



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE:** AUGUST 8, 2019

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

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

This report highlights the actions taken by the Project Development Committee (PDC) at its August meeting. On August 7, 2019, the PDC met to consider ten project items. The committee also reviewed administrative reports regarding recently opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, and the GASB 49 project list. The meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2019/2020 (Transmittal 2) are attached for your review.

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

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

The Board of Harbor Commissioners (Board) approved \$14,000,000 in the fiscal year 2019/2020 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 2019/2020 to date:

- 9 PDC-approved project totaling \$5,011,000
- 6 projects under \$100,000 totaling \$388,000

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: August 2019 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2019/2020

AVG/mz

**BUDGET CHANGE, SCHEDULE CHANGE****SUBJECT** ORIGINAL PROJECT COST \$270,000**BERTH 95 - CATALINA CHANNEL EXPRESS - PARKING IMPROVEMENTS - BUDGET AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to increase the cost and change the schedule for the Berth 95-Catalina Channel Express- Parking Improvements project.

The Engineering Division recommends increasing the budget from \$270,000 to \$320,000 to account for cost increases due to investigative soil testing and utility inspection on a second sinkhole that was discovered in the area.

The Engineering Division recommends adding four additional months to the schedule to allow for the additional soil testing work and utility inspection for repaving both sinkholes.

The total project cost is \$320,000 and the project will be completed by July 1, 2020.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT** ORIGINAL PROJECT COST \$940,000**HARBOR ADMINISTRATION BUILDING (HAB) EXTERIOR FRAME REPAIR - BUDGET AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to increase the cost and extend the schedule for the HAB Exterior Frame Repair.

The Engineering Division recommends increasing the budget from \$ 940,000 to \$1,240,000 to account for lead test and abatement services, additional excavation/fill and concrete work, and the installation of new bird spikes.

The Engineering Division recommends adding six (6) additional months to the schedule to allow for delays due to limited access, lead testing and abatement, and an increase in time due to added scope of work.

The total project cost is \$ 1,240,000 and the project will be completed by April 01, 2020.

**PDC ACTION** Approved**COMMENT** No comment.**Transmittal 1**

**SUBJECT****ORIGINAL PROJECT COST \$1,202,310****PORT POLICE 700 MHZ RADIO SYSTEM RE-BANDING PHASE I (WORK ORDER 2542000) - BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Port Police 700 MHz Radio System Re-Banding Phase 1 Project (Work Order 2542000) to increase the budget by \$5,000 and extend the schedule by twelve additional months.

The Information Technology Division recommends increasing the budget and adding twelve months to the schedule due to delays in obtaining federal approval to install the radio infrastructure at the Marine Exchange. The requested budget increase is for internal staff labor charges. The budget for the contractor remains the same.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST \$95,000****PIER 400 (APM) TERMINAL – HIGH MAST POLES UPGRADES - BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the budget and change the schedule for the the wiring upgrades of six high mast poles at Pier 400 APM Terminal.

The Construction & Maintenance Division (C&M) recommends increasing the budget by \$45,000 to account for unanticipated labor and equipment rental costs.

C&M recommends adding one additional month to the schedule to allow for delays due to acquiring the equipment rental.

The total project cost is \$140,000 and the project will be completed by September 30, 2019.

**PDC ACTION** Approved**COMMENT** No comment.**BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE****SUBJECT****ORIGINAL PROJECT COST \$1,500,000****HARBOR ADMINISTRATION BUILDING – PATIO LEAK REPAIR – PHASE III – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, budget increase, and schedule change to the Harbor Administration Building Patio Leak Repair – Phase III project.

The proposed work includes planter and trellis repairs, waterproofing of pass-throughs, addition and replacement of drains, removal of existing light poles, and grinding of existing waterproofing.

The total project cost is \$2,675,000 and the project will be completed by April 30, 2020.

**PDC ACTION** Approved**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$1,560,000**BERTH 73 – FENDER PILE REPLACEMENT AND CAMEL LOG PLACEMENT – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, budget increase, and schedule change to replace the fender pile and place camel logs at Berth 73.

The proposed work includes replacing the remaining fender piles, and purchasing, wrapping, and installing additional camel logs at the S.P. Slip.

The total project cost is \$1,860,000 and the project will be completed by May 31, 2020.

**PDC ACTION** Approved

**COMMENT** No comment.

**BUDGET CHANGE, SCOPE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$9,760,000**STAR-KIST DEMOLITION PLANT AND STORAGE LOT CONVERSION – SCOPE AND BUDGET CHANGE****SUMMARY**

Staff requests approval to decrease the scope of work and cost for the Star-Kist Plant Demolition and Storage Lot Conversion.

The proposed work includes eliminating the asphalt concrete section and low impact development stormwater treatment from the original scope of work. After the existing buildings are demolished, the site will be compacted, graded, covered with gravel, and sprayed with a binding agent that will temporarily stabilize loose gravel while letting water seep through the porous surface. The final site may be used for temporary storage of light equipment.

The total project cost is \$8,810,000 and the project will be completed by March 19, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

**NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST** \$8,470,565**BERTH 100 (CHINA SHIPPING) - WEST BASIN CONTAINER TERMINAL (WBCT), ADVANCE INFRASTRUCTURE DEMONSTRATION – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to design and install wireless chargers and a battery storage system at Berth 100, West Basin Container Terminal. The total cost of the project is \$8,470,565 of which \$7,842,270 will be funded by a California Energy Commission (CEC) Grant and the project is scheduled to be complete in March 2023, if approved.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$133,000

**BERTHS 91-93 – PASSENGER TERMINAL MOBILE GANGWAYS - SHEET METAL REPLACEMENT – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to replace the damaged sheet metal on the mobile gangways at Berths 91-93 Passenger Terminal.

The proposed work includes removing the rusted sheet metal and replacing them with new ones.

The total project cost is \$133,000 and the project will be completed by September 30, 2020.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE**

**SUBJECT**

**ORIGINAL PROJECT COST** \$958,400

**SAN PEDRO WATERFRONT – TOWN SQUARE PUBLIC RESTROOMS-SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the San Pedro Waterfront Town Square Public Restrooms schedule by four additional months with no additional increase in the budget.

**PDC ACTION** Approved

**COMMENT** No comment.

**ADMINISTRATIVE ITEM**

No Grants Report. GASB 49 Report reviewed and approved.

**ACTION ITEM FOLLOW UP**

**WORK ORDER REPORT**

REVIEWED

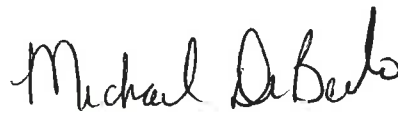
**UNALLOCATED BUDGET REPORT**

REVIEWED

**ADDITIONAL DISCUSSION**



Antonio V. Gioiello  
Development



Michael DiBernardo  
Marketing and Customer Relations

**Unallocated Capital Improvement Program Fund FY 19/20**

**(Budget set in February)**

**\$ 14,000,000.00**

**PDC Approved Projects**

Port Cyber Resilience Center (25555)	\$	(1,600,000.00)
B. 84 - Maritime Museum - Plumbing Upgrades (25560)	\$	(745,000.00)
Port of Los Angeles Police Headquarters - Mass Notification System (25561)	\$	(388,000.00)
Harbor Department Administration Building - 1st Floor Employee Restrooms and Showers Remodel (25562)	\$	(200,000.00)
Wilmington Waterfront - Building Demolition ( 25570)	\$	(688,000.00)
Harbor Administration Bldg. - Lower Deck Patio (25572)	\$	(905,000.00)
B. 195-196 - Underwharf Backflow Work Platforms (25573)	\$	(185,000.00)
B. 92-93 - Passenger Terminal Gangways - Sheet Metal Replacement (_____)	\$	(50,000.00)
B. 100 - Advanced Infrastructure Demonstration Project at West Basin Container Terminal (_____)	\$	(250,000.00)
<b><i>Subtotal PDC Approved Projects</i></b>	<b>\$</b>	<b><i>(5,011,000.00)</i></b>

**Projects Under \$100,000**

B. 302-305 - Fenix Marine Services - Transportation Improvements Project (25564)	\$	(95,000.00)
B. 121 - Position Indicator Valve Replacement (25565)	\$	(90,000.00)
B. 300 - Rail Yard Control Switches Replacement (25566)	\$	(85,000.00)
B. 90-91 - Baggage Handling Building Fire Alarm Notification System (25567)	\$	(40,000.00)
Port of Los Angeles Police Headquarters - Furniture Reconfiguration (25569)	\$	(25,000.00)
300 Water Street - Electrical Upgrades (25574)	\$	(53,000.00)
<b><i>Subtotal Projects Under \$100,000</i></b>	<b>\$</b>	<b><i>(388,000.00)</i></b>

***Balance as of July 31, 2019***

**\$ 8,601,000.00**