



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: FEBRUARY 2, 2017**

**TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE**

**SUBJECT: FEBRUARY 2017 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its February meeting. On February 1, 2017, the PDC met to consider five project items. The committee also reviewed administrative reports regarding newly opened work orders and the status of the fiscal year 2016/2017 unallocated Capital Improvement Program (CIP) fund budget. The meeting minutes (Transmittal 1) and Unallocated CIP Fund report (Transmittal 2) are attached for your review.

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

- 1) Schedule change – Three items were submitted and approved.
- 2) New Project – Two items were submitted and approved.

The Board of Harbor Commissioners (Board) approved \$10,000,000 in the Fiscal Year 2016/2017 CIP budget for unallocated capital improvements. This budget is used 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. Projects under \$100,000 are reported to the PDC for information and discussion. The PDC meeting minutes are then transmitted to the Board for information.

Transmittal 2 lists the projects that have utilized the unallocated CIP budget for fiscal year 2016/2017 to date. The following summarizes these new projects:

- 15 PDC-approved projects for a total of \$4,620,295
- 10 projects under \$100,000 for a total of \$404,300

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

*Marla Blewin*  
FOL  
EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: February 2017 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report for FY 2016/2017

AVG/mz

## NEW PROJECT

**SUBJECT****ORIGINAL PROJECT COST** \$247,000**BERTH 72 - MUNICIPAL FISH MARKET DOOR REPLACEMENT****SUMMARY**

Staff requests approval of the replacement of twenty existing doors with new metal and fiberglass doors at the Municipal Fish Market at Berth 72 in order to meet concerns raised by tenants at the facility and at the behest of the Real Estate Division. This is a new project not included among the Fiscal Year 2016-17 Deferred Maintenance Capital Improvement Program (CIP) projects.

**PDC ACTION** Approved**COMMENT** None.**SUBJECT****ORIGINAL PROJECT COST** \$2,500,000**BERTH 93 CRUISE TERMINAL – TWO NEW ELEVATORS****SUMMARY**

The cruise terminals operations at the Berth 93 Cruise Terminal are being impacted by a lack of elevator capacity for the volume of passengers moving through the terminal. The solution identified is to have the Port add larger and faster elevators at two key locations that can relieve the bottlenecks and allow for improved passenger experience especially for the high volume of wheelchair passengers. The total cost of the project is \$2,500,000 and will be completed by June 2019.

**PDC ACTION** Approved**COMMENT** None.

## SCHEDULE CHANGE

**SUBJECT****ORIGINAL PROJECT COST** \$287,000**BERTHS 401-403 (APM TERMINAL) – EXPANSION JOINT REPAVING****SUMMARY**

Staff requests approval to extend the schedule for the subject project. The project was initiated in June 2015 in response to reported damage to the metal expansion joint covers at Berths 401-403 at the APM Terminal. A schedule extension of three months was previously approved by the Project Development Committee (PDC) on September 7, 2016. The Site Improvement Contractor did not have enough time to perform the work and its contract expired in December 2016. A new Site Improvement Contract will be activated in May 2017. In light of this transition, it is requested that the completion of construction be delayed one year, from February 28, 2017 to February 28, 2018.

**PDC ACTION** Approved**COMMENT** None.

**SUBJECT**

**ORIGINAL PROJECT COST \$339,000**

**WEB-BASED CONSTRUCTION PROJECT MANAGEMENT SYSTEM  
SCHEDULE CHANGE REQUEST**

**SUMMARY**

In January 2015, the Project Development Committee (PDC) approved a budget and schedule for implementation of a Web-based construction project management system. In August 2016, PDC approved an increase in budget and schedule extension. A schedule extension is being requested for this project. An evaluation committee has reviewed multiple systems and has selected PMWeb. A Scope of Services, and other terms and conditions, have been negotiated with PMWeb, Inc., and Hill International, their subconsultant. The Office of the City Attorney is currently preparing the agreement between PMWeb, Inc. and the City of Los Angeles. Negotiations with the selected consultant have taken longer than anticipated, and therefore, a revision to the project schedule is requested. Results of the negotiations will not require a change to the approved project budget.

**PDC ACTION** Approved

**COMMENT** None.

**SUBJECT**

**ORIGINAL PROJECT COST \$54,421,035**

**BERTHS 226-236 (EVERPORT) TERMINAL IMPROVEMENTS PROJECT – SCHEDULE CHANGE**

**SUMMARY**

On September 3, 2014, the Project Delivery Committee (PDC) approved the Berths 226-236 Terminal Improvements Project. The work consists of dredging Berths 226-229 to -53 feet, Berths 230-232 to -47 feet, construction of electrical infrastructure to accommodate five additional cranes, installation of five Alternative Marine Power (AMP) vaults, and the development of a 1.5 acre backland area (Parcel H).  
On January 9, 2017, PDC approved the Berths 226-236 Terminal Improvements EIR five-month schedule extension, and a budget increase of \$510,996; as a result, the design and construction schedules of the following associated projects will be extended accordingly: the Berths 226-236 Terminal Improvements – Wharf and Backland Project, the Berths 228-230 Alternative Maritime Power (AMP) Project, and the Berths 226-236 Terminal Infrastructure Reconstruction Project. The Engineering Division requests that these project schedules be revised to add five months to align with the current EIR schedule.

**PDC ACTION** Approved

**COMMENT** None.

**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 16/17**  
**(Budget set in February)**

**\$ 10,000,000.00**

**PDC Approved Projects**

B. 226-232 Everport Terminal Concrete Wharf Inspection and Reconstruction (25394)	\$	(785,000.00)
B. 148-149 (Phillips 66) Marine Oil Terminal Repairs (25398)	\$	(250,000.00)
B. 127-131 - Alternative Maritime Power (AMP) Caddy System (25401)	\$	(980,000.00)
Pier 400 Rail Storage Yard - Light Fixture Replacement (25406)	\$	(375,000.00)
B. 73-90 Pipeline Support Hangers Replacement (25407)	\$	(145,200.00)
B. 200 Rail Yard and Track Connection Enhancement (25408)	\$	(200,000.00)
B. 270-271 - Seawall Repair (25409)	\$	(225,000.00)
Metro Bike Share at the Port of Los Angeles - Site Preparation (25413)	\$	(155,000.00)
B. 97-109 China Shipping Container Terminal Supplemental EIR (25353)	\$	(1,000,000.00)
Port Police 700 MHz Radio System - Phase 1 (25420)	\$	(8,095.00)
Port Police 700 MHz Radio System - Phase 2 (25421)	\$	-
San Pedro Waterfront - Harbor Boulevard From Miner Street to SP Slip Roadway Improvements (25430)	\$	(250,000.00)
Berths 179-181 - Wharf and Bollard Repair (25433)	\$	(70,000.00)
Berth 93 Cruise Terminal - Two New Elevators (_____)	\$	(77,000.00)
Berth 72 - Municipal Fish Market Door Replacement	\$	(100,000.00)
<b>Subtotal PDC Approved Projects</b>	<b>\$</b>	<b>(4,620,295.00)</b>

**Projects Under \$100,000**

HAB - Fourth Floor Graphics Workstations Remodel (25402)	\$	(39,000.00)
B. 72 - Municipal Fish Market - Chiller Unit Electrical Replacement (25403)	\$	(92,000.00)
B. 90-93 - Cruise Terminal Emergency Evacuation Plan Signs (25404)	\$	(25,000.00)
133 East Seaside Avenue Directional Signage (25405)	\$	(10,000.00)
Port of Los Angeles Police Headquarters - First Floor Kitchen Modifications (25411)	\$	(36,800.00)
Port of Los Angeles Police Headquarters - Garage Entrance Safety Lighting (25416)	\$	(13,000.00)
B. 161 -C & M Admin. Bldg. Parking Lot Improvements (25417)	\$	(41,000.00)
HAB - Office Cubicles Reconfiguration for Financial Control Section (25418)	\$	(29,000.00)
B. 214-220 - Driveway Access (25422)	\$	(48,500.00)
Waterside Emergency Access - Various Locations (25424)	\$	(70,000.00)
<b>Subtotal Projects Under \$100,000</b>	<b>\$</b>	<b>(404,300.00)</b>

**Balance as of January 26, 2017**

**\$ 4,975,405.00**