



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: DECEMBER 12, 2022

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: DECEMBER 2022 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its December 2022 meeting. On December 7, 2022, the PDC met to consider 17 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, the financial model, and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2022/2023 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

- 1) Schedule change – Six items were submitted. Four were approved and two were deferred.
- 2) Budget/Schedule/Scope change – Three items were submitted and approved.
- 3) New project – Eight items were submitted. Seven were approved and one was deferred.

The Board of Harbor Commissioners (Board) approved \$12,000,000 in the fiscal year 2022/2023 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 2022/2023:

- 14 PDC-approved projects totaling \$6,004,938
- 3 projects under \$100,000 totaling \$87,484

As of November 29, 2022, the remaining balance is \$5,907,578.

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.


Marla Bleavins (Dec 20, 2022 14:02 PST)

EUGENE D. SEROKA
Executive Director

Attachments:

- Transmittal 1: December 2022 PDC Pandect
- Transmittal 2: Unallocated CIP Fund Report FY 2022/2023
- Transmittal 3: CIP Status Report – Completed Projects

AVG

AVG/mz

NEW PROJECT

SUBJECT ORIGINAL PROJECT COST \$200,000

BERTH 93 VEHICULAR RAMP FIRE SPRINKLER SYSTEM UPGRADE – NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to upgrade the Berth 93 vehicular ramp fire sprinkler system.

The proposed work includes modifying the existing fire sprinkler system to Code compliant coverage.

The total project budget is \$200,000 and the project will be completed by August 31, 2023.

PDC ACTION Approved

COMMENT No comment.

SUBJECT ORIGINAL PROJECT COST \$690,000

KNOLL DRIVE STREET LIGHTING – NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to install street lighting on Knoll Drive.

The proposed work includes installing 10 new light poles to light Knoll Drive as shown on the attached drawing.

The total project cost is \$690,000 and the project completion date is November 30, 2024.

PDC ACTION Approved

COMMENT No comment.

SUBJECT ORIGINAL PROJECT COST \$225,000

BERTH 212 ADMINISTRATION BUILDING FIRE SUPPRESSION SYSTEM REPLACEMENT – NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to replace the Berth 212 Yusen Administration Building fire suppression system.

The proposed work includes replacement of the FM200 fire suppression system that is obsolete and cannot be repaired.

The total project budget is \$225,000 and the project will be completed by June 30, 2023.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$65,650,000**NAVY WAY AND SEASIDE AVENUE INTERCHANGE IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to modify the existing intersection of Navy Way and Seaside Avenue to improve traffic operations.

The proposed work includes removal of the last traffic signal and at-grade intersection on State Route 47, between I-110 and I-710, a segment which carries 10% of all United States waterborne containers. Work also includes a new westbound auxiliary lane on State Route 47, between Pier S Avenue and Navy Way, and a new eastbound, collector-distributor road between the Ferry Street eastbound on-ramp and the Pier S Avenue interchange eastbound off-ramp. Additional work also includes widening of the north side of the existing highway bridge over POLA/POLB rail tracks and widening of the existing westbound underpass off-ramp to create a fifth leg at the Navy Way/Terminal Way intersection.

The total project cost is \$65,650,000 and the project completion date is June 30, 2028.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$179,000**PMA/ILWU LOCAL 13 DISPATCH HALL SURPLUS PARKING LOT IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to improve the PMA/ILWU Local 13 Dispatch Hall Surplus Parking Lot with proper striping and a new electrical service.

The proposed work includes replacing the existing parking lot striping, installing a new electrical service to provide power to the existing canopy photovoltaic (PV) solar power system's (PV System) under canopy lighting system, and provide lighting to those areas of the parking lot that are not directly under the canopies.

The total project cost is \$179,000 and the project completion date is September 30, 2023.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$305,000,000**ELECTRICAL INFRASTRUCTURE IMPROVEMENT PROGRAM – NEW PROJECT****SUMMARY**

Staff requests approval to initiate the Electrical Infrastructure Improvement Program to support the future power demand requirement throughout the Port of Los Angeles for zero emissions operations.

The Port of Los Angeles is committed to protecting air quality in and around Los Angeles Harbor. Several Clean Air action plans and emission reducing programs have been put into place over the last decade including implementing the most comprehensive strategy to cut air pollution and reduce health risks ever produced for a global seaport complex.

The San Pedro Bay Ports Clean Air Action Plan (CAAP) is a landmark air quality plan that establishes the most comprehensive, far-reaching strategy for reducing port-related air pollution and related health risks, while allowing port development, job creation and economic activity associated with that development to continue. The plan ushered in a slew of anti-air pollution strategies including the Clean Truck Program, vessel pollution reduction programs, and advanced new technology, such as the world's first hybrid tugboat. The plan was originally adopted in 2006, with updates in 2010 and 2017.

The proposed work includes planning, coordination, design, procurement, and the installation of new distribution system and expansion of the existing electrical distribution racks for support of zero carbon port operations though out the ports San Pedro, Wilmington, and Terminal Island districts, (see transmittal No. 1).

The total project cost is \$305,000,000 will be completed by June 30, 2035

PDC ACTION Deferred

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$194,630,000**TERMINAL ISLAND MARITIME SUPPORT FACILITY – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to design and construct the Terminal Island Maritime Support Facility (TIMSF).

The TIMSF project will develop the 80-acre former LAXT site for use as a cargo support facility (See Site Plan Attachment). The improvements will maximize the use of the site, allowing it to operate at full capacity under permanent conditions.

In October 2021, the Port of Los Angeles (POLA) completed 23.3-acres of temporary site improvements to the TIMSF, under an emergency development to help alleviate vessel congestion by providing additional storage area to stack empty containers and chassis. The development was completed over four phases improving 23.3-acres with a CMB pavement surface (See LAXT Cargo Support Facility Site Plan attachment).

The proposed Maritime Support Facility Access/Terminal Island Rail System Grade Separation will eliminate significant truck access impediment into the TIMSF, and connect the TIMSF to Terminal Way, Ferry Street, and Pier 300. The proposed Maritime Support Facility Access/Terminal Island Rail System Grade Separation is covered in a separate PDC report.

The total project cost is \$194,630,000 and the project completion date is August 31, 2027.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$400,000**BERTH 72 – PARKING LOT LIGHTS REPLACEMENT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace the Berth 72 parking lot lights located at the Municipal Fish Market Site.

The proposed work includes designing, permitting, and constructing new light poles and fixtures to replace the current parking lot lights.

The total project cost is \$440,000 and if approved, the project completion date would be January 31, 2025.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$415,000**BERTHS 93 A&B WORLD CRUISE CENTER PHOTOVOLTAIC SYSTEM INVERTER REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 93 A&B World Cruise Center Photovoltaic System Inverter Replacement project schedule by twelve months with no additional increase in the project budget of \$415,000.

The Engineering Division recommends adding twelve months to the schedule to allow for delays due to scope clarification. The new completion date is December 31, 2023.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$52,355,000**BERTH 302-305 ON-DOCK RAILYARD EXPANSION PROJECT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the project schedule for the Berth 302-305 On-dock Railyard Expansion

The Engineering Division recommends the schedule extension to allow for on-going negotiations with the tenant and provide additional design time to phase and align the construction with the Berth 302-205 Rail Mounted Gantry (RMG) Crane Rail and Foundation project schedule.

The revised schedule is increased by eight months, from June 30, 2025 to a new completion date of February 28, 2026.

There is no increase in the project budget of \$ 52,355,000 at this time.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$340,000**EVERPORT MITIGATION CULTURAL RESOURCE INVESTIGATION – SCHEDULE CHANGE****SUMMARY**

Staff requests approval for a six-month schedule extension for the Berths 226-236 (Everport) Container Terminal cultural resource investigation. This project is needed to comply with Mitigation Measures stipulated in the Everport Container Terminal Improvements EIR. The project is located on Terminal Island and consists of the Backlands Improvement areas and an additional parcel located at 198 Cannery Street (approximately 31 acres).

The six-month schedule change from February 5, 2023 to August 5, 2023, is for additional time needed for tenant coordination to avoid disruption of cargo storage and operations at locations where trenching is proposed as part of the Phase II testing work. At this time, there is no change to the project scope or cost which is \$340,000.

PDC ACTION Approved**COMMENT** No Comment.**SUBJECT****ORIGINAL PROJECT COST** \$23,800,000**WILMINGTON WATERFRONT-AVALON PEDESTRIAN BRIDGE - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Avalon Pedestrian Bridge schedule by 21 months with no additional increase in the project budget of \$23,800,000 at this time.

The Engineering Division recommends adding 21 months to the schedule to allow for delays due to the following:

1. Property transfers with Los Angeles Department of Water and Power (LADWP) that include the project site location. In particular, this project is contingent upon receiving the area known as Parcel B or the LADWP Marine Tank Farm site.
2. Time for LADWP to perform partial site demolition and decommission of tanks in Parcel B in preparation of this project.
3. Additional time for POLA to perform design and construction of work for LADWP. This work entails building demolition, partial site demolition, and site remediation at Parcel B (WO 2569000) and will be completed by POLA in order to consolidate work and coordination efforts. LADWP will reimburse POLA for this work under a Reimbursement Agreement.

Project scope will remain the same to design and construct a pedestrian bridge that will provide safe pedestrian access to the Wilmington Waterfront Promenade over the existing rail tracks.

The South Bay Cities Council of Governments, funding administrator of the \$8,050,000 of Measure M grant funding for this project is aware of this schedule extension.

This project will be constructed under one contract with the Wilmington Waterfront-Avalon Gateway (WO 2566200) and Wilmington Waterfront-DWP Marine Tank Farm Coordination (WO 2569000) because of their similar schedules due to delays related to the availability of Parcel B and efficiency that will be gained in construction.

Adding the request 21 months to the schedule would revise the completion date from April 30, 2025 to January 31, 2027.

PDC ACTION Deferred**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$33,200,000**WILMINGTON WATERFRONT-AVALON GATEWAY - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Avalon Gateway schedule by 15 months with no additional increase in the project budget of \$33,200,000 at this time.

The Engineering Division recommends adding 15 months to the schedule to allow for delays due to the following:

1. Property transfers with Los Angeles Department of Water and Power (LADWP) that include the project site location. In particular, this project is contingent upon receiving the area known as Parcel B or the LADWP Marine Tank Farm site.
2. Time for LADWP to perform partial site demolition of Parcel B in preparation of this project.
3. Additional time for POLA to perform design and construction of work for LADWP. This work entails building demolition, partial site demolition, and site remediation at Parcel B (WO 2569000) and will be completed by POLA in order to consolidate work and coordination efforts. LADWP will reimburse POLA for this work under a Reimbursement Agreement.

Project scope will remain the same to develop 12 acres of visitor serving space with future commercial development opportunities. Scope includes street vacation, rail crossing improvements, street improvements, grading, landscape, hardscape, utilities, site demolition and removals, architectural features, restroom, parking, signage, and site furnishings.

This project will be constructed under one contract with the Wilmington Waterfront-Avalon Pedestrian Bridge (WO 2537700) and Wilmington Waterfront-DWP Marine Tank Farm Coordination (WO 2569000) because of their similar schedules due to delays related to the availability of Parcel B and efficiency that will be gained in construction.

The new completion date is January 31, 2027.

PDC ACTION Deferred

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$13,950,000**HAB HVAC REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the HAB HVAC Replacement schedule by thirty-three (33) months with no additional increase in the project budget of \$ 13,950,000 at this time.

The Engineering Division recommends adding thirty-three (33) months to the schedule, which changes the completion date from December 2, 2022 to September 1, 2025. This extension will allow for the study and redesign of the specified natural gas fired heating hot water (HHW) system to an electric system in response to the City of Los Angeles policies and commitment for zero carbon in major renovations of buildings.

PDC ACTION Approved

COMMENT No comment.

SCOPE CHANGE, BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$80,000**MARITIME SUPPORT FACILITY ACCESS/TERMINAL ISLAND RAIL SYSTEM GRADE SEPARATION – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change for the Maritime Support Facility Access/Terminal Island Rail System Grade Separation project.

The initial project work order was opened on January 5, 2022 for the development of LAXT conceptual design plans and cost estimates for a grade separation into the former LAXT site (See Site Plan and Conceptual Site Plan Attachments). The conceptual design plans were completed to support the Goods Movement Division in obtaining grant money to fund the project. The work order budget was \$80,000 and an eight month schedule. The project did not require Project Development Committee (PDC) approval.

The additional work includes the planning, environmental, design, and construction of the \$39,230,000 Maritime Support Facility Access/Terminal Island Rail System Grade Separation project. The completion of this project will eliminate a significant truck access impediment into the proposed Terminal Island Maritime Support Facility (TIMSF), and connect the TIMSF to Terminal Way, Ferry Street, and Pier 300. The proposed TIMSF project is covered in a separate PDC report.

In addition, staff requests changing the project name from LAXT Access – Preliminary Engineering to Maritime Support Facility Access/Terminal Island Rail System Grade Separation.

The project has been awarded \$20 million in grant funding from the United States Department of Transportation's (USDOT) Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program August 2022. The Goods Movement Division will pursue an additional \$15 million in grant funding via the Trade Corridor Enhancement Program (TCEP), application was submitted November 18, 2022.

The revised budget is increased by \$39,150,000 from \$80,000 to a new project budget of \$39,230,000. The revised schedule is increased by forty-six (46) months, from August 30, 2022 to a new completion date of June 30, 2026.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$2,500,000**PORT OF LOS ANGELES AND PORT OF LONG BEACH GOODS MOVEMENT WORKFORCE TRAINING FACILITY – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, schedule change, and title change to the Port of Los Angeles and Port of Long Beach Goods Movement Workforce Training Facility project. The Training Facility, located at the Anchorage Road site, will be the first training facility in the U.S. dedicated to the goods movement industry and will be a joint effort between the Ports of Los Angeles and Long Beach. Funding for the project in the amount of \$110,000,000 has been budgeted by the State of California, with the remaining costs to be split evenly between the Ports of Los Angeles and Long Beach. Project administration will be by the Port of Los Angeles.

The revised budget is increased by \$147,500,000 from \$2,500,000 to a new project budget of \$150,000,000. The revised budget includes costs to entitle, design, and construct the Training Facility. Similarly, the schedule has been expanded to incorporate these activities. The revised schedule is increased by 63 months and will be completed on January 31, 2029.

Engineering recommends changing the title from Joint Ports Goods Movement Workforce Training Campus Phase I to Port of Los Angeles and Port of Long Beach Goods Movement Workforce Training Facility, as the scope now includes the entire project.

PDC ACTION Approved**COMMENT** No comment.**TITLE CHANGE, SCOPE CHANGE, BUDGET CHANGE, SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$152,000,000**BERTH 306 WHARF AND BACKLAND – TITLE, SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to revise the project title to Berth 306 Container Wharf, add scope, and increase the budget and schedule for the Berth 306 Wharf and Backland Project.

The additional scope for this project includes upgrading 240 linear feet (LF) of wharf and dredging at Berth 305, adding a new IGUS system for AMP, and adding an indicator pile program.

The total project cost is \$256,000,000, an increase of \$104,000,000 from \$152,000,000.

The Engineering Division recommends a two month schedule extension to allow for on-going negotiations with the tenant, the Environmental Addendum, and implementation of additional scope. The project will be completed by August 31, 2025.

PDC ACTION Approved**COMMENT** No comment.

ADMINISTRATIVE ITEM

GASB 49 Report and CIP Report - Completed Projects 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 22/23

(Budget set in July)

\$ 12,000,000

PDC Approved Projects

| | | |
|--|----|-------------|
| B. 302-305 Rail Mounted Gantry (RMG) Crane Rail and Foundation (2571600) | \$ | (2,000,000) |
| B. 93 - Escalator Nos. 1 & 2 Renovation (2571700) | \$ | (800,000) |
| Portwide Leak Detection Expansion Program (2572300) | \$ | (140,000) |
| Portwide Skylights Replacement (2572200) | \$ | (415,193) |
| B. 208-209 - CFS Building Demolition (2572400) | \$ | (1,000,000) |
| Fixed Automated License Plate Recognition (ALPR) System to Supplement Port Police Existing ALPR Systems (2572700) | \$ | (497,745) |
| Fanfare Fountain Pump Replacement & Water Treatment System Design () | \$ | (69,000) |
| B. 73 Parking Lot Lights Replacement () | \$ | (30,000) |
| Navy Way & Seaside Ave. Interchange Improvements () | \$ | (400,000) |
| Knoll Drive Street Lighting () | \$ | (63,000) |
| Terminal Island Maritime Support Facility () | \$ | (200,000) |
| PMA/ILWU Local 13 Dispatch Hall Surplus Parking Lot Improvements () | \$ | (50,000) |
| B. 212 Administration Building Fire Suppression System Replacement () | \$ | (180,000) |
| B.93 Vehicular Ramp Fire Sprinkler System Upgrade () | \$ | (160,000) |

Subtotal PDC Approved Projects \$ ***(6,004,938)***

Projects Under \$100,000

| | | |
|---|----|----------|
| B. 212-223 - YTI East Gate Rail Signal Improvements (25719) | \$ | (39,805) |
| B. 161 - Marine Ways Gate Modifications (25725) | \$ | (11,746) |
| Harbor Administration Building - Conference Room Teleconference Solutions (2572800) | \$ | (35,933) |

Subtotal Projects Under \$100,000 \$ ***(87,484)***

Balance as of November 29, 2022

\$ 5,907,578

CIP Status Report

COMPLETED PROJECTS

Where Construction Finish Date is: >= 7/1/2022 <= 11/29/2022
Actuals Thru: October 2022

| Expend. Org. | Project No. | Project Title | Project Manager | Status | Projected Cost | Design | | | Construction | | | Percent Const. Complete |
|--------------|-------------|--|-----------------|-----------|----------------|----------------|-----------------|-----------------|----------------|-----------------|-----------------|-------------------------|
| | | | | | | Start Baseline | Start Projected | Finish Baseline | Start Baseline | Start Projected | Finish Baseline | |
| 1003 | 2559100 | Liberty Hill Plaza Atrium Skylight Replacement | Reeser, Kenneth | Completed | \$770,000 | 10/09/19 | 10/09/19 | 10/10/19 | 10/24/20 | 10/24/20 | 09/30/22 | 100% |
| 1007 | 2564200 | B. 91-92 - Passenger Terminal - Emergency Lighting Inverter Replacement | Hoang, Dac | Completed | \$131,447 | 10/14/20 | 10/14/20 | 06/15/21 | 10/15/21 | 10/15/21 | 09/30/22 | 100% |
| 1003 | 2566400 | Harbor Administration Building - 2nd Floor Cyber Resilience Center (CRC) Remodel | Kuo, Rodger | Completed | \$450,611 | 03/05/21 | 03/05/21 | 10/14/21 | 10/28/21 | 10/28/21 | 05/31/22 | 100% |
| 1191 | 2567200 | B. 72 - Municipal Fish Market Roof Drain Re-Pipe | Reeser, Kenneth | Completed | \$1,072,000 | 06/01/21 | 05/17/21 | 06/07/21 | 09/01/21 | 06/01/21 | 08/31/22 | 100% |
| 1029 | 2569200 | B. 161 - C&M Yard Plan Partial Block Wall Removal & Ice Machine Installation | Hazelett, Phil | Completed | \$157,833 | 11/29/21 | 11/29/21 | 11/29/21 | 01/01/22 | 01/01/22 | 11/30/22 | 100% |
| 1172 | 2570200 | 710 Earle Street Driveway Improvements | Lauro, Rosario | Completed | \$55,000 | 06/07/22 | 06/07/22 | 06/30/22 | 08/01/22 | 07/29/22 | 10/31/22 | 100% |
| 1002 | 2571400 | B. 121-131 - Restoration Work - Buildings and Bull Rail | Warren, Lee | Completed | \$310,000 | 11/05/21 | 11/05/21 | 11/05/21 | 02/06/22 | 02/06/22 | 09/30/22 | 100% |
| 1172 | 2571500 | Wilmington Street Resurfacing - Preliminary Engineering | Samaro, Daniel | Completed | \$15,000 | 07/08/22 | 07/08/22 | 11/04/22 | 11/06/22 | 07/26/22 | 12/05/22 | 100% |

Grand Total: \$2,961,892










Audit Committee Report Packet December 2022

Final Audit Report

2022-12-20

| | |
|-----------------|---|
| Created: | 2022-12-12 |
| By: | Karine Lurvey (klurvey@portla.org) |
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