



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: **APRIL 5, 2019**

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

SUBJECT: **APRIL 2019 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its April meeting. On April 3, 2019, the PDC met to consider 12 project items. The committee also reviewed administrative reports regarding recently opened work orders and the status of the unallocated Capital Improvement Program (CIP) fund budget. The meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2018/2019 (Transmittal 2), and Unallocated CIP Fund Report FY 2019/2020 (Transmittal 3) are attached for your review.

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

- 1) Schedule change – Six items were submitted and approved.
- 2) Budget/Schedule/Scope change – Six items were submitted. Four were approved and two were deferred.

The Board of Harbor Commissioners (Board) approved \$15,000,000 in the fiscal year 2018/2019 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. The PDC meeting minutes are then transmitted to the Board for information.

The following is a summary of projects that are expected to utilize the unallocated CIP budget for fiscal year 2018/2019 to date:

- 28 PDC-approved project totaling \$6,116,600
- 14 projects under \$100,000 totaling \$852,241

New projects are beginning to be earmarked for the proposed 2019/2020 unallocated CIP budget of \$14,000,000. The following summarizes these new projects:

- One PDC-approved project totaling \$1,600,000

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.

A handwritten signature in black ink, appearing to read 'E. D. Seroka', with a long horizontal flourish extending to the right.

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: April 2019 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2018/2019

Transmittal 3: Unallocated CIP Fund Report FY 2019/2020

AVG/mz

BUDGET CHANGE

SUBJECT ORIGINAL PROJECT COST \$375,000

BERTHS 144-145 STORM DRAIN IMPROVEMENTS PROJECT - COST INCREASE

SUMMARY

Staff requests approval for additional scope and cost increase for the Berths 144-145 Storm Drain Improvements Project.

The Engineering Division recommends increasing the budget from \$375,000 to \$550,000 to account for removal and disposal of contaminated water from the storm drain due to the recent heavy rainfall.

PDC ACTION Approved

COMMENT No comment.

BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT ORIGINAL PROJECT COST \$250,000

BERTH 95 – CATALINA CHANNEL EXPRESS – PARKING IMPROVEMENTS - COST AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the budget and extend the schedule for the Berth 95 - Catalina Channel Express – Parking Improvements project.

The Engineering Division recommends increasing the budget from \$250,000 to \$270,000 to account for increases to the cost estimate due to the discovery of a developing sink hole after recent rain events.

The Engineering Division recommends adding four additional months to the schedule to allow for delays due to the commitment of in-house resources to higher priority projects and the recent discovery of a developing sink hole within the project area.

The total project cost is \$270,000 and the project will be completed by March 3, 2020.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$1,000,000

BERTH 161 – EQUIPMENT OPERATIONS BUILDING RENOVATION - COST AND SCHEDULE CHANGE**SUMMARY**

Staff requests approval to increase the cost and change the schedule for the Berth 161 – Equipment Operations Building Renovation project.

The Construction and Maintenance Division (C&M) recommends increasing the budget by \$2,500,000 to account for additional costs associated with unexpected environmental issues, trenching sewer and data utility lines, asphaltting, providing temporary power, and the purchase of materials for the interior and exterior of the building.

C&M recommends adding six additional months to the schedule to allow for delays due to additional costs mentioned above.

The total project cost is \$3,500,000 and the project will be completed by August 3, 2020.

PDC ACTION On Hold

COMMENT No comment.

BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE**SUBJECT**

ORIGINAL PROJECT COST \$850,000

SWINFORD STREET, FRONT STREET, AND REGAN STREET RESURFACING - SCOPE, COST, AND SCHEDULE CHANGE**SUMMARY**

Staff requests approval to increase the scope of work, cost, and schedule for the Swinford Street, Front Street, and Regan Street Resurfacing Project.

The Engineering Division requests approval to increase the scope of work for removal of the inactive railroad crossings at Swinford and Regan Street, construct new sidewalks to provide better connectivity to the waterfront, modify ramp at Harbor Boulevard to meet ADA requirements, remove railroad pre-emption as part of LADOT Traffic Signal Plan and remove the rail related equipment on traffic signal poles. This requires an increase in the budget from \$850,000 to \$1,050,000.

The Engineering Division recommends adding 15 months to the schedule for the additional scope of work, which will require a B-Permit and approved LADOT Signal Plans.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$481,000

WILMINGTON WATERFRONT PARK WEST END IMPROVEMENTS – SCOPE, COST, AND SCHEDULE CHANGES

SUMMARY

Staff requests approval for additional scope, cost increase, and schedule change to the Wilmington Waterfront West End Improvements project.

The proposed work includes installing import fill soil, minor grading, and landscaping the slope that borders the re-aligned Harry Bridges Boulevard and recently constructed I-110/C Street Interchange at the west end of the Wilmington Waterfront park.

The Engineering Division recommends adding scope to include removing existing concrete stairs and landing and installing new landscaping to blend into the existing adjacent landscape, increasing the budget from \$481,000 to \$541,000, the original estimate, and extending the project schedule by five months.

The total project cost is \$541,000 and the project will be completed by August 31, 2019.

PDC ACTION Approved

COMMENT No comment.

NEW PROJECT

SUBJECT

ORIGINAL PROJECT COST \$4,130,000

BERTH 260 PORT POLICE DIVE TEAM BUILDING AND DOCK IMPROVEMENTS – NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to construct the Berth 260 Port Police Dive House Building and Dock Improvements. The proposed work will renovate the existing Berth 260 Port Police Dive House and replace the existing floating docks with new concrete floating docks and a canopy for the dive boat.

The total project cost is \$4,130,000 and the project will be completed by 10/31/2023.

PDC ACTION On Hold

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$150,000**514 PIER A STREET – SOILS LAB ELEVATOR MODERNIZATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the 514 Pier A Street – Soils Lab Elevator Modernization schedule by four additional months with no additional increase in the budget.

The Construction & Maintenance Division (C&M) recommends adding four additional months to the schedule to allow for delays due to contractor scheduling conflicts.

PDC ACTION Approved**COMMENT** Make correction to 5 months in recommendation.**SUBJECT****ORIGINAL PROJECT COST** \$9,500,000**HARBOR ADMINISTRATION BUILDING HVAC REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Harbor Administration Building (HAB) Heating, Ventilation, and Air Conditioning (HVAC) Replacement Project schedule by five months with no increase to the budget.

The Engineering Division recommends adding five months to the schedule to allow for delays evaluate possible long-term maintenance saving measures and provide additional time for Harbor Department Staff to review the consultants work prior to finalizing the construction documents.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$1,850,000**NAVY WAY SPEED HUMP RECONSTRUCTION AND RESTRIPIING PROJECT – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the construction schedule for the Navy Way Speed Hump Reconstruction and Restripping Project by three months with no increase to the budget.

The Engineering Division recommends adding three months to the schedule to allow for delays due to frequent rain events, lingering cold weather impacting paving operations, and to minimize disruptions to the tenant's terminal operations. The construction will be split into two phases to complete work in the immediate vicinity of the Least Tern nesting area before the start of the nesting season.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$3,310,000**REAR BERTH 206-209 - DEMOLITION PROJECT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Rear Berth 206-209 Demolition Project schedule by four months with no additional increase in the budget.

The Engineering Division recommends adding four months to the schedule to allow additional design time to accommodate changes due to the recent discovery of significant ground subsidence in the area. At the same time, four months are being removed from the Bid and Award phase, as the project will be performed by an On-Call contractor instead of being advertised for bid. As a result, the construction schedule remains unchanged.

PDC ACTION Approved**COMMENT** Add former Matson site to report.**SUBJECT****ORIGINAL PROJECT COST** \$1,000,000**SAN PEDRO WATERFRONT – B. 57 – ALTASEA ENVIRONMENTAL ASSESSMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the AltaSea Project schedule by 49 additional months with no additional increase in the budget.

The Environmental Management Division recommends adding 49 additional months to the schedule to continue as-needed environmental support.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$222,000**BERTHS 91-92 – PASSENGER TERMINAL – CEILING TILE REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 91-92 Passenger Terminal – Ceiling Tile Replacement schedule by two additional months with no additional increase in the budget.

The Construction & Maintenance Division (C&M) recommends adding two additional months to the schedule to allow for a delay due to the receipt of materials.

PDC ACTION Approved**COMMENT** No comment.

ADMINISTRATIVE ITEM No Grants Report or GASB 49 Report.

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 18/19

(Budget set in February)

\$ 15,000,000.00

PDC Approved Projects

C&M Yard Wi-Fi Expansion (25503)	\$	(167,600.00)
B. 95 - Catalina Channel Express - Parking Improvements (25509)	\$	(30,000.00)
Harbor Administration Building - 2nd Floor Workspace Solutions (25510)	\$	(240,000.00)
Harbor Administration Building - 5th Floor Workspace Solutions (25511)	\$	(1,300,000.00)
San Pedro Waterfront - Town Square Public Restrooms (25513)	\$	(50,000.00)
Access Road Adjacent to Praxair Resurfacing (25514)	\$	(45,000.00)
Pacific Maritime Association - Lashing Training Station (25517)	\$	(287,000.00)
Harbor Department Building - Board Hearing Room and Executive Session Room Improvements (25519)	\$	(75,000.00)
Liberty Plaza - Parking Lot System (25520)	\$	(40,000.00)
San Pedro Waterfront - Berth 78 Chevron Cleanup Phase II (25523)	\$	(100,000.00)
Port of Los Angeles Police Headquarters - Air Conditioning Replacement (25524)	\$	(100,000.00)
Southern California International Gateway (SCIG) Project Environmental Assessment (25525)	\$	(490,000.00)
B. 300 - Crane Switchgear Modernization (25529)	\$	(100,000.00)
B. 93 - Vehicular Pedestrian Ramp Repair (25530)	\$	(100,000.00)
B. 179-181 - Window Upgrade and Roll-Up Door Replacement (25531)	\$	(300,000.00)
B. 46-72 - Underwharf Pipeline Hangers Replacement (25533)	\$	(80,000.00)
Wilmington Youth Sailing and Aquatic Center (25536)	\$	(750,000.00)
B. 73 - Fender Pile Replacement and Camel Log Placement (25537)	\$	(860,000.00)
B. 200 - Roadway Improvements & Extension (25540)	\$	(25,000.00)
San Pedro Waterfront - Downtown Harbor Sheet Pile Wall Repair (25541)	\$	(220,000.00)
Demolition of Former Star-Kist Cannery (25542)	\$	(100,000.00)
B. 182 - Slope Erosion Repair (25543)	\$	(75,000.00)
Fire Station No. 49 - Floating Dock Area Improvements (25544)	\$	(200,000.00)
Fire Station No. 112 - Floating Dock Area Improvements (25545)	\$	(137,000.00)
Terminal Island - Street Light Fixture Upgrades (25546)	\$	(50,000.00)
B. 161 - Electrical Improvements - Phase 3 (25547)	\$	(50,000.00)
Fleet Management System (25548)	\$	(135,000.00)
World Tots Safety Improvements (25554)	\$	(10,000.00)
Subtotal PDC Approved Projects	\$	(6,116,600.00)

Projects Under \$100,000

Pier 400 - Pavement Replacement (25504)	\$	(98,500.00)
B. 240X So Cal Ship Services - Parking Lot Design (25506)	\$	(40,000.00)
B. 84 - Port Police Marine Office -Two Workstation Installation - Phase II (25512)	\$	(25,000.00)
Henry Ford Avenue and Anchorage Road Improvements (25516)	\$	(50,000.00)
B. 161 - C&M Administration Building - Fall Protection System (25522)	\$	(50,000.00)
C Street/I-110 Access Ramp Improvements Right of Way Transfer (25528)	\$	(95,000.00)
Wilmington Waterfront Park Methane Alarm Replacement (25534)	\$	(25,000.00)
801 Reeves Avenue - Fire Alarm Panel Replacement (25535)	\$	(39,000.00)
Fire Station No. 110 - Floating Dock Area Improvements (25549)	\$	(97,000.00)
Fire Station No. 111 - Floating Dock Area Improvements (25550)	\$	(37,000.00)
B. 58 - Fire Alarm System (25551)	\$	(98,241.00)
B. 58 Shed - Seismic Bracing Improvements (25552)	\$	(91,000.00)
David Arian Commemorative Bench (25556)	\$	(99,000.00)
B. 161 - Test Lab Building Chairs (25557)	\$	(7,500.00)
Subtotal Projects Under \$100,000	\$	(852,241.00)

Balance as of March 27, 2019
Transmittal 2

\$ 8,031,159.00

Unallocated Capital Improvement Program Fund FY 19/20
(Budget set in February)

\$ 14,000,000.00

PDC Approved Projects

Port Cyber Resilience Center (25555)

\$ (1,600,000.00)

***Subtotal PDC Approved Projects* \$ (1,600,000.00)**

Projects Under \$100,000

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

Balance as of March 27, 2019

\$ 12,400,000.00