



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: DECEMBER 15, 2017

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: DECEMBER 2017 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its December meeting. On December 13, 2017, the PDC met at its regularly scheduled time to consider 16 project items. The committee also reviewed administrative reports regarding grants, recently opened work orders, and the status of the unallocated Capital Improvement Program (CIP) fund budget. The meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2017/2018 (Transmittal 2) are attached for your review.

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

- 1) Schedule change – Four items were submitted and approved.
- 2) Budget/Schedule change – Six items were submitted and approved.
- 3) Budget/Schedule/Scope change – Two items were submitted. One was approved and one was deferred.
- 4) New project – Four items were submitted and approved.

The Board approved \$15,000,000 in the fiscal year 2017/2018 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.

The following is a summary of projects that are expected to utilize the unallocated CIP budget for fiscal year 2017/2018 to date:

- 15 PDC-approved projects for a total of \$5,414,000

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.



EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: December 2017 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2017/2018

AVG/mz

NEW PROJECT

SUBJECT**ORIGINAL PROJECT COST** \$2,500,000**BERTHS 243-245 CONFINED DISPOSAL FACILITY MODIFICATIONS - NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to demolish the existing concrete wharf at the Berths 243-245 Confined Disposal Facility (CDF). Removal of the concrete wharf will increase the dredge material storage capacity at the CDF for future maintenance dredging projects.

The total project cost is \$2,500,000 and will be completed by July 1, 2023.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$529,200**FIXED LICENSE PLATE READER PROJECT****SUMMARY**

The Los Angeles Port Police (LAPP) requests approval from the Project Development Committee (PDC) to initiate a project for implementation of a new "fixed" License Plate Reader (LPR) system in the Port of Los Angeles (POLA).

The new fixed LPR system will have desired functionality, features, performance and integration with a future LAPP in-vehicle LPR system and with allied agencies through data sharing of LPR information.

The project consists of new hardware, software, installation, professional services and training for LAPP staff, ITD support staff and third party information technology support (IT) staff. The project is estimated to cost \$529,200 and be completed by December 31, 2019.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$2,556,715**NEW INTEGRATED COMPUTER AIDED DISPATCH SYSTEM AND RECORDS MANAGEMENT SYSTEM PROJECT****SUMMARY**

The Los Angeles Port Police (LAPP) requests approval from the Project Development Committee (PDC) to initiate a project for implementation of a new mission critical integrated Computer Aided Dispatch (CAD) system and Records Management System (RMS). These systems are core to our law enforcement mission and duties.

The new CAD system will have improved features, functionality, performance and integration with the Los Angeles Police Department with whom we collaborate on law enforcement issues daily.

The new RMS will have improved functionality, features, performance and integration with the Los Angeles Police Department with whom we collaborate on law enforcement issues daily. The new system will also facilitate improvements with:

The entire project consists of new hardware, software, professional services, data conversion and training for LAPP staff, Information Technology Department (ITD) support staff and third party information technology support staff. The project is estimated to cost \$2,556,715 and be completed by November 2, 2019.

PDC ACTION Approved

COMMENT No comment.

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

Staff requests approval to initiate a new project to demolish the vacated former Matson Building, Gate Office Building, In-Gate Canopy, and Out-Gate Canopy located at Rear Berth 206-209. The Real Estate Division has requested the removal of this infrastructure in order to restore the revenue generating utility of the underlying property. The areas within the existing footprints of the demolished structures will be repaved with asphalt pavement to match the surrounding terminal. The proposed work includes an environmental assessment, mold and rodent mitigation, utility abandonment, demolition of existing buildings and structures, and repaving the area with a structural pavement section.

The total project cost is \$3,310,000 and the project will be completed by May 31, 2020.

PDC ACTION Approved

COMMENT Project scope includes associated electrical work.

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$3,000,000**BERTH 200 RAIL YARD AND TRACK CONNECTIONS ENHANCEMENT - SCHEDULE CHANGE****SUMMARY**

The Berth 200 Rail Yard and Track Connections Enhancement project was approved by the Project Development Committee (PDC) on August 3, 2016. On December 7, 2016, PDC approved a schedule and budget change due to a reduction in scope. On May 3, 2017, PDC approved a second schedule extension. At this time, the Engineering Division is requesting to extend the project schedule to complete the construction documents for advertisement. Due to the repackaging of this project and for a variety of other reasons, the preparation of construction documents has taken longer than anticipated.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$6,000,000**SAN PEDRO WATERFRONT – HARBOR BOULEVARD FROM MINER STREET TO SP SLIP ROADWAY IMPROVEMENTS - SCHEDULE CHANGE****SUMMARY**

The San Pedro Waterfront – Harbor Boulevard from Miner Street to SP Slip Roadway Improvements Project was originally approved by the Project Development Committee (PDC) as a new project on January 9, 2017. Staff requests approval to revise the schedule to account for delays due to the preparation of the conceptual design by San Pedro Public Market (SPPM) and the commitment of in-house project resources to other projects. The conceptual design is critical to understanding the project elements and in coordination of roadway elements between the Port and SPPM design teams.

The Engineering Division requests approval to extend the project schedule by nine months with no additional increase in the budget.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$460,329**BADGER AVENUE BRIDGE CONLEY JOINTS PURCHASE – SCHEDULE CHANGE****SUMMARY**

Staff requests approval of a revised project schedule to complete the purchase and delivery of eight rail track miter joints for the Badger Avenue Bridge to replace its existing Conley joints, a Capital Improvement Program (CIP) project approved for Fiscal Year 2017-18. The schedule will extend the project by four months with an anticipated end date of March 31, 2018.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$3,800,000**BERTHS 174-181 (PASHA) ELECTRICAL INFRASTRUCTURE IMPROVEMENTS PROJECT – SCHEDULE CHANGE****SUMMARY**

The Berths 174-181 (Pasha) Electrical Infrastructure Improvements Project was approved by the Project Development Committee (PDC) on April 26, 2017. The project was delayed six months due to negotiations between Pasha Stevedoring Group, Burns and McDonnell, and the Port of Los Angeles Harbor Department. As part of the negotiations, Pasha Stevedoring Group, Burns and McDonnell, and the Department developed solutions for the final location of the new substation equipment, Los Angeles Department of Water and Power (LADWP) metering, switchgear configuration and dimensions, and avoidance of existing underground substructures. If the schedule change is approved, then the project can move forward with the construction of a new main terminal substation.

The Engineering Division requests that the project schedule be revised to add 10 months.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE, BUDGET CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$11,225,000**BERTH 164 MOTEMS – VALERO – COST AND SCHEDULE CHANGE****SUMMARY**

The State of California requires all Marine Oil Terminals (MOT) comply with the State Marine Oil Terminal Regulations as stated in Chapter 31F of the California Building Code. Part of the purpose of the code is to establish minimum engineering criteria for the MOTs in order to prevent oil spills. The existing MOT at Berth 164 does not meet all the regulations set forth in code; consequently, it will be replaced with a new MOT due primarily to the advanced age of the existing MOT and the lack of compliance with the code's seismic criteria.

On October 26, 2011 the PDC approved the MOTEMS scope, budget, and schedule. On October 7, 2015 the PDC approved revised schedules for the five MOTEMS projects.

Staff requests approval to increase the budget for the Berth 164 – MOTEMS – Valero project by \$15,430,000 to fund an increase in construction cost, Environmental Impact Report (EIR) preparation cost, design consultant cost, and construction division (consultant management services and in-house labor) related cost. A ten-month time extension is also requested to complete the EIR and the design. The new construction finish date will be April 2020.

Staff recommends a ten-month time extension and a \$15,430,000 budget increase for the project.

PDC ACTION Approved

COMMENT POLA cost is capped at \$7.5 million.

SUBJECT**ORIGINAL PROJECT COST** \$6,850,000**FRONT STREET BEAUTIFICATION PROJECT - COST AND SCHEDULE CHANGE****SUMMARY**

The Engineering Division requests approval to increase the cost and change the schedule for the Front Street Beautification Project.

The Engineering Division recommends increasing the budget by \$450,000 to account for inflation and material cost increases as a result of numerous time delays.

The Engineering Division recommends adding 26 additional months to the schedule to allow for delays due to unforeseen right of way issues, California Regional Water Quality Control Board requirements, and to re-bid the project.

The project is estimated to cost \$7,300,000 and be completed by September 30, 2019.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$615,500**300 E. WATER STREET – OFFICE BUILDING RE-ROOF AND COOLING TOWER REPLACEMENT – COST AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval of a revised project schedule and a budget increase for the Office Building Re-Roof and Cooling Tower Replacement at 300 E. Water Street. A revised schedule would change the construction end date from May 28, 2018 to December 31, 2018. A budget increase in the amount of \$225,000 is also requested. This project started as a Deferred Maintenance Capital Improvement Program project approved for Fiscal Year 2014-15 and was revised with approval from Project Development Committee (PDC) on April 5, 2017.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$2,500,000**BERTH 93 – INSTALL TWO NEW ELEVATORS AT THE CRUISE TERMINAL - COST AND SCHEDULE CHANGE****SUMMARY**

The Engineering Division requests approval for cost increase due to design changes and schedule changes for the planning, design, and construction of two new custom non-proprietary electric traction elevators in lieu of standard pre-engineered electric traction elevators at the Berth 93 Cruise Terminal as requested by the Construction and Maintenance Division. Due to changes in the elevator design from standard pre-engineered electric traction elevators to custom non-proprietary electric traction elevators, the project budget needs to be increased by \$1,110,000 and the project schedule needs to be extended by six months.

The Engineering Division requests to add \$1,110,000 to the project budget and extend the project schedule six months to complete the work by December 31, 2019.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$1,191,240**PORTS O' CALL – AMERICANS DISABILITY ACT COMPLIANT RESTROOMS – COST AND SCHEDULE CHANGES****SUMMARY**

The Engineering Division requests approval for schedule change and cost increase to complete the installation of three executive style modular unit restrooms in Ports O' Call. On November 5, 2014, Project Development Committee (PDC) approved the design and construction retrofit of the six Ports O' Call public restrooms to make them Americans Disability Act (ADA) compliant. This project was initiated due to a lawsuit against the Port of Los Angeles Harbor Department for a restroom facility that was not ADA compliant at Ports O' Call.

Due to several unforeseen conditions during the installation of the three executive style restrooms, the project budget needs to be increased by \$50,000 and the project schedule needs to be extended by five months in order to complete this project.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$5,441,000**BERTHS 214 – 220 CONCRETE WHARF INSPECTION AND IMPROVEMENTS - COST AND SCHEDULE CHANGE****SUMMARY**

The Port of Los Angeles recently upgraded the wharves at Berths 214-220 Yusen Terminal (YTI) by extending the landside crane rail, installing an underwater sheet pile wall, and dredging to accommodate larger ships. That project included limited repairs to the front marginal beam to facilitate replacement of the fenders. A separate repair project was approved by the Project Development Committee (PDC) on January 13, 2016.

On November 2, 2016 the PDC approved an increase to the scope of work, an increase of \$1,739,000 to the project cost, and a 16-month extension to the project schedule. The increase to the scope of work was due to the addition of repairs that were originally included in Phase 1 of the wharf improvement project but could not be completed.

Staff is now requesting approval for a second increase to the scope of work. This will result in an increase of \$5,162,000 and an extension of 17 months to the project schedule. The increase to the scope of work is due to the addition of repairs that were originally included in Phase 2 of the wharf improvement project but could not be completed. Additionally, recent inspections have revealed additional repairs that are needed. The project schedule is being extended to better accommodate the tenant's ongoing operations by avoiding a complete shutdown of the berths during construction.

PDC ACTION Approved**COMMENT** No comment.**SCHEDULE CHANGE, BUDGET CHANGE, SCOPE CHANGE**

SUBJECT**ORIGINAL PROJECT COST** \$1,500,000**STATE ROUTE 47 (SR 47)/VINCENT THOMAS BRIDGE AND FRONT STREET/HARBOR BOULEVARD INTERCHANGE RECONFIGURATION PROJECT – SCOPE, COST AND SCHEDULE CHANGE****SUMMARY**

The original scope of this project prepared a Caltrans Project Report (PR), Caltrans Project Study Report (PSR), and Environmental Documentation (ED) for the Planning and Environmental phases of the project. PDC approved the scope, schedule and budget on March 4, 2015. The project team prepared a PSR and ED for the planning and environmental phases of the State Route 47 (SR 47)/Vincent Thomas Bridge and Front Street/Harbor Boulevard Interchange project and submitted for necessary approvals. The necessary approvals have been received from Caltrans for the project to advance forward (see Transmittal No. 1, Project Site Plan for details).

The project is now ready to proceed through the design phase with the preparation of the Plans, Specifications, and Estimates (PSE), and into construction of the improvements. The Engineering Division requests approval to increase the budget by \$29,550,000 and increase the project schedule by 61 additional months. This will allow the project to proceed through the design and construction phases of the State Route 47 (SR 47)/Vincent Thomas Bridge and Front Street/Harbor Boulevard Interchange project.

The revised project is estimated to cost \$31,050,000 and be completed by March 30, 2023

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$100,000**PIER 400 STORAGE TRACKS EXPANSION – SCOPE, COST, AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change to expand the existing Pier 400 rail storage yard. The original project scope included a rail planning study and environmental assessment. Since the original project budget was \$100,000 and was opened for conceptual studies only, it was not previously brought to PDC. New scope for this project includes planning, design, and construction of an extension to the existing rail bridge, five new railroad storage tracks, an asphalt access roadway, new crossovers and switches, as well as modifications to the existing compressed air system. The project is estimated to cost \$36,440,000 and be completed by March 31, 2022.

PDC ACTION On Hold

COMMENT Project will return to PDC January 2018.

ADMINISTRATIVE ITEM Grants Projection reviewed.

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 17/18

(Budget set in February)

\$ 15,000,000.00

PDC Approved Projects

| | | |
|--|----|----------------|
| Berth 174-181 - Pasha Terminal Improvements (25441) | \$ | (500,000.00) |
| Berth 212-224 - Terminal Lighting Replacement (25446) | \$ | (1,350,000.00) |
| ILWU Dispatch Hall Traffic Signal (25449) | \$ | (100,000.00) |
| B. 161 C&M Maintenance Yard - Carpenter Shop Remodal (25452) | \$ | (850,000.00) |
| | | |
| Berth 226-236 Everport Terminal Advanced Cargo Handling Demonstration Project (25453) | \$ | (200,000.00) |
| Wilmington Waterfront Environmental Assessments (25456) | \$ | (450,000.00) |
| Harbor Administration Building Garage Doors Replacement (25455) | \$ | (151,000.00) |
| Berth 91-92 - Passenger Terminal Fire Panel Installation (25454) | \$ | (340,000.00) |
| POLA Sidewalk Repair Program - Withith Port Property (25463) | \$ | (500,000.00) |
| Port Police System Improvements - Catalina Island Radio Repeater Site (25465) | \$ | (343,000.00) |
| B. 218-220 Concrete Wharf Improvements (25466) | \$ | (100,000.00) |
| B. 243-245 - Confined Disposal Facility Modifications (_____) | \$ | (100,000.00) |
| B. 206-209 - Demolition (_____) | \$ | (350,000.00) |
| Fixed Kicense Plate Reader (_____) | \$ | (40,000.00) |
| New Integrated Computer Aided Dispatch System and Records Management System (_____) | \$ | (40,000.00) |

Subtotal PDC Approved Projects \$ ***(5,414,000.00)***

Projects Under \$100,000

| | | |
|--|----|-------------|
| HAB New Skylight at Penthouse Roof (25451) | \$ | (93,000.00) |
| Port Police - LAPD LAN Network Connection (25461) | \$ | (88,525.00) |
| B. 91-93 Cruise Terminal - Passenger Access (25469) | \$ | (100,000) |
| HAB - Exterior Landscaping (25470) | \$ | (100,000) |
| B. 144-145 - Storm Drain Improvements (25472) | \$ | (58,300) |
| Harbor Administration Building - 3rd Floor Conference Rooms Upgrades (25473) | \$ | (30,000) |
| San Pedro Waterfront - Downtown Harbor Water Cut Sheet Piling Movement Investigation for Repair (25475) | \$ | (30,000) |

Subtotal Projects Under \$100,000 \$ ***(499,825.00)***

Balance as of November 29, 2017

\$ 9,086,175.00



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: JANUARY 16, 2018

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: JANUARY 2018 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its January meeting. On January 10, 2018, the PDC met to consider 14 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) and Unallocated CIP Fund Report FY 2017/2018 (Transmittal 2) 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 – Three items were submitted and approved.
- 3) New project – Five items were submitted. Three were approved, one was denied, and one was presented as information only.

The Board approved \$15,000,000 in the fiscal year 2017/2018 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.

The following is a summary of projects that are expected to utilize the unallocated CIP budget for fiscal year 2017/2018 to date:

- 18 PDC-approved projects for a total of \$5,764,000

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 that reads "Eugene D. Seroka". The signature is written in a cursive style with a small "E.D.S." or similar initials at the end.

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: January 2018 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2017/2018

AVG/mz

BUDGET CHANGE

SUBJECT

ORIGINAL PROJECT COST \$32,900,000

SAN PEDRO WATERFRONT PROMENADE AND TOWN SQUARE – COST INCREASE

SUMMARY

Staff requests approval to increase the overall project budget for the San Pedro Waterfront Promenade and Town Square. The Engineering Division recommends increasing the budget by \$2,100,000 to account for expanding the Town Square area south of the Maritime Museum. This increases the budget from \$32,900,000 to \$35,000,000. As a result of the Port of Los Angeles Harbor Department's review and value engineering of the San Pedro Public Market Schematic Design package, it was determined that structural and aesthetic improvements and upgrades are required for the area. The expansion into this area will also allow for more public access along the waterfront. Scope includes landscaping, hardscaping, utilities, structural improvements, new piles, and refurbishing the existing gangway and public dock.

PDC ACTION Approved

COMMENT The floating dock will remain functional and not for use as a public viewing platform.

NEW PROJECT

SUBJECT

ORIGINAL PROJECT COST \$600,000

BERTHS 163 AND 164 MARINE OIL TERMINAL- PHASE 2 REPAIRS (NUSTAR/VALERO) – NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to continue structural repair work (Phase 2 repairs) at the Marine Oil Terminals (MOTs) located at Berths 163 and 164. The most recent Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) above and underwater inspection was completed in November 2017 and found that additional repair work is required. The code requires repairs be completed within one year of being identified.

The proposed work includes repair or replacement of the following: fender piles, bearing piles, piles caps, joist, beams, bracing, pile wraps, decking, supporting connections, and hardware.

The total project cost is \$600,000 and the project will be completed by January 15, 2019.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST \$4,000,000****SAN PEDRO WATERFRONT 34.5KV OVERHEAD ELECTRIC UTILITY SERVICE – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to construct a new 34.5kV overhead electric service from the intersection of 22nd Street and Miner Street to the area located west of Utro's Restaurant (Berth 73). In accordance with the terms of the Department's agreement with the San Pedro Public Market, LLC for the Redevelopment of Ports O'Call, the Department is responsible for installing the new 34.5kV overhead electric utility service with a utility vista switch.

The project is estimated to cost \$4,000,000 and will be completed by January 2020.

PDC ACTION Approved

COMMENT Project will be managed by the Department of Water and Power.

SUBJECT**ORIGINAL PROJECT COST \$780,000****SAN PEDRO WATERFRONT - TOWN SQUARE PUBLIC RESTROOMS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to design and construct public restrooms for the proposed San Pedro Waterfront - Town Square improvements near the Maritime Museum. The San Pedro Waterfront - Town Square area does not currently have public restrooms. The proposed public restrooms would serve the local users of the waterfront as well as tourists and visitors attending events at the waterfront. The project is estimated to cost \$780,000 and be completed by December 2019.

PDC ACTION Not Approved

COMMENT Project cost revised to \$800,000. Staff will estimate ongoing maintenance costs and review the Ports O' Call developer restroom location plans to assess project need.

SUBJECT**ORIGINAL PROJECT COST \$420,000****REAR BERTHS 147-151 SANITARY SEWER REHABILITATION – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to design and rehabilitate the existing sanitary sewer piping at Rear Berths 147-151. The proposed work includes the rehabilitation of approximately 1,640 lineal feet of pipe to provide a structurally sound, impermeable, joint-less, and close-fitting pipe.

The total project cost is \$420,000 and the project will be completed by January 2019.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$900,000**HARBOR ADMINISTRATION BUILDING BOARD HEARING ROOM & EXECUTIVE SESSION ROOM REMODEL – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to remodel the Board Hearing Room and Executive Session Room, including replacing the existing audio/video (A/V) systems. The Board Hearing Room and the Executive Session Room are located on the second floor of the Harbor Administration Building (HAB). The project is estimated to cost \$900,000 and be completed by May 2020.

PDC ACTION Not Approved**COMMENT** More information was requested. Separate meeting to discuss project will be scheduled.**SUBJECT****ORIGINAL PROJECT COST** \$460,000**HARBOR DEPARTMENT ADMINISTRATION BUILDING 1ST FLOOR EMPLOYEE RESTROOMS AND SHOWERS REMODEL – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to repair and remodel the existing Harbor Department Administration Building (HAB) 1st floor employee restrooms and showers. The proposed repair and remodel work would restore restroom services, comply with the American Disabilities Act (ADA), and replace leaking shower pans and enclosures. The total project cost is \$460,000 and the project would be completed by January 2, 2020.

PDC ACTION On Hold**COMMENT** No comment.**SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$23,800,000**WILMINGTON WATERFRONT – AVALON PROMENADE AND GATEWAY - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Avalon Promenade and Gateway schedule by 13 months with no additional increase in the budget.

The Engineering Division recommends adding 13 months to the schedule to allow time to complete the public outreach process, which is expected to be completed February 2018. In addition, there is also outstanding property issues with the Department of Water and Power that need to be resolved prior to advertising this project for construction.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST \$2,000,000****BERTHS 226-236 EVERPORT TERMINAL ADVANCED CARGO HANDLING DEMONSTRATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to add three months to the project design schedule of the Berths 226-236 – Advance Cargo Handling Demonstration project. If approved, the additional design time is needed to match the design schedule of the Berth 226-236 Terminal Improvements Project, and advertise both projects under same contract.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST \$1,202,310****PORT POLICE 700 MHZ RADIO SYSTEM RE-BANDING PHASE I (W.O. 2542000) – SCHEDULE CHANGE****SUMMARY**

The Port Police 700 MHz Radio System Project was approved by the PDC at its meeting on October 5, 2016. This project includes two phases. Phase I is to comply with the Federal Communications Commission (FCC) requirement to implement the new 700 MHz frequencies by October 12, 2017. Phase II is to comply with the Middle Class Tax Relief and Jobs Creation Act of 2012 requirement to reband the Port Police Radio System by February 21, 2021.

The primary Phase I requirement of complying with the FCC deadline has been met. The five new radio frequencies are now in service. However, some contractual items have not yet been completed, such as Marine Exchange and San Pedro Hill leases and facilities, and a shed installation at 300 Water Street. As a result, the Information Technology Division is requesting that the Construction Finish date be changed to August 30, 2018.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST \$24,626,142****BERTHS 148-151 MARINE OIL TERMINAL ENGINEERING AND MAINTENANCE STANDARDS – PHILLIPS 66 – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 148-151 Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) – Phillips 66 project schedule an additional 15 months with no increase in the budget. The schedule needs to be extended to allow for completion of the environmental document.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT

ORIGINAL PROJECT COST \$400,000

BERTH 186 - BANNING'S LANDING HVAC SYSTEM UPGRADE – SCHEDULE CHANGE

SUMMARY

Staff requests approval of a revised schedule for a project to upgrade the HVAC system serving Banning's Landing, a deferred maintenance capital improvement program project approved for Fiscal Year 2016-17. The schedule will extend the project by four months with an anticipated end date of April 30, 2018.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$1,600,000

CHINA SHIPPING SUPPLEMENTAL EIR – SCHEDULE CHANGE

SUMMARY

The City of Los Angeles Harbor Department (Harbor Department) is preparing a Supplemental Environmental Impact Report (SEIR) for the Berths 97-109 [China Shipping] Container Terminal Project (proposed Project), in accordance with the requirements of the California Environmental Quality Act (CEQA). The Notice of Preparation (NOP) for the Draft SEIR was published on September 18, 2015 and the Draft SEIR was released for an extended public review period from June 16, 2017 through September 29, 2017.

On September 19, 2017, PDC approved a schedule and budget modification to 1) increase the estimated budget by \$500,000 from \$1,100,000 to \$1,600,000 and 2) extend the schedule by an additional six months from October 15, 2017 to April 15, 2018. Although it was understood that the budget and schedule to complete the Final SEIR would depend upon the nature and extent of comments received during the Draft SEIR comment period, the PDC approval allowed for certain short-term planning activities and limited technical and legal efforts to get underway prior to the end of the Draft SEIR public comment period. Since the close of the comment period and under legal direction, the current budget will now be used to support additional technical analysis and documentation that will take at least six months assuming a Notice to Proceed is issued by January 2, 2018.

PDC ACTION Approved

COMMENT \$50,000 budget increase and October 2018 public comment review completion date approved.

SCHEDULE CHANGE, BUDGET CHANGE

SUBJECT

ORIGINAL PROJECT COST \$12,890,000

BERTHS 91-93 ALTERNATIVE MARITIME POWER (AMP) UPGRADE & RETROFIT – COST AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to add 5 months to the construction schedule of the Berths 91-93 Alternative Maritime Power Retrofit project, and increase the project budget by \$950,000.

Construction completion of project is now anticipated in June 2018, which would require PDC approval to extend the construction finish date by five months.

Our initial estimate of in house labor was about 12% of the estimated \$11,390,000 construction cost. However, the project has been more complicated to design and construct, which has required more in house staff time, and therefore, we need to increase the in house labor budget by \$950,000 to increase the in-house staff budget to the normal 18% of construction cost.

PDC ACTION Approved

COMMENT No comment.

SCOPE CHANGE, BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT

ORIGINAL PROJECT COST \$100,000

PIER 400 STORAGE TRACKS EXPANSION – SCOPE, COST, AND SCHEDULE CHANGE

SUMMARY

Staff requests approval for additional scope, cost increase, and schedule change to expand the existing Pier 400 rail storage yard. The original project scope included a rail planning study and environmental assessment. The original project budget was \$100,000 and was opened only for conceptual studies. New scope for this project includes planning, design, and construction of an extension to the existing rail bridge, five new railroad storage tracks, an asphalt access roadway, new crossovers and switches, as well as modifications to the existing compressed air system. The project is estimated to cost \$36,440,000 and be completed by March 31, 2022.

PDC ACTION On Hold

COMMENT On hold pending results of grant submittals.

SUBJECT

ORIGINAL PROJECT COST \$189,000

HARBOR ADMINISTRATION BUILDING GARAGE DOORS REPLACEMENT – SCOPE, COST, AND SCHEDULE CHANGES

SUMMARY

Staff requests approval for additional scope, cost increase, and schedule change for the design and replacement of the Harbor Administration Building (HAB) garage doors.

In addition to the original proposed replacement solution for the two Palos Verdes Street garage doors, staff recommends the Harbor Department remove and replace the two garage doors at 3rd Street, including:

- Removal of the two existing garage doors at the 3rd Street garage entrance and exit
- Addition of two new overhead rapid coiling garage doors

The Engineering Division recommends increasing the budget by \$118,000 to a total project budget of \$307,000 and recommends adding four months to the schedule to finalize the design and to allow Board of Harbor Commissioners approval of the equipment purchase order, which will now exceed \$150,000.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM No Grants Report.

ACTION ITEM FOLLOW UP

WORK ORDER REPORT REVIEWED

UNALLOCATED BUDGET REPORT REVIEWED

ADDITIONAL DISCUSSION



Antonio V. Gioiello
Development



Marla Bleavins
Finance and Administration

Unallocated Capital Improvement Program Fund FY 17/18

(Budget set in February)

\$ 15,000,000.00

PDC Approved Projects

| | | |
|---|----|----------------|
| Berth 174-181 - Pasha Terminal Improvements (25441) | \$ | (500,000.00) |
| Berth 212-224 - Terminal Lighting Replacement (25446) | \$ | (1,350,000.00) |
| ILWU Dispatch Hall Traffic Signal (25449) | \$ | (100,000.00) |
| B. 161 C&M Maintenance Yard - Carpenter Shop Remodal (25452) | \$ | (850,000.00) |
| Berth 226-236 Everport Terminal Advanced Cargo Handling Demonstration Project (25453) | \$ | (200,000.00) |
| Wilmington Waterfront Environmental Assessments (25456) | \$ | (450,000.00) |
| Harbor Administration Building Garage Doors Replacement (25455) | \$ | (151,000.00) |
| Berth 91-92 - Passenger Terminal Fire Panel Installation (25454) | \$ | (340,000.00) |
| POLA Sidewalk Repair Program - Withith Port Property (25463) | \$ | (500,000.00) |
| Port Police System Improvements - Catalina Island Radio Repeater Site (25465) | \$ | (343,000.00) |
| B. 218-220 Concrete Wharf Improvements (25466) | \$ | (100,000.00) |
| B. 243-245 - Confined Disposal Facility Modifications (25477) | \$ | (100,000.00) |
| B. 206-209 - Demolition (25478) | \$ | (350,000.00) |
| Fixed License Plate Reader (25480) | \$ | (40,000.00) |
| Integrated Computer Aided Dispatch System and Records Management System (25479) | \$ | (40,000.00) |
| Rear Berth 147-151 Sanitary Sewer Rehabilitation (_____) | \$ | (50,000.00) |
| Berth 163 and Berth 164 - Marine Oil Terminal Repairs (_____) | \$ | (100,000.00) |
| San Pedro Waterfront - 34.5Kv Overhead Electric Utility Service (_____) | \$ | (200,000.00) |

Subtotal PDC Approved Projects \$ ***(5,764,000.00)***

Projects Under \$100,000

| | | |
|---|----|-------------|
| HAB New Skylight at Penthouse Roof (25451) | \$ | (93,000.00) |
| Port Police - LAPD LAN Network Connection (25461) | \$ | (88,525.00) |
| B. 91-93 Cruise Terminal - Passenger Access (25469) | \$ | (100,000) |
| HAB - Exterior Landscaping (25470) | \$ | (100,000) |
| B. 144-145 - Storm Drain Improvements (25472) | \$ | (58,300) |
| Harbor Administration Building - 3rd Floor Conference Rooms Upgrades (25473) | \$ | (30,000) |
| San Pedro Waterfront - Downtown Harbor Water Cut Sheet Piling Movement Investigation for Repair (25475) | \$ | (30,000) |
| Vincent Thomas Bridge Air Gap Sensor Electrical Installation (25476) | \$ | (98,000) |
| Cabrillo Way Marina - Electrical Service Meter Separation (25481) | \$ | (81,000) |

Subtotal Projects Under \$100,000 \$ ***(678,825.00)***

Balance as of December 28, 2017

\$ 8,557,175.00