



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE:** MARCH 6, 2020

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

**SUBJECT:** MARCH 2020 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its March meeting. On March 4, 2020, the PDC met to consider nine 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) and Unallocated CIP Fund Report FY 2019/2020 (Transmittal 2).

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

- 1) Schedule change – Two items were submitted and approved.
- 2) Budget/Schedule change – Four 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:

- 24 PDC-approved project totaling \$7,891,000
- 29 projects under \$100,000 totaling \$1,670,995

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.

Handwritten signature in blue ink that reads "Mark Bleavin". To the right of the signature, the letters "Fok" are written in a smaller, darker blue ink.

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: March 2020 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2019/2020

AVG/mz

**BUDGET CHANGE**

**SUBJECT** ORIGINAL PROJECT COST \$95,000

**BERTHS 302-305 TERMINAL WAY TRANSPORTATION IMPROVEMENTS PROJECT - COST INCREASE**

**SUMMARY**

Staff requests approval to increase the project cost for the Berths 302-305 Terminal Way Transportation Improvements Project.

The Engineering Division recommends increasing the budget from \$95,000 to \$165,000 to account for higher than anticipated costs through the Site Improvements Contract and additional in-house labor.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT** ORIGINAL PROJECT COST \$320,000

**BERTH 95 - CATALINA CHANNEL EXPRESS - PARKING IMPROVEMENTS - COST INCREASE**

**SUMMARY**

Staff requests approval to increase the project cost for the Berth 95 – Catalina Channel Express Parking Improvements project.

The Engineering Division recommends increasing the budget from \$320,000 to \$390,000 to account for higher than anticipated costs through the Site Improvements Contract and additional in-house labor.

**PDC ACTION** Approved

**COMMENT** No comment.

**BUDGET CHANGE, SCHEDULE CHANGE**

**SUBJECT**

**ORIGINAL PROJECT COST** \$6,000,000

**SAN PEDRO WATERFRONT - HARBOR BOULEVARD FROM MINER TO SP SLIP ROADWAY IMPROVEMENTS - BUDGET AND SCHEDULE CHANGES - BUDGET AND SCHEDULE CHANGES**

**SUMMARY**

Staff requests approval to increase the cost and extend the schedule for the San Pedro Waterfront – Harbor Boulevard from Miner Street to SP Slip Roadway Improvements project.

The Engineering Division recommends increasing the budget from \$6,000,000 to \$8,900,000 to account for construction bids received for the contract work, including removal of a 36" oil line, increased labor charges, and an increased contingency to the contract award amount. The 36' oil line removal is not part of the original scope of work. The Engineering Division recommends adding three additional months to the schedule.

The total project cost is \$8,900,000 and the project will be completed by June 15, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$420,000

**LIBERTY HILL PLAZA PARKING LOT ACCESS CONTROL SYSTEM - BUDGET AND SCHEDULE CHANGES**

**SUMMARY**

Staff requests approval to increase the budget and revise the schedule for the Liberty Hill Plaza Parking Lot Access Control System Project.

The Engineering Division recommends increasing the budget from \$420,000 to \$615,000 due to increase in parking equipment costs and higher unit costs increase for electrical items.

The Engineering Division recommends adding five months to the schedule to allow for delays resulting from long lead-time for delivery of parking equipment.

If approved by PDC, the revised project budget would be \$615,000 and the project construction would be completed by August 31, 2020.

**PDC ACTION** Approved

**COMMENT** No comment.

**NEW PROJECT**

**SUBJECT****ORIGINAL PROJECT COST** \$2,140,000**FY 2020-21 C&M DEFERRED MAINTENANCE CIP PROJECTS – NEW PROJECTS****SUMMARY**

The Construction & Maintenance Division (C&M) requests \$2,140,000 in Fiscal Year (FY) 2020-2021 Capital Improvement Program (CIP) funding for five major repair, remodel, and upgrade projects throughout the Port that largely have been deferred for years due to budgetary limitations. C&M has identified over 24 deferred maintenance projects currently valued at approximately \$26 million that needs attention. In coordination with the Engineering, Cargo & Industrial Real Estate, and Waterfront & Commercial Real Estate Divisions, five projects were identified for initiation and completion next fiscal year (see the attached list). Projects may be added or removed from the C&M deferred maintenance program due to changing priorities and circumstances as the FY proceeds.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$40,489,162**FENIX CONTAINER TERMINAL INTERMODAL RAILYARD EXPANSION AND MODERNIZATION PROJECT – BERTHS 302-305 – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to expand the existing Berths 302-305 on-dock railyard with five new tracks (approximately 15,000 linear feet). The capacity of the existing Fenix on-dock railyard is projected to be reached by 2022. This project will increase the railyard capacity by a projected 520,000 TEUs.

The total project cost is \$40,489,162 and the project will be completed by October 1, 2023.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$208,000**22ND STREET ILLUMINATED CROSSWALK SAFETY IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to improve pedestrian safety of two crosswalks along 22nd Street between Via Cabrillo Marina and Dave Arian Way/Miner Street.

The proposed work includes installing new flashing beacon systems and in-road pavement lights to alert the vehicular traffic of pedestrian crossings at two existing midblock crosswalks. The work also includes restriping the existing midblock crosswalks.

The total project cost is \$208,000 and the project will be completed by May 31, 2021.

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

**SUBJECT**

**ORIGINAL PROJECT COST \$4,000,000**

**SAN PEDRO WATERFRONT - 34.5KV ELECTRIC UTILITY SERVICE - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the San Pedro Waterfront 34.5KV Electric Utility Service design schedule by six months with no increase to the budget, and no change to the construction completion date.

The Engineering Division recommends adding six months to the design schedule to allow for delays resulting from the Developer not finalizing the power distribution system until January 27, 2020, which delayed Los Angeles Department of Water & Power (LADWP) design work. Staff anticipates that LADWP will complete their design work within six months. LADWP construction will take approximately nine months, and the LADWP in-service date will be approximately April 2021. Based on LADWP's anticipated schedule, the requested schedule change will not adversely affect the Developer's Grand Opening Date of September 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST \$313,200**

**BADGER AVENUE BRIDGE - MITER JOINTS PURCHASE - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the schedule for the purchase of miter joints for the Badger Avenue Bridge by nine additional months with no additional increase in the budget.

The Construction & Maintenance Division (C&M) recommends adding nine additional months to the schedule to allow for delays in manufacturing the joints.

**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



Marla Bleavins  
Finance & Administration

**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)	\$	-
22nd Street Illuminated Crosswalk Safety Improvements (_____)	\$	(10,000)
Fenix Container Terminal Intermodal Railyard Expansion and Modernization (_____)	\$	(140,000)
<b><i>Subtotal PDC Approved Projects</i></b>	<b>\$</b>	<b><i>(7,891,000)</i></b>

**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)
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)

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

**(Budget set in February)**

**\$ 14,000,000**

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)

***Subtotal Projects Under \$100,000* \$ (1,670,995)**

***Balance as of February 26, 2020***

**\$ 4,438,005**