



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: JUNE 6, 2025**

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

**SUBJECT: JUNE 2025 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its June 2025 meeting. On June 4, 2025, the PDC met to consider nine project items. The committee also reviewed standing reports regarding newly opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, completed CIP projects and the financial model. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2024/2025 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

- 1) GASB 49 – Update submitted and approved.
- 2) Schedule change – One item was submitted and approved.
- 3) Budget/Schedule/Scope change – Two items were submitted and approved.
- 4) New project – Five items were submitted and approved.

The Board of Harbor Commissioners (Board) approved \$15,000,000 in the fiscal year 2024/2025 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 and discussion. 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 2024/2025:

- 17 PDC-approved projects totaling \$7,456,979
- 17 projects under \$100,000 totaling \$1,021,950

As of May 28, 2025, the remaining balance is \$6,521,071.

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      for  
Executive Director

**Attachments:**

- Transmittal 1: June 2025 PDC Pandect
- Transmittal 2: Unallocated CIP Fund Report FY 2024/2025
- Transmittal 3: CIP Status Report – Completed Projects

DAZ/mz

## GASB 49

**SUBJECT****ORIGINAL PROJECT COST** \$530,000**GASB 49 PROJECT UPDATES - REQUEST TO INCREASE FUNDING & SCHEDULE FOR ONE PROJECT AND EXTEND SCHEDULE FOR THIRTEEN PROJECTS****SUMMARY**

Staff requests approval to increase funding and schedule for one project and to extend the schedule for thirteen projects on the Harbor Department's Government Accounting Standards Board (GASB), GASB 49 – Accounting and Financial Reporting for Pollution Remediation Obligations list.

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

## NEW PROJECT

**SUBJECT****ORIGINAL PROJECT COST** \$16,326,440**CLEAN PORTS PROGRAM APMT PROJECT****SUMMARY**

Staff requests approval to initiate a new project to deploy zero emissions (ZE) equipment and supporting infrastructure at A.P. Moller-Maersk Terminals (APMT). This work is primarily funded by a grant from the US Environmental Protection Agency (EPA) won by the Harbor Department on behalf of the five terminal partners: APMT, Everport, TraPac, Fenix Marine Services (FMS), and Yusen Terminals (YTI). The grant was obtained under the EPA's Clean Ports Program Zero Emissions Technology Deployment Competition in October 2024 and approved by the Board of Harbor Commissioners on January 16, 2025.

The Clean Ports Program APMT Project will accelerate the transformation of port operations to ZE technologies. The proposed work includes the deployment of a suite of ZE terminal equipment, primarily battery-electric yard tractors and top handlers, alongside supporting charging infrastructure. There is a total of five terminal partners that will each be installing various configurations of ZE equipment chargers, supporting electrical infrastructure, and in some cases battery energy storage systems (BESS) and solar power systems. These elements will receive funding from the Harbor Department, and ultimately be owned by the Harbor Department as capital assets.

The total project cost is \$80,872,200 with a project completion date of December 31, 2028. POLA's match share contribution for the project is \$16,326,440.

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

**SUBJECT****ORIGINAL PROJECT COST** \$47,859,992**CLEAN PORTS PROGRAM EVERPORT PROJECT****SUMMARY**

Staff requests approval to initiate a new project to deploy zero emissions (ZE) equipment and supporting infrastructure at Everport Terminal Services (Everport). This work is primarily funded by a grant from the US Environmental Protection Agency (EPA) won by the Harbor Department on behalf of the five terminal partners: A.P. Moller-Maersk (APMT), Everport, TraPac, Fenix Marine Services (FMS), and Yusen Terminals (YTI). The grant was obtained under the EPA's Clean Ports Program Zero Emissions Technology Deployment Competition in October 2024, and approved by the Board of Harbor Commissioners on January 16, 2025.

The Clean Ports Program Everport Project will accelerate the transformation of port operations to ZE technologies. The proposed work includes the deployment of a suite of ZE terminal equipment, primarily battery-electric yard tractors and top handlers, alongside supporting charging infrastructure. This report covers the capital improvement elements of Everport portion of the project. The five terminal partners will each be installing various configurations of ZE equipment chargers, supporting electrical infrastructure, and in some cases battery energy storage systems (BESS) and solar power systems. These elements will receive funding from the Harbor Department, and ultimately be owned by the Harbor Department as capital assets.

The total project cost is \$ 238,219,960 with a completion date of December 31, 2028. POLA's match share contribution for the project is \$47,859,992.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$6,670,000**CLEAN PORTS PROGRAM FENIX MARINE SERVICES PROJECT****SUMMARY**

Staff requests approval to initiate a new project to deploy zero emissions (ZE) equipment and supporting infrastructure at Fenix Marine Services (FMS). This work is primarily funded by a grant from the US Environmental Protection Agency (EPA) won by the Harbor Department on behalf of the five terminal partners: A.P. Moller-Maersk Terminals, Everport Terminal Services, TraPac, FMS, and Yusen Terminals. The grant was obtained under the EPA's Clean Ports Program Zero Emissions Technology Deployment Competition in October 2024 and approved by the Board of Harbor Commissioners on January 16, 2025.

The Clean Ports Program FMS Project will accelerate the transformation of port operations to ZE technologies. The proposed work includes the deployment of a suite of ZE terminal equipment, primarily battery-electric yard tractors and top handlers, alongside supporting charging infrastructure. This report covers the capital improvement elements of FMS portion of the project. The five terminal partners will each be installing various configurations of ZE equipment chargers, supporting electrical infrastructure, and in some cases battery energy storage systems (BESS) and solar power systems. These elements will receive funding from the Harbor Department, and ultimately be owned by the Harbor Department as capital assets.

The total project cost is \$32,590,000 with a project completion date of December 31, 2028. POLA's match share contribution for the project is \$6,670,000.

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

**SUBJECT****ORIGINAL PROJECT COST** \$20,198,000**CLEAN PORTS PROGRAM TRAPAC PROJECT****SUMMARY**

Staff requests approval to initiate a new project to deploy zero emissions equipment and supporting infrastructure at TraPac. This work is primarily funded by a grant from the US Environmental Protection Agency (EPA) won by the Harbor Department on behalf of the five terminal partners: A.P. Moller-Maersk, Terminals, Everport, TraPac, Fenix Marine Services, and Yusen Terminals. The grant was obtained under the EPA’s Clean Ports Program Zero Emissions (ZE) Technology Deployment Competition in October 2024, and approved by the Board of Harbor Commissioners on January 16, 2025.

The Clean Ports Program Trapac Project will accelerate the transformation of port operations to ZE technologies. The proposed work includes the deployment of a suite of ZE terminal equipment, primarily battery-electric yard tractors and top handlers, alongside supporting charging infrastructure. This report covers the capital improvement elements of TraPac’s portion of the project. The five terminal partners will each be installing various configurations of ZE equipment chargers, supporting electrical infrastructure, and in some cases battery energy storage systems (BESS) and solar power systems. These elements will receive funding from the Harbor Department, and ultimately be owned by the Harbor Department as capital assets.

The total project cost is \$100,030,000 with a project completion date of December 31, 2028. POLA’s match share contribution for the project is \$20,198,000.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$9,468,000**CLEAN PORTS PROGRAM YUSEN TERMINALS PROJECT****SUMMARY**

Staff requests approval to initiate a new project to deploy zero emissions (ZE) equipment and supporting infrastructure at Yusen Terminals, Inc. (YTI). This work is primarily funded by a grant from the US Environmental Protection Agency (EPA) won by the Harbor Department on behalf of the five terminal partners: A.P. Moller-Maersk Terminals, Everport Terminal Services, TraPac, Fenix Marine Services, and YTI. The grant was obtained under the EPA’s Clean Ports Program Zero Emissions Technology Deployment Competition in October 2024 and approved by the Board of Harbor Commissioners on January 16, 2025.

The Clean Ports Program YTI Project will accelerate the transformation of port operations to ZE technologies. The proposed work includes the deployment of a suite of ZE terminal equipment, primarily battery-electric yard tractors and top handlers, alongside supporting charging infrastructure. This report covers the capital improvement elements of YTI’s portion of the project. The five terminal partners will each be installing various configurations of ZE equipment chargers, supporting electrical infrastructure, and in some cases battery energy storage systems (BESS) and solar power systems. These elements will receive funding from the Harbor Department, and ultimately be owned by the Harbor Department as capital assets.

The total project cost is \$ 46,580,000 with a project completion date of December 31, 2028. POLA’s match share contribution for the project is \$9,468,000.

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

## SCHEDULE CHANGE

**SUBJECT**

**ORIGINAL PROJECT COST** \$175,000

**NEW FIBER OPTIC LINES FROM PORT OF LOS ANGELES HARBOR ADMINISTRATION BUILDING (HAB) TO 110 FREEWAY ON/OFF RAMP - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the design schedule for the New Fiber Optic Lines from Port of Los Angeles Harbor Administration Building (HAB) to 110 Freeway On/Off Ramp Design by eight months.

The Engineering Division recommends extending the design schedule by eight months to allow for ongoing construction coordination with State Route 47 (SR47)/ Vincent Thomas Bridge (VTB) and Front Street/ Harbor Boulevard Interchange Reconfiguration project. The project completion date of December 31, 2026 will remain. There is no change to the project budget.

**PDC ACTION** Approved

**COMMENT** No comment.

## SCOPE CHANGE, BUDGET CHANGE, SCHEDULE CHANGE

**SUBJECT**

**ORIGINAL PROJECT COST** \$3,500,000

**PIER 400 ROADABILITY CANOPY IMPROVEMENTS- SCOPE, SCHEDULE, AND BUDGET CHANGE**

**SUMMARY**

Staff requests approval to revise the scope, schedule, and budget of the Pier 400 Roadability Canopy Improvements. This will extend the Construction completion date by nine months to April 30, 2028, and increase the budget by \$150,000 to a project budget of \$3,650,000.

The Engineering Division recommends revising the scope and budget to include the addition of electrical improvements and extending the schedule due for additional design and limited site access.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$99,947

**BERTHS 91-92 CRUISE TERMINAL WALL PARTITION SYSTEM – SCOPE, BUDGET, AND SCHEDULE CHANGES**

**SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change to the Berths 91-92 Cruise Terminal Wall Partition System Project.

The scope, budget, and schedule changes are related to scope modifications requested by the Waterfront Real Estate and Marketing Divisions. The additional work includes the assembly and installation of the new wall partition system.

As a result of these changes, the budget is increased by \$35,000 from \$99,947 to a new project budget of \$134,947. The schedule is increased by a total of four months for a new completion date of December 31, 2025.

**PDC ACTION** Approved

**COMMENT** No comment.

**ADMINISTRATIVE ITEM** Completed Projects CIP Report reviewed

**ACTION ITEM FOLLOW UP**

**WORK ORDER REPORT** REVIEWED

**UNALLOCATED BUDGET REPORT** REVIEWED

**ADDITIONAL DISCUSSION**

Dina Aryan-Zahlan  
Development

Michael DiBernardo  
Marketing and Customer Relations

**Unallocated Capital Improvement Program Fund FY 24/25****(Budget set in July)****\$ 15,000,000****PDC Approved Projects**

Terminal Island Rail Infrastructure Improvement Project (65000027)	\$	(310,000)
B. 126-129 Wharf Redevelopment (65000023)	\$	(1,500,000)
Port-Wide - HVL Load Interrupter Switch Replacement (65000029)	\$	(100,000)
B. 93 World Cruise Center - Programmable Logic Controller (PLC) Modernization (65000028)	\$	(400,000)
S.P. Waterfront - West Harbor - Soil Testing, Removal and Unforeseen Conditions (2559600)	\$	(965,000)
West Harbor - City Improvements (65000034)	\$	(1,470,000)
B. 174-176 Wharf Repairs (65000030)	\$	(40,000)
North Gaffey Street Beautification - Phase II Supplemental Work (65000037)	\$	(1,375,447)
B. 200 - G&H Repairs (63000035)	\$	(246,532)
B. 100 Crane Breakers Replacement (65000043)	\$	(100,000)
B. 121-126 - AMP Switchgear Breaker Replacement (65000044)	\$	(100,000)
B. 400-405 - Crane Breaker Replacement (65000045)	\$	(100,000)
Terminal Way Solar Street Lighting Solution (65000047)	\$	(20,000)
Harbor Administration Building - Basement Media Center Relocation (65000056)	\$	(200,000)
B. 86 - Former Crowley Marine Building - Tenant Improvements (65000058)	\$	(415,000)
Harbor Administration Building - 5th Floor Workspace Addition (65000064)	\$	(10,000)
Port-Wide Skimmer Replacement (65000096)	\$	(105,000)

***Subtotal PDC Approved Projects* \$ (7,456,979)****Projects Under \$100,000**

Least Tern Nesting Site Improvements (2581300)	\$	(50,000)
San Pedro Waterfront - Harbor Blvd. Gateway (2581500)	\$	(50,000)
Wilmington Waterfront - California Costal Trail Promenade (2581600)	\$	(50,000)
Port-Wide - Tubular Barrier Gates Installation (2582100)	\$	(77,000)
B. 161 - Carpenter Shop - Roll Up Door Replacement (2582200)	\$	(16,000)
B. 90-92 - World Cruise Center - ADA Ramp Extension (2582300)	\$	(20,000)
B. 136 - Transformer Replacement (2582400)	\$	(98,000)
Digital Twin Pilot (2582500)	\$	(70,000)
210 Whalers Walk - Long Dock House Demolition (65000039)	\$	(93,000)
Wilmington Waterfront Park - Oldcastle Flogard Storm Drain Filters (65000040)	\$	(96,000)
Test Lab Building Updates (65000062)	\$	(47,000)
2500 Navy Way APM - Lift Stations 2,6 & 8 Electrical Box Upgrade (65000072)	\$	(50,000)
B. 161 - C&M Yard Garage - Waste Oil Tanks Installation (65000081)	\$	(20,000)
Badger Avenue Bridge - LED Lighting Upgrade (65000082)	\$	(89,000)
West Basin Container Terminal - LED Stop Sign Replacement (65000083)	\$	(16,000)
S.P. Waterfront - B. 91-92 Cruise Terminal - Wall Partition System (65000085)	\$	(99,950)
Rear Berth 126 Sinkhole Repair (65000107)	\$	(80,000)

***Subtotal Projects Under \$100,000* \$ (1,021,950)*****Balance as of May 28, 2025*****\$ 6,521,071**

# CIP Status Report

## COMPLETED PROJECTS

Sorted By: Project Number

Actuals Thru: April 2025

*Where Construction Finish Date is: >= 4/30/2025 <= 5/27/2025*

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design				Percent Design Complete	Construction				Percent Const. Complete	Pre-A500
					Start Baseline	Projected	Finish Baseline	Projected		Start Baseline	Projected	Finish Baseline	Projected		
1002	(2568100) B. 153 - Clock Tower Water Damage Repair	Reeser, Kenneth	Completed	\$2,698,784	12/01/21	^ 12/01/21	12/31/21	^ 12/31/21	100 %	04/03/22	^ 04/03/22	04/30/25	^ 04/30/25	100 %	

**Grand Total:            \$2,698,784**