



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: SEPTEMBER 5, 2019**

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

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

This report highlights the actions taken by the Project Development Committee (PDC) at its September meeting. On September 4, 2019, the PDC met to consider three 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 – One item was submitted and approved.
- 3) New project – One item was 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:

- 10 PDC-approved project totaling \$5,411,000
- 13 projects under \$100,000 totaling \$724,500

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, appearing to read 'E. D. Seroka', with a long horizontal flourish extending to the right.

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: September 2019 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2019/2020

AVG/mz

## NEW PROJECT

**SUBJECT****ORIGINAL PROJECT COST** \$700,000**PIER 400 APM TERMINALS - ELECTRICAL INFRASTRUCTURE FOR ELECTRICAL CONTAINER HANDLING EQUIPMENT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to install infrastructure for an electric top handler charging station at APM Terminal (APMT). The proposed work includes electrical design and construction to modify existing electrical service equipment and infrastructure for an Electrical Top Pick inductive charging station. The electric top handler is a human-operated piece of equipment. Our Department has received funds from the Los Angeles Department of Water & Power (LADWP) (via a MOU to fund transportation electrification projects) to fund the installation of the inductive charging station.

The total project cost is \$700,000 (funded by LADWP MOU funds) and the project will be completed by December 29,

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

## SCHEDULE CHANGE

**SUBJECT****ORIGINAL PROJECT COST** \$3,100,000**WILMINGTON YOUTH SAILING AND AQUATIC CENTER- SCHEDULE CHANGE****SUMMARY**

The Engineering Division recommends extending the project schedule by 15 months to incorporate WYSAC requested changes to the building including:

- Relocate restrooms and reduce the fixture count
- Relocate the interior stairs accessing the roof deck
- Add additional windows, doors, and skylights
- Lower a portion of the roof deck
- Relocate the elevator
- Provide interior walls for office and storage space
- Change the exterior entrances and exits change the exterior wall assemblies
- Modify the structural systems
- Make minor exterior changes to the entrance on Water Street
- Modify the roof top shade structure.

The Department of Building and Safety is also requiring a fire suppression system and methane mitigations as part of the plan check process. In addition, staff has been working on other higher priority projects including the 4th and 5th floor remodel, B93 Elevators, Wilmington Waterfront Promenade, and C&M Equipment Ops Building. All these impacts have cumulative delayed the project 15 months.

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

# SCHEDULE CHANGE, BUDGET CHANGE

**SUBJECT**

**ORIGINAL PROJECT COST** \$36,820,000

**BERTHS 167-169 MARINE OIL TERMINAL ENGINEERING AND MAINTENANCE STANDARDS (MOTEMS) – SHELL - COST AND SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to increase the budget by \$8,012,908 and extend the design completion date four months without extending the overall project schedule for the Berths 167-169 – Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) project. The budget increase is to accommodate additional scope requested by the tenant and an increased cost estimate. The design schedule is to accommodate changes requested by the tenant.

The total project cost will be \$44,823,908 and the project will be completed by April 28, 2023.

**PDC ACTION** Approved

**COMMENT** No comment.

**ADMINISTRATIVE ITEM** No Grants Report. GASB 49 Report 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)**

**\$ 14,000,000.00**

**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. 91-93 - Passenger Terminal Gangways - Sheet Metal Replacement (25575)	\$	(50,000.00)
B. 100 - West Basin Container Terminal (WBCT) - Advanced Infrastructure Demonstration (25576)	\$	(250,000.00)
Pier 400 (APM) Terminal - Electrical Infrastructure for Electrical Container Handling Equipment (_____)	\$	(400,000.00)
<b><i>Subtotal PDC Approved Projects</i></b>	<b>\$</b>	<b><i>(5,411,000.00)</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. 91-92 - Passenger Terminal - Check-In Counter Outlets (25577)	\$	(42,500.00)
B. 93 - Passenger Terminal - Workstation Outlets (25578)	\$	(12,000.00)
POLA Facilities - Front Entrance Public Safety (25581)	\$	(60,000.00)
Port of Los Angeles Police Headquarters - 9-1-1 Public Safety Answering Point (PSAP) System (25582)	\$	(33,000.00)
Liberty Hill Plaza - Change of Use Improvements (25583)	\$	(65,000.00)
Wilmington Waterfront Park Barbeque Grill Replacement (25584)	\$	(34,000.00)
B. 161 - HVAC Shop Re-Roof (25586)	\$	(90,000.00)
<b><i>Subtotal Projects Under \$100,000</i></b>	<b>\$</b>	<b><i>(724,500.00)</i></b>

***Balance as of August 28, 2019***

**\$ 7,864,500.00**