



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: MAY 6, 2020

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: MAY 2020 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its May meeting. On May 6, 2020, the PDC met to consider 15 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. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2019/2020 (Transmittal 2), and Unallocated CIP Fund Report FY 2020/2021 (Transmittal 3).

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

- 1) Schedule change – Seven items were submitted and approved.
- 2) Budget/Schedule change – Five items were submitted and approved.
- 3) New project – Three 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. 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. 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 2019/2020 to date:

- 27 PDC-approved project totaling \$7,943,500
- 31 projects under \$100,000 totaling \$1,813,995

Staff is beginning to earmark new projects for the proposed 2020/2021 unallocated CIP budget of \$14,000,000. The following is a summary of these projects:

- Four PDC-approved projects totaling \$1,872,500

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.



EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: May 2020 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2019/2020

Transmittal 3: Unallocated CIP Fund Report FY 2020/2021

AVG/mz

BUDGET CHANGE**SUBJECT** ORIGINAL PROJECT COST \$700,000**WATERFRONT GATEWAY – WATER FEATURES IMPROVEMENTS – BUDGET INCREASE****SUMMARY**

Staff requests approval to increase the approved project cost for the Waterfront Gateway – Water Features Improvement.

The Construction and Maintenance Division (C&M) recommends increasing the budget by \$290,000 from \$700,000 to \$990,000 to account for an increase in the preparation work to recoat the surfaces of the water features.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT** ORIGINAL PROJECT COST \$13,330,000**BERTHS 228-230 (EVERPORT) AMP UPGRADE AND RETROFIT PROJECT NO. 25294 - BUDGET CHANGES - FUNDING****SOURCE****SUMMARY**

The Harbor Department is currently funding the Berth 228-230 (Everport) AMP upgrade and Retrofit Project utilizing Capital Improvement Plan (CIP) funds. The PDC approved project budget is \$13,330,000. Engineering staff requests approval to replenish \$7,000,000 of CIP Funds utilizing \$7,000,000 of Funds Memorandum of Understanding (MOU) (18-3600) between the City of Los Angeles Department of Water and Power (LADWP) and the Los Angeles Harbor Department (LAHD) to Fund Transportation Electrification Projects. Approval of this request will fully allocate \$15,000,000 of the LADWP MOU Funds.

By agreeing to utilize LADWP MOU 18-3600 funds, the LAHD also agrees to transfer to LADWP 100% of the Low Carbon Fuel Standard (LCFS) Program credits resulting from this improvement. All credits from previous improvements will remain with the Department.

The Engineering Division recommends allocating \$7,000,000 of the LADWP MOU fund to pay for the Berth 228-230 AMP upgrade and retrofit project.

PDC ACTION Approved**COMMENT** No comment.**BUDGET CHANGE, SCHEDULE CHANGE****Transmittal 1**

SUBJECT**ORIGINAL PROJECT COST** \$6,700,000**BERTH 200 RAIL YARD TRACK CONNECTIONS ENHANCEMENT – BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the cost and change the schedule for the Berth 200 Rail Yard Track Connections Enhancement Project.

The Engineering Division recommends increasing the budget from \$6,700,000 to \$6,955,000. The cost increase is due to increased construction support related to the design-build detention tank as well as the removal and disposal of unforeseen chemically impacted soil during construction. The Engineering Division recommends adding three months to the schedule to account for rain day extensions and drainage system training delays due to the Covid-19 pandemic. The proposed completion date is June 30, 2020.

PDC ACTION Approved**COMMENT** No comment.**BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$40,500**BERTH 84 – MARITIME MUSEUM – FIRE SPRINKLER – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, budget increase, and schedule change to the fire sprinkler design project at the Berth 84 Maritime Museum.

The original project was for the design of the fire sprinkler system in an unprotected section of the museum. The work proposed includes installation of the system.

The total project cost is \$540,500 and the project will be completed by May 31, 2021.

PDC ACTION Approved**COMMENT** No comment.**NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST** \$205,000**BERTH 161-CONSTRUCTION AND MAINTENANCE (C&M) - NATURAL GAS LINE REPLACEMENT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace the natural gas line at Berth 161, serving the Stores Warehouse, Construction & Maintenance (C&M) yard, and test lab.

The proposed work includes in-house design and construction by C&M.

The total project cost is \$205,000 and the project will be completed by May 31, 2021.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$650,000**BERTHS 54-55 BUILDING COVER REPLACEMENT– NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace the existing Rubb membrane cover on the building located at Berths 54-55.

The proposed work includes:

- Fabrication of a new membrane cover to match original Rubb cover
- New hardware to secure the cover
- New gutter system
- Removal and disposal of existing membrane cover and existing miscellaneous materials
- Delivery and Installation
- Rubb standard warranty

The total project cost is \$650,000 and the project will be completed by December 31, 2020.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$500,000**BERTH 84 – MARITIME MUSEUM FIRE ALARM AND MASS NOTIFICATION SYSTEM – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to install a fire alarm and mass notification system at the Berth 84 Maritime Museum.

The total project cost is \$500,000 and the project will be completed by May 31, 2021.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$1,485,000**HARBOR ADMINISTRATION BUILDING – BOARD HEARING ROOM AND EXECUTIVE SESSION IMPROVEMENTS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the HAB Board Hearing Room and Executive Session Improvements schedule by 12 additional months with no additional increase in the budget.

The Engineering Division recommends adding 12 additional months to the schedule to allow for delays due to the on call agreements expiring in December 2019 and due to a comprehensive redesign of the board hearing room and executive session room, that includes disabled access compliant seating and stage access.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$9,420,000**BERTHS 177-178 (PASHA STEVEDORING TERMINALS) WHARF RESTORATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 177-178 Wharf Restoration schedule by six additional months with no additional increase in the budget. The additional time is needed to obtain the 401 Water Quality Certification permit from the Los Angeles Regional Water Quality Control Board (LARWQCB) and complete design.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$2,391,500**BERTHS 97-109 – CHINA SHIPPING CONTAINER TERMINAL SUPPLEMENTAL EIR –SCHEDULE CHANGE****SUMMARY**

Staff requests approval of the China Shipping Container Terminal Supplemental Environmental Impact Report (SEIR) schedule change. The Final SEIR was certified by the Board of Harbor Commissioners on October 8, 2019. The SEIR certification has been appealed by four (4) entities to the City Council. The most recent appeal was filed on April 6, 2020. Due to a prolonged process to respond to the appeals and unknown timing with scheduling a hearing at City Council, staff is requesting an eight (8) month schedule extension from April 30, 2020, to December 30, 2020. There is no cost increase for consultant services or staff at this time.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$8,470,565**BERTH 100 (CHINA SHIPPING) - WEST BASIN CONTAINER TERMINAL (WBCT), ADVANCE INFRASTRUCTURE DEMONSTRATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 100 (China Shipping) - West Basin Container Terminal (WBCT), Advance Infrastructure Demonstration schedule by five additional months with no additional increase in the budget.

The Engineering Division recommends adding five months to the schedule due to design delays.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$600,000**ACCESS ROAD ADJACENT TO PRAXAIR, INC. RESURFACING - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Access Road Adjacent to Praxair, Inc. Resurfacing Project schedule by five additional months with no additional increase in the budget.

The Engineering Division recommends adding five months to the schedule to account for scheduling delays caused by the current COVID-19 pandemic.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$11,490,000**1050 S. WAYS STREET (STARKIST) - DEMOLITION AND STORAGE LOT CONVERSION – SCHEDULE CHANGE****SUMMARY**

Staff requests approval for a seven month schedule extension to the Starkist Demolition and Storage Lot Conversion Project.

An additional seven months is needed to complete design due to more complex than expected demolition design resource issues caused by higher priority projects, and to complete the Negative Declaration due more extensive public comments than expected.

The project will be completed by March 5, 2022.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$1,860,000**BERTH 73 FENDER PILE REPLACEMENT AND CAMEL LOG PLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the fender pile replacement and camel log placement schedule by ten additional months with no additional increase in the budget.

The Construction & Maintenance Division (C&M) recommends adding ten additional months to the schedule to allow for delays in the manufacturing of the camel logs because of the COVID-19 situation.

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

SUBJECT

ORIGINAL PROJECT COST \$1,325,000

BERTH 161 – ELECTRICAL IMPROVEMENT PROJECT – PHASE 3 – SCOPE CHANGE

SUMMARY

Staff requests approval for an additional item to be added to the scope of the Berth 161 Electrical Improvement – Phase 3 project.

The proposed work includes repair and upgrade of essential expired electrical systems that serve or feed several buildings and structures at Berth 161 Construction & Maintenance Yard. These buildings are: Weld Shop, Garage, and Multi-Purpose Room.

There is no change to total budget cost nor to the project schedule.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM No Grants Report. GASB49 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 19/20

(Budget set in February)

\$ 14,000,000

PDC Approved Projects

Port Cyber Resilience Center (25555)	\$	(1,600,000)
B. 84 - Maritime Museum - Plumbing Upgrades (25560)	\$	(745,000)
Port of Los Angeles Police Headquarters - Mass Notification System (25561)	\$	(388,000)
Harbor Department Administration Building - 1st Floor Employee Restrooms and Showers Remodel (25562)	\$	(200,000)
Wilmington Waterfront - Building Demolition (25570)	\$	(688,000)
Harbor Administration Bldg. - Lower Deck Patio (25572)	\$	(905,000)
B. 195-196 - Underwharf Backflow Work Platforms (25573)	\$	(185,000)
B. 91-93 - Passenger Terminal Gangways - Sheet Metal Replacement (25575)	\$	(50,000)
B. 100 - West Basin Container Terminal (WBCT) - Advanced Infrastructure Demonstration (25576)	\$	(250,000)
Pier 400 (APM) Terminal - Electrical Infrastructure for Electrical Container Handling Equipment (25587)	\$	(400,000)
Liberty Hill Plaza Atrium Skylights Replacement (25591)	\$	(600,000)
Banning's Landing Water Leaks and Damage Repair (25595)	\$	(75,000)
Berth 46 - Outer Harbor Cruise Terminal AMP (25599)	\$	(1,000,000)
San Pedro Waterfront - Harbor Boulevard from SP Slip to Berth 73C Roadway Imps (25600)	\$	(250,000)
B. 212-214 (Yusen Terminal) - Leak Detection Expansion (25605)	\$	(30,000)
B. 218-220 (Yusen Terminal) Landside Stowage Pin Relocation (25606)	\$	(50,000)
B. 158 & 160 - Construction & Maintenance Parking Employee Lot Improvements (25607)	\$	(30,000)
South Seaside Avenue Storm Drain Restoration (25608)	\$	(60,000)
B. 68 - Port Pilot Station HVAC Upgrade (25609)	\$	(60,000)
B. 212-224 (Yusen Terminal) - Low Voltage Electrical Infrastructure Imps (25610)	\$	(25,000)
B. 161 - Floating Dock Replacement (25611)	\$	(100,000)
Container Terminal - Alternative Maritime Power (AMP) Earth Switchgear Retrofit (25516)	\$	(50,000)
Klein Billing and Port Pilot Systems Enhancement - Phase II (25517)	\$	-
B. 302-305 - On-Dock Railyard Expansion (25622)	\$	(140,000)
22nd Street Illuminated Crosswalk Safety Improvements (25623)	\$	(10,000)
Caltrans Pedestrian Path and Parking Restriping (25626)	\$	(30,000)
B. 84 - Maritime Museum - Fire Alarm and Mass Notification System (_____)	\$	(10,000)
B. 161 - Construction & Maintenance - Natural Gas Line Replacement (_____)	\$	(12,500)
<i>Subtotal PDC Approved Projects</i>	\$	<i>(7,943,500)</i>

Projects Under \$100,000

B. 302-305 - Fenix Marine Services - Transportation Improvements Project (25564)	\$	(95,000)
B. 121 - Position Indicator Valve Replacement (25565)	\$	(90,000)
B. 300 - Rail Yard Control Switches Replacement (25566)	\$	(85,000)
B. 90-91 - Baggage Handling Building Fire Alarm Notification System (25567)	\$	(40,000)
Port of Los Angeles Police Headquarters - Furniture Reconfiguration (25569)	\$	(25,000)
300 Water Street - Electrical Upgrades (25574)	\$	(53,000)
B. 91-92 - Passenger Terminal - Check-In Counter Outlets (25577)	\$	(42,500)

Unallocated Capital Improvement Program Fund FY 19/20

(Budget set in February)

	\$	14,000,000
B. 93 - Passenger Terminal - Workstation Outlets (25578)	\$	(12,000)
POLA Facilities - Front Entrance Public Safety (25581)	\$	(60,000)
Port of Los Angeles Police Headquarters - 9-1-1 Public Safety Answering Point (PSAP) System (25582)	\$	(33,000)
Liberty Hill Plaza - Change of Use Improvements (25583)	\$	(65,000)
Wilmington Waterfront Park Barbeque Grill Replacement (25584)	\$	(34,000)
B. 161 - HVAC Shop Re-Roof (25586)	\$	(90,000)
B. 59 - Fire Protection System (25588)	\$	(95,506)
B. 60 - Fire Protection System (25589)	\$	(98,989)
B. 73 - Utro Building HVAC Unit Replacement (25590)	\$	(40,000)
B. 58 - Underwharf Sanitary Sewer Line Replacement (25592)	\$	(30,000)
300 Water Street - Maritime Law Enforcement Training Center Gym Facility (25593)	\$	(60,000)
B. 87 - Parking Lot Improvements (25594)	\$	(55,000)
San Pedro Waterfront - San Pedro Public Market - Soil Testing & Removal (Developer Site) (25596)	\$	(95,000)
B. 161 - Warehouse Heater Replacement (25597)	\$	(30,000)
Liberty Hill Plaza Light Inverter Replacement (25598)	\$	(47,000)
Harbor Administration Building - Boiler Recirculation Pumps Replacement (25604)	\$	(16,000)
Harbor Administration Building - 2nd Floor Garage LED Lighting Upgrade (25614)	\$	(75,000)
B. 93 - Passenger Terminal - Office Block Boiler Replacement (25615)	\$	(80,000)
B. 85 and Cabrillo Beach Launch Ramp Signage Replacement (25618)	\$	(17,000)
Whaler's Walk Striping Improvements (25619)	\$	(22,000)
B. 161 - Sheet Metal Shop HVAC and Insulation System (25620)	\$	(88,000)
Shoshonean Road Safety Improvements (25621)	\$	(97,000)
701 New Dock Street Administration Building - Seismic Expansion Joint Repl (25627)	\$	(87,000)
B. 93 D&E - Cruise Ship Promenade Furnishing Replacement (24628)	\$	(56,000)
Subtotal Projects Under \$100,000	\$	(1,813,995)
Balance as of April 29, 2020	\$	4,242,505

Unallocated Capital Improvement Program Fund FY 20/21
(Budget set in February) \$ **14,000,000**

PDC Approved Projects

B. 84 - Maritime Museum - Fire Alarm and Mass Notification System (_____)	\$	(490,000)
B. 84 - Maritime Museum - Fire Sprinkler (25625)	\$	(540,000)
B. 161 - Construction & Maintenance - Natural Gas Line Replacement (_____)	\$	(192,500)
B. 54 - RUBB Membrand Building - Re-covering Structure with New Membrane (_____)	\$	(650,000)

Subtotal PDC Approved Projects \$ **(1,872,500)**

Projects Under \$100,000

Subtotal Projects Under \$100,000 \$

Balance as of April 29, 2020 \$ **12,127,500**