
23. Miner Street Resurfacing (2538800)	Planning	03/31/17	0%	08/31/17	0%	✓		\$500,000	\$0	0%	✓		
TRANSPORTATION IMPROVEMENTS TOTAL								\$143,053,875	\$85,757,171	60%			
TRANSPORTATION TOTAL								\$143,053,875	\$85,757,171	60%			
III. Security													
Homeland Security													
4. POLA Fiber Optic - Phase 2 Continuation (2538400)	Design	12/31/16	1%	06/30/17	0%	✓		\$1,300,000	\$0	0%	✓		
HOMELAND SECURITY TOTAL								\$1,300,000	\$0	0%			
SECURITY TOTAL								\$1,300,000	\$0	0%			
IV. Public Access/Environmental Enhancements													
Port-Wide Public Enhancements													
1. Front Street Beautification (2504700)	Construction	08/31/15	100%	07/31/17	20%	✓	1	\$6,850,000	\$1,680,238	25%	✓		
PORT-WIDE PUBLIC ENHANCEMENTS TOTAL								\$6,850,000	\$1,680,238	25%			
Los Angeles Waterfront													
1. San Pedro Waterfront													

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3. San Pedro Waterfront - Sampson Way (7th St. to 22nd St.) Roadway Improvements (2488200)	Planning	07/01/18	0%	01/03/21	0%	✓		\$28,000,000	\$1,407,508	5%	✓		Feb PDC
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	\$2,777,330	5%	✓		
7. San Pedro Waterfront - Sampson Way Roadway Improvements - 7th Street & Harbor Blvd. Intersection (2509400)	Bid (Adv.) and Award	02/22/16	100%	02/21/18	0%	✓	1	\$13,600,000	\$1,849,492	14%	✓		project advertised for construction
15. San Pedro Waterfront - B. 57 - AltaSea Environmental Assessment (2531800)	Environmental		N/A	06/30/16	70%	✓		\$1,000,000	\$96,715	10%	✓		
16. San Pedro Waterfront - Ports O' Call Promenade and Town Square (2532100)	Design	03/01/17	20%	03/04/20	0%	✓	1	\$32,900,000	\$695,756	2%	✓		
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)	Construction	01/30/16	100%	05/29/16	1%	✓		\$22,000	\$10,045	46%	✓		
20. San Pedro Waterfront - B. 79 - Buildings and Floats Demolition (2538000)	Design	03/01/17	1%	03/04/20	0%	✓		\$488,000	\$0	0%	✓		
21. San Pedro Waterfront - B. 80-83 - Buildings and Floats Demolition (2538100)	Design	03/01/17	1%	03/04/20	0%	✓		\$1,733,000	\$0	0%	✓		
22. San Pedro Waterfront - B. 78 - Chevron Clean-up (2538200)	Design	03/01/17	1%	03/04/20	0%	✓		\$1,500,000	\$0	0%	✓		
23. San Pedro Waterfront - B. 80-83 - Waterside Improvements (2539000)	Planning	03/01/17	0%	03/04/20	0%	✓		\$5,700,000	\$0	0%	✓		
24. LA Waterfront - Outdoor Fitness Equipment (2539300)	Bid (Adv.) and Award	03/06/16	100%	06/30/16	0%	✓		\$200,000	\$0	0%	✓		new work order March PDC
SAN PEDRO WATERFRONT TOTAL								\$143,634,476	\$6,845,911	5%			
2. Wilmington Waterfront Development													
3. Wilmington Waterfront Park Street Vacations (2525600)	Design	07/02/16	82%		N/A	✓	1	\$140,000	\$86,816	62%	✓		
4. Wilmington Waterfront Park Slope Improvements (2532600)	Bid (Adv.) 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	\$82,806	0%	✓		
6. B. 184-185 - Catalina Freight Demolition (2533100)	Design	06/30/17	20%	09/30/18	0%	✓	1	\$500,000	\$345	0%	✓		
8. Wilmington Waterfront Pedestrian Bridge (2537700)	Planning	10/30/17	0%	10/31/19	0%	✓		\$14,900,000	\$365	0%	✓		
9. Wilmington Waterfront Signage Improvements (2538600)	Planning	10/31/16	0%	04/30/18	0%	✓		\$600,000	\$0	0%	✓		
WILMINGTON WATERFRONT DEVELOPMENT TOTAL								\$68,600,000	\$192,430	0%			

**Audit Committee Status Report
(Actuals Thru: January 2016)**

Audit Committee Status Report (Actuals Thru: January 2016)													
Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
LOS ANGELES WATERFRONT TOTAL								\$212,234,476	\$7,038,341	3%			
Environmental Enhancements													
2. 2013 Biological Surveys of Los Angeles and Long Beach Harbors (2518700)	Environmental		N/A	06/30/16	90%	✓	1	\$551,968	\$516,485	94%	✓	1	
3. Cabrillo Beach Eelgrass Mitigation Site (2527200)	Environmental	09/30/14	100%	04/15/17	0%	✓	2	\$1,400,000	\$93,347	7%	✓	1	
5. DWP Recycled Water Line - San Pedro (2532700)	Hold	09/01/18	0%	03/01/21	0%	✓		\$10,000,000	\$0	0%	✓		
ENVIRONMENTAL ENHANCEMENTS TOTAL								\$11,951,968	\$609,832	5%			
PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS TOTAL								\$231,036,444	\$9,328,410	4%			
V. Maritime Services													
Harbor Department Facilities													
1. B. 161 - Marine Ways Modifications (2486100)	Design	02/12/16	90%	04/30/17	0%	✗	2	\$2,020,000	\$359,353	18%	✓	1	
4. Harbor Administration Building - HVAC Replacement (2509600)	Design	03/28/16	80%	09/30/17	0%	✓	2	\$5,100,000	\$403,277	8%	✓		
6. B. 68 - Port Pilot Station Dispatch Center Window Replacement (2517300)	Bid (Adv.) and Award	03/01/16	100%	08/02/16	0%	✓	2	\$165,000	\$82,491	50%	✓		
7. Harbor Administration Building - 4th Floor Furniture Purchase (2517900)	Hold	12/31/14	10%	12/31/16	0%	✗	1	\$1,975,250	\$75,428	4%	✓	1	
8. Harbor Administration Building - 1st Floor and Mail Room Furniture (2518000)	Hold	12/31/14	10%	12/31/16	0%	✗	1	\$221,000	\$35,649	16%	✓		
9. Harbor Administration Building - 2nd Floor Information Technology Furniture (2518100)	Hold	12/31/14	10%	12/31/16	0%	✗	1	\$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	\$1,065,000	\$79,261	7%	✓		
13. B. 161 C & M - Garage Remodel (2523100)	Construction		N/A	05/27/16	1%	✓		\$75,000	\$0	0%	✓		
14. B. 68 - Port Pilot Station Back Up Generator and Electrical Upgrade (2524300)	Bid (Adv.) and Award	02/26/16	100%	09/30/16	0%	✓	1	\$460,500	\$49,775	11%	✓		
15. B. 68 - Port Pilot Station Portable Buildings Replacement (2526100)	Planning		N/A	07/31/16	60%	✓		\$500,000	\$158,776	32%	✓		
17. Harbor Administration Building - 2nd Floor & 5th Floor Kitchen Remodel (2527500)	Completed	02/28/15	100%	02/08/16	100%	✓	1	\$175,865	\$154,940	88%	✓		Project Completed
18. Liberty Hill Plaza HVAC System Upgrade (2528300)	Construction		N/A	03/24/16	90%	✓	3	\$210,000	\$120,034	57%	✓	2	

**Audit Committee Status Report
(Actuals Thru: January 2016)**

Audit Committee Status Report (Actuals Thru: January 2016)													
Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
22. B. 161 - Boat Maintenance Cradle Modifications (2530600)	Construction		N/A	06/30/16	5%	✓	1	\$370,000	\$0	0%	✓		
24. Klein Billing and Port Pilot Systems Enhancement (2532400)	Construction		N/A	08/31/20	10%	✓	1	\$1,618,000	\$0	0%	✓	1	
25. Web-Based Construction Management System (2532900)	Bid (Adv.) and Award		N/A	03/31/16	0%	✓		\$150,000	\$19,526	13%	✓		
26. B. 161 - Repave Yard and Remove Rail (2533700)	Construction		N/A	06/24/16	5%	✓		\$168,000	\$7,950	5%	✓		
27. Liberty Hill Plaza - Replacement of all Doors (2534200)	Construction		N/A	06/14/16	5%	✓		\$85,000	\$0	0%	✓		
28. B. 161 - Boat Shop Dust Filtration System (2534800)	Bid (Adv.) and Award		N/A	06/24/16	0%	✓		\$62,062	\$0	0%	✓		
29. Harbor Administration Building - Elevator Gearbox Replacement (2535100)	Bid (Adv.) and Award		N/A	07/31/16	0%	✓		\$151,300	\$0	0%	✓		
30. B. 161 - Marine Ways Bridge Crane Electrical Infrastructure (2535800)	Construction		N/A	06/23/16	5%	✓		\$74,000	\$5,091	7%	✓		
31. B. 161 - Replacement of Under Wharf Waterline (2536000)	Construction		N/A	06/30/16	10%	✓		\$25,000	\$0	0%	✓		
32. Harbor Administration Building - Master Planning (2536500)	Hold		N/A	01/31/16	10%	✓		\$50,000	\$3,720	7%	✓		
33. Port of Los Angeles Police Headquarters - Shooting Range Lighting Upgrade (2537400)	Design	04/30/16	20%	02/28/17	0%	✓		\$200,000	\$2,210	1%	✓		New work order Jan PDC
34. Harbor Administration Building - IT HVAC Emergency Back Up Unit (2539200)	Bid (Adv.) and Award		N/A	06/30/16	0%	✓		\$99,200	\$0	0%	✓		New work order
35. Harbor Administration Building - 1st Floor Restrooms and Showers Design and Mold Abatement (2539500)	Design	06/30/16	1%	06/30/16	N/A	✓		\$55,000	\$0	0%	✓		New work order March PDC
HARBOR DEPARTMENT FACILITIES TOTAL								\$15,296,177	\$1,578,159	10%			
Miscellaneous Projects													
4. Badger Avenue Bridge Rehabilitation (2525000)	Bid (Adv.) and Award	02/29/16	100%	09/01/17	0%	✓	4	\$1,715,200	\$332,810	19%	✓		
5. B. 84 - Maritime Museum Wharf Rehabilitation (2526200)	Bid (Adv.) and Award	01/29/16	100%	06/30/17	0%	✓	1	\$3,870,000	\$149,373	4%	✓		
7. 300 Water Street - Office Building Re-Roof (2528900)	Hold		N/A	06/24/15	1%	✓		\$231,500	\$2,125	1%	✓		
9. Ports O'Call - American Disability Act Compliant Restrooms (2531700)	Construction	08/30/15	100%	03/31/16	5%	✓	1	\$841,240	\$188,073	22%	✓		
13. B. 73-93 - Pipeline Support Hangers Replacement (2534400)	Construction		N/A	06/24/16	1%	✓		\$189,755	\$0	0%	✓	1	
14. 2001 John S. Gibson Blvd. - Fire Life Safety System Replacement (2534500)	Construction		N/A	06/30/16	60%	✓		\$331,694	\$387	0%	✓		

**Audit Committee Status Report
(Actuals Thru: January 2016)**

Audit Committee Status Report (Actuals Thru: January 2016)													
Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
15. B. 68 - Wharf Upgrades and Deck Replacement (2534700)	Bid (Adv.) and Award		N/A	06/24/16	0%	✓		\$150,000	\$0	0%	✓		
16. B. 85 - Port Police Float System Replacement (2534900)	Bid (Adv.) and Award		N/A	06/24/16	0%	✓		\$630,000	\$0	0%	✓		
19. 272 S. Fries Avenue Facility Parking Lot/Storage Area (2536700)	Bid (Adv.) and Award		N/A	06/30/16	15%	✓		\$72,680	\$21,912	30%	✓		
20. FY 16/17 CIP Deferred Maintenance Projects (2539100)	Planning	06/30/17	0%	06/30/17	N/A	✓		\$6,901,161	\$0	0%	✓		
MISCELLANEOUS PROJECTS TOTAL								\$14,933,230	\$694,680	5%			
MARITIME SERVICES TOTAL								\$30,229,408	\$2,272,839	8%			
CIP TOTAL COST								\$1,334,463,552	\$279,439,885	21%			



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: MARCH 2, 2016

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: REPORT FROM PROJECT DEVELOPMENT COMMITTEE

MARCH 2016 PROJECT DEVELOPMENT COMMITTEE (PDC) MEETING RESULTS

Attached for your review is the March 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 March 2, 2016, the PDC met to consider four project items. Of those four items, one was budget-related and schedule-related, and three 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) Budget-related/Schedule-related – One item was submitted and was approved. The budget increase was \$3,400 and time was extended by five months.
- 2) New project related – Three items were submitted and approved. The Cargo-Industrial Real Estate Division will follow up on potential cost recovery through the lease with Everport regarding the Everport Terminal concrete wharf inspection and repairs. HAB 1st floor restrooms and showers remodel was approved for up to \$55,000 for design and mold abatement only and will be reevaluated after the Topaz Building report is released.

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 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
- 16 new projects for a total of \$3,987,976
- 14 new projects less than \$100,000 for a total of \$698,280

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: March 2016 PDC Pandect

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

Transmittal 3: Unallocated CIP Fund Reports for FY 2016/2017

AVG/mh

BUDGET CHANGE/SCHEDULE CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$548,580**2013 BIOLOGICAL SURVERYS OF LOS ANGELES AND LONG BEACH HARBORS - SCHEDULE AND BUDGET CHANGE REQUEST****SUMMARY**

On June 6, 2013, the Los Angeles Board of Harbor Commissioners approved a Cost Share Agreement with the Port of Long Beach (POLB) to perform a comprehensive study to document the current biological characteristics of the Los Angeles and Long Beach Harbors. Data from the study will be used in support of National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) documents, regulatory permitting, and for biological mitigation planning. The Cost Share Agreement identifies POLB as the contracting port and establishes that costs associated with the 2013 Biological Survey will be shared by the Harbor Department and the Port of Long Beach in the amount of \$528,580 and \$487,920, respectively, based on a previously-established 52%/48% split. This split is in concert with the level of surveying effort at each port. At present date, all surveys have been performed, samples have been analyzed and a draft report was submitted and commented on by staff of both ports. An extension in time is requested to allow for review and comment on the final draft by port staff and submittal of a final report by the consultant. An increase in budget is requested to cover additional in-house staff time required to review the report.

PDC ACTION Approved**COMMENT** No comment.**NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST** \$200,000**FITNESS EQUIPMENT AT THE LA WATERFRONT****SUMMARY**

As part of the City of Los Angeles Harbor Department's initiative to attract visitors to the LA Waterfront as specified in The City of Los Angeles Harbor Department 2012-2017 Strategic Plan 2014 Update, the Community Relations Division is proposing to install fitness equipment at Wilmington Waterfront Park, along the Harbor Blvd Parkway and at 22nd Street Park in San Pedro. Community Relations has been working with the Engineering Division on this project including the selection of proposed equipment sites. Community Relations and the Contracts and Purchasing Division located a company, Landscape Structures, Inc., (Delano, MN), that has performed similar work for the City of Los Angeles Department of Recreation and Parks at numerous parks throughout the City. Landscape Structures, Inc. has provided proposals and has an administrative agreement with National Cooperative Purchasing Alliance allowing the Harbor Department to piggyback on the contract if awarded through the Contracts and Purchasing Division and approved by the Board of Harbor Commissioners. Funding in the amount of \$200,000 is needed for equipment procurement, mobilization, excavation, construction and installation. Board approval will be requested if funding is identified. If approved, the project would be completed by June 2016.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$7,500,000**BERTHS 226-232 EVERPORT TERMINAL CONCRETE WHARF INSPECTION AND REPAIRS****SUMMARY**

The Port of Los Angeles is currently upgrading the wharf at Berths 226-232 Everport Terminal by installing a sheet pile wall and dredging to accommodate larger ships. This work is part of the 10 year lease extension previously approved by the Board of Harbor Commissioners.

During an above-water and underwater inspection of the concrete wharves, a number of areas of corrosion and other damage to the existing wharf structures were observed. In order to prevent further acceleration of damage at the Berths 226-232 wharves and extend the life of the structures, it is proposed that a wharf repair project be undertaken at a total project cost of \$ 7,500,000. This work is not part of the \$36 million Berths 226-236 (Everport) Terminal Improvements Project and is ongoing repair/restoration work necessary regardless of the wharf improvements project.

PDC ACTION Approved**COMMENT** Cargo-Industrial Real Estate Division to follow up on potential cost recovery through the lease with Everport.**SUBJECT****ORIGINAL PROJECT COST** \$420,000**HAB 1ST FLOOR RESTROOMS & SHOWERS REMODEL****SUMMARY**

This proposed project will modernize and remodel the existing Harbor Administrative Building (HAB) 1st Floor Restrooms and Showers. The project will need a City of Los Angeles Building & Safety (Building & Safety) plan check and permit that will require one American Disabilities Act (ADA) compliant shower and toilet in each restroom. This project is needed to prevent a permanent shut down of the shower rooms due to unhealthy conditions, ADA non-compliance, leaking shower pans, mold issues, and cost prohibitive maintenance as the existing 36-year-old restroom infrastructure has outlived its useful service life. Staff estimates that the total project cost will be \$420,000 and will be completed by September 30, 2017.

PDC ACTION Approved**COMMENT** Approved for up to \$55,000 for design and mold abatement only. Project will be reevaluated after the Topaz Building Report is released.**ADMINISTRATIVE ITEM** None**ACTION ITEM FOLLOW UP****WORK ORDER REPORT** REVIEWED**UNALLOCATED BUDGET REPORT** REVIEWED**ADDITIONAL DISCUSSION**


Antonio V. Gioiello
Development



Michael DiBernardo
Marketing and Customer Relations

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)
Subtotal Deferred Maintenance Projects	\$	(5,770,396.00)

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)
Port Police Headquarters - Shooting Range Lighting Upgrade (25374)	\$	(60,000.00)
B. 142-143 - Lead Track Extensions (25366)	\$	(150,000.00)
B. 200 A, B & C Seawall Repairs (25376)	\$	(50,000.00)
Wilmington Waterfront Development Program - Pedestrian Bridge (25377)	\$	(40,000.00)
Wilmington Signage Improvements (25386)	\$	(30,000.00)

Ports O' Call Village Public Docks - Waterside Improvements (25390)	\$	(30,000.00)
Fitness Equipment at the LA Waterfront (_____)	\$	(182,100.00)
B. 226-232 Everport Terminal Concrete Wharf Inspection and Repairs (_____)	\$	(100,000.00)
HAB 1st Floor Restrooms and Shower Remodel (_____)	\$	(55,000.00)
Subtotal PDC Approved Projects	\$	(3,922,946.00)

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)
272 Fries Avenue Facility Parking Lot/Storage Area (25367)	\$	(69,000.00)
Front Street and Pacific Avenue -- Vehicular Signage (25368)	\$	(10,500.00)
B. 118-120 Access Roadway Traffic Safety Improvements (25371)	\$	(50,000.00)
Falcon Street Intersection Traffic Safety Improvements (25372)	\$	(60,080.00)
Wilmington Marina Parking Striping Improvements (25373)	\$	(20,000.00)
B. 154 - Reframe Building Roof (25375)	\$	(99,900.00)
Harbor Administration Bldg. - IT HVAC Emergency Back Up Unit (24392)	\$	99,200.00
Subtotal Projects Under \$100,000	\$	(698,280.00)

Balance as of February 25, 2016 **\$ 5,482,604.00**

Unallocated Capital Improvement Program Fund FY 16/17
(Budget set in February)

\$ 10,000,000.00

Deferred Maintenance Projects

***Subtotal Deferred Maintenance Projects* \$ -**

PDC Approved Projects

B. 226-232 Everport Terminal Concrete Wharf Inspection and Repairs (_____) \$ (785,000.00)

***Subtotal PDC Approved Projects* \$ (785,000.00)**

Projects Under \$100,000

***Subtotal Projects Under \$100,000* \$ -**

Balance as of February 25, 2016

\$ 9,215,000.00