



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: DECEMBER 4, 2025

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: DECEMBER 2025 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its December 2025 meeting. The PDC met on December 3, 2025, to consider nine 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 and the financial model. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2025/2026 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

The following is a summary of the meeting minutes by category:

- 1) Schedule change – Five items were submitted and approved.
- 2) Budget/Schedule change – Three items were submitted and approved.
- 3) New project – One item was submitted and approved.

The Board of Harbor Commissioners (Board) approved \$14,000,000 in the fiscal year 2025/2026 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 2025/2026:

- 8 PDC-approved projects totaling \$1,482,387
- 6 projects under \$100,000 totaling \$430,500

As of November 29, 2025, the remaining balance is \$12,087,113.

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

for

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: December 2025 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2025/2026

Transmittal 3: CIP Status Report – Completed Projects

DAZ

DAZ/mz

BUDGET CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$98,000**PERIMETER SECURITY FENCE AT WORLD TOTS LA PRESCHOOL****SUMMARY**

Staff requests approval for cost increase for the Perimeter security fence at World Tots LA Preschool project.

The Engineering Division recommends increasing the budget by \$46,000 from \$98,000 to \$144,000 to account for the actual cost received from the winning purchase order bidder. No change to current schedule. The completion date is March 31, 2026.

PDC ACTION Approved**COMMENT** No comment.**BUDGET CHANGE, SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$1,065,000**HARBOR ADMINISTRATION BUILDING – VEHICULAR ELASTOMERIC COATING AND CONCRETE SLOPING – BUDGET & SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the budget and change the schedule for the Harbor Administration Building – Vehicular Elastomeric Coating and Concrete Sloping Project.

The Construction & Maintenance Division recommends increasing the budget of \$1,065,000 by \$361,000 for a revised total of \$1,426,000 to account for an increase in material prices.

The Construction & Maintenance Division recommends adding 15 months to the schedule to allow for delays due to scheduling conflicts with other construction projects occurring concurrently at the Harbor Administration Building.

The total project budget is \$1,426,000 and the project will be completed by October 31, 2027.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$1,772,164**PORT POLICE DIVISION LAND MOBILE RADIO SYSTEM ENHANCEMENT PROJECT SCOPE AND COST INCREASE AND TIME EXTENSION****SUMMARY**

Staff requests approval for a project cost increase (new “cost” change order) and project extension for our existing Land Mobile Radio (LMR) system enhancement project to facilitate seamless radio communications interoperability between the Los Angeles Police Department (LAPD), Los Angeles World Airports (LAWA) Police and the Los Angeles Port Police (LAPP) Division, through a Inter-RF Subsystem Interface (ISSI) provided by Motorola Solutions Incorporated (MSI). The interoperability between City of Los Angeles (CITY) police agencies was the prime impetus for the Mayor’s Office obtaining several Urban Area Security Initiative (UASI) grant funding opportunities for improved public safety communications in the CITY Including the LAPP Division.

An additional 2024 UASI grant award, sponsored by the Mayor’s Office, has been allocated for this project in the amount of \$333,000 for the LAPP Division and is pending acceptance and approval from the Board of Harbor Commissioners (Board). This grant award is a reimbursement allocation and will offset the total amount of the new cost change order of \$693,780 by 48% or net \$360,780 to the Harbor Department (after reimbursement). Both the LAPD and LAWA were provided the same amount of grant funding for their respective portions of this interoperability requirement to facilitate enhanced communications.

A physical ISSI license and services to connect the LAPD, LAWA Police and LAPP Division has already established at Mt. Lee that was funded in Phase II of the LAPP Division 700 MHz Radio Enhancement Project. This project will leverage the existing license and connection to leverage the configuration and necessary radio updates to facilitate interoperability.

Staff requests a project extension of 18 months to accommodate the implementation of the radio system enhancement and the additional scope of work requested from 12/31/25 to 6/30/27. This extension will also provide additional time for the LAPD and LAWA to complete implementation of their respective portions of the project to exploit the LAPP’s enhanced interoperability.

This requested enhancement will leverage the existing infrastructure of the LAPP Division LMR inclusive of physical connections already in place at all radio sites for the LAPD, LAWA and LAPP Division’s respective radio systems for interoperability. The remaining activities of detailed configuration of each LMR system, upgraded software capability, creating a new fleet radio map, purchase spare Motorola parts (GTR 8000 Base Stations) that will no longer be sold beginning in 2026 and reprogramming all radios and radio consoles are required to facilitate auto roaming interoperability between City agencies.

PDC ACTION Approved

COMMENT No comment.

NEW PROJECT

SUBJECT**ORIGINAL PROJECT COST** \$156,000**BADGER AVENUE BRIDGE – CLIMB CABLE ADJUSTERS REPLACEMENT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace the climb cable adjusters of Badger Avenue Bridge.

The proposed work includes the removal and replacement of the five lower climb cable adjusters on the Badger Avenue Bridge.

The total project budget is \$156,000 and the project will be completed by February 1, 2027.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$200,000**514 PIER A STREET – SOILS LAB CHILLER REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the 514 Pier A Street – Soils Lab Chiller Replacement project schedule by 12 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 12 months to the schedule to allow for a rebid delay, as the lowest bidder was unable to hold the pricing.

The proposed completion date is December 31, 2026, with no change to the budget of \$200,000.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$460,000**B. 93 WORLD CRUISE CENTER – PLC MODERNIZATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the B. 93 World Cruise Center – PLC Modernization project schedule by 12 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 12 months to the schedule to allow for delays in scheduling due to the heavy traffic at the World Cruise Terminal.

The proposed completion date is December 31, 2026, with no change to the budget of \$460,000.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$2,000,000**HARBOR ADMINISTRATION BUILDING (HAB) BASEMENT MEDIA CENTER RELOCATION SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Harbor Administration Building (HAB) Basement Media Center Relocation’s schedule by four months with no increase in the project budget of \$2,000,000.

The Engineering Division recommends adding four months to the schedule to allow for delays due to the current Cycle 11 on-call consultant contract expiration and onboarding of new Cycle 12 on-call consultants, processing multiple long-lead time purchase orders, and ensuring sufficient construction duration of 12 months for Construction & Maintenance (C&M) to coordinate with multiple vendors and to construct the project. The new completion date is December 31, 2027.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$220,000**B. 300 FENIX – FIRE ALARM FIBER NETWORK REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the B. 300 Fenix – Fire Alarm Fiber Network Replacement project schedule by four months with no increase to the budget.

The Construction & Maintenance Division recommends adding four months to the project schedule due to heavy terminal traffic preventing the start of the project.

The proposed completion date is April 30, 2026, with no increase to the budget of \$220,000.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$31,800,000**208 EAST 22ND STREET PARKING LOT IMPROVEMENTS - SCHEDULE CHANGE****SUMMARY**

Staff request approval to extend the 208 East 22nd Street Parking Lot Improvements schedule by six months with no additional increase in the project budget of \$31,800,000.

The Engineering Division recommends adding six months to the schedule to allow for combining the project with the San Pedro Waterfront – Harbor Boulevard from SP Slip to 22nd Roadway Improvements project. The new completion date is November 30, 2027.

PDC ACTION Approved**COMMENT** No comment.

ADMINISTRATIVE ITEM 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

Michael DiBernardo

[Michael DiBernardo \(Dec 4, 2025 15:52:43 PST\)](#)

Michael DiBernardo
Marketing and Customer Relations

Unallocated Capital Improvement Program Fund FY 25/26

(Budget set in July)

\$ 14,000,000

PDC Approved Projects

Falcon Street Road Repair (65000120)	\$	(10,000)
Klein Billing and Port Control Management Systems Enhancement - Phase III (65000121)	\$	(233,387)
936, 938, & 1410 Baracuda St. - Fire Sprinkler Head & Standpipe Replacement (65000141)	\$	(319,000)
B. 212-225 Yusen - Container Terminal Re-Roof (65000142)	\$	(250,000)
Pier 300 Fenix - Fire Alarm Network Fiber Replacement (65000143)	\$	(220,000)
Port of Los Angeles Digital Twin (65000159)	\$	(100,000)
Pier 500 - Request for Proposal - Labor Charges (65000160)	\$	(250,000)
Badger Ave. Bridge - Climb Cable Adjuster Replacement ()	\$	(100,000)

Subtotal PDC Approved Projects \$ ***(1,482,387)***

Projects Under \$100,000

Port of Los Angeles Police Headquarters - Re-Landscape (65000138)	\$	(65,000)
Port of Los Angeles Police Headquarters - North Grill Gate Replacement (65000139)	\$	(71,000)
B. 155A - Electric Rolling Gate Installation (65000140)	\$	(99,500)
Biological Mitigation Projects (65000154)	\$	(70,000)
Harbor Admin Bldg - 4th Floor Environmental Division Workspace Reconfiguration (65000156)	\$	(55,000)
Harbor Admin Bldg - 4th Floor CFO Office (65000157)	\$	(70,000)

Subtotal Projects Under \$100,000 \$ ***(430,500)***

Balance as of November 29, 2025

\$ 12,087,113

CIP Status Report

COMPLETED PROJECTS

Sorted By: Project Number

Where Construction Finish Date is: <= 11/30/2025

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		
1007	(2575500) B. 93 A & B - World Cruise Center - Photovoltaic System Repair (2023)	Hoang, Dac	Completed	\$70,482	05/11/23	^ 05/11/23	06/30/23	^ 06/30/23	100 %	11/10/23	^ 11/10/23	04/01/25	^ 11/30/25	100 %	

Grand Total: \$70,482











Audit Committee Meeting Packet December 2025

Final Audit Report

2025-12-05


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