



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

Item #1

DATE: SEPTEMBER 11, 2015
TO: AUDIT COMMITTEE OF THE BOARD OF HARBOR COMMISSIONERS
SUBJECT: CAPITAL IMPROVEMENT PROGRAM REPORT

The following items are transmitted to the Audit Committee:

1. Fiscal Year 2015/2016 CIP Budget to Actual Expenditure Report Expenditures– This document compares Fiscal Year 2015/2016 CIP budget to actual expenditures through July 2015.
2. CIP Status Report – This document lists current CIP projects, project status, design and construction finish dates, budget, budget and schedule trends, project budget spent to date, percent of project budget spent to date, and comments.


EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: Fiscal Year 2015/2016 CIP Budget to Actual Expenditure Report

Transmittal 2: CIP Status Report (Actuals thru July 2015)

Author: D. Walsh, Engineering




Fiscal Year 2015/2016 CIP Budget to Actual Expenditure Report

	<u>Budget</u>		<u>Actuals Thru July 2015</u>	<u>Percentage Spent</u>
<u>In-House Labor</u>				
Engineering	\$ 6,958,225	\$	470,830	6.8%
Construction	\$ 7,417,769	\$	642,047	8.7%
Environmental	\$ 490,844	\$	16,612	3.4%
Const. and Maint.	\$ 1,820,359	\$	81,266	4.5%
<u>Consultants</u>				
Design Services	\$ 10,548,657	\$	315,378	3.0%
Env. Services	\$ 6,992,609	\$	-	0.0%
Construction Mgmt.	\$ 10,370,116	\$	283,790	2.7%
Misc. Prof Services	\$ 557,058	\$	-	0.0%
<u>Construction</u>	\$ 125,639,599	\$	23,222	0.0%
<u>Miscellaneous</u>				
Materials/Equipment	\$ 5,406,979	\$	47,180	0.9%
Other	\$ 22,634,489	\$	395,315	1.7%
<u>Grand Total</u>	\$ 198,836,704	\$	2,275,640	1.1%
			Time Elapsed	8.3%




Summary of Audit Committee Status Report

Total No. of CIP Projects	117
Total Value of CIP Projects	\$1,335,761,317

Schedule

Number of projects on schedule	99		85%
Number of projects at risk of falling behind schedule	6		5%
Number of projects behind schedule	12		10%
Total dollar value of projects on schedule	\$1,038,317,491		
Percent of total dollar value on schedule	78%		

Budget

Number of projects on budget	115		98%
Number of projects which may exceed budget	0		0%
Number of projects requiring budget adjustment	2		2%
Total dollar value of projects on budget	\$1,334,646,092		
Percent of total dollar value on budget	100%		

The Engineering Division is currently tracking a total of 117 active Capital projects representing just over \$1.33B in total project value. From a budget perspective, 115 of these projects, or roughly 98% of all projects, are currently tracking on budget.

The 2 projects that are either over budget or at risk of being over budget are:

- 1) The Port Pilot Station Backup Generator and Electrical System Upgrade which may require additional service equipment upgrade at the request of DWP;
- 2) The Cabrillo Beach Eel Grass Mitigation Site. Contractor quote exceeded estimate and is under evaluation;

From a schedule tracking perspective, projects at risk of falling behind schedule include:

- 1) Six projects in the MOTEMS Program that are currently working through the lease/permit extension process and staff has decided not to advance the projects until the Board of Harbor Commissioners approve the new permits;

Projects that are behind schedule include:

- 1) Three projects for the B. 121-131 (Yang Ming) Terminal Improvements are under re-evaluation of the projects alignment with the Business Development Plan; and also there are new scope elements under consideration for the EIR/EIS;
- 2) The Berth 302-305 Fender Replacement project is delayed due to a backorder on materials;
- 3) The Cabrillo Beach Eel Grass Mitigation Site project is under evaluation and has been deferred to next fiscal year;
- 4) Four projects in the SNAP Program that are delayed due to a re-evaluation of the space needs of the HAB Building;

- 5) The Port Pilot Station Backup Generator and Electrical System Upgrade is on hold pending Port Pilot facility study results which is expected by the end of this calendar year;
- 6) The 2nd & 5th Floor Kitchen Remodal is delayed a few months pending delivery of vendor supplied cabinetry;
- 7) The Badger Avenue Bridge Rehabilitation is delayed a few months to address Coast Guard Permit Requirements.

Audit Committee Status Report

Actuals Thru: July 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
I. Terminals											
Berth 90-93 - World Cruise Center											
1. B. 93 - Cruise Terminal - Customs and Border Protection Improvements (2525300)	Design	06/30/16	80%	02/28/18	0%	✓	\$2,740,000	\$142,542	5%	✓	
2. B. 91-93 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2527300)	Design	09/25/15	60%	06/26/17	0%	✓	\$12,890,000	\$226,146	2%	✓	
3. B. 91-92 - Replacement of Elevator No. 1 (2528400)	Construction		N/A	06/30/16	5%	✓	\$96,600	\$7,433	8%	✓	
4. B. 93 - Replacement of Elevator No. 1 (2528600)	Construction		N/A	06/30/16	5%	✓	\$90,000	\$17,914	20%	✓	
5. B. 93 - Replacement of Elevator No. 6 (2528700)	Bid and Award		N/A	06/30/16	0%	✓	\$200,000	\$0	0%	✓	
6. B. 93 - Cruise Terminal Water Line Replacement (2529700)	Construction		N/A	09/30/15	85%	✓	\$750,000	\$543,508	72%	✓	
7. B. 93 - Elevator No. 4 Modernization (2534600)	Bid and Award		N/A	06/24/16	0%	✓	\$200,000	\$0	0%	✓	
8. B. 90-93 Cruise Terminal - Conceptual Planning and Preliminary Engineering (2535200)	Construction		N/A	09/09/15	90%	✓	\$95,000	\$0	0%	✓	
9. B. 53-55 - Cruise Ship Fendering Improvements (2535600)	Construction	06/10/15	100%	10/02/15	1%	✓	\$269,722	\$37,177	14%	✓	
BERTH 90-93 - WORLD CRUISE CENTER TOTAL							\$17,331,322	\$974,719	6%		
Berth 100-102 - China Shipping Container Terminal											
1. B. 100-102 - Marine Operations Building (2454300)	Bid and Award	08/31/14	100%	04/30/17	0%	✓	\$13,800,000	\$2,085,944	15%	✓	
2. B. 100-102 - Crane Maintenance Building (2502600)	Bid and Award	08/31/14	100%	04/30/17	0%	✓	\$5,700,000	\$603,934	11%	✓	
OTHER TOTAL							\$19,500,000	\$2,689,877	14%		
BERTH 100-102 - CHINA SHIPPING CONTAINER TERMINAL TOTAL							\$19,500,000	\$2,689,877	14%		
Berth 121-131 - Yang Ming Container Terminal											
1. Phase I & II											
1. B. 121-131 - Wharf Upgrades (2449000)	Design	04/10/16	5%	04/10/18	0%	✗	\$106,700,000	\$2,422,803	2%	✓	
2. B. 121-131 - West Basin Intermodal Container Transfer Facility (WBICTF) Expansion (2481000)	Hold	04/10/16	0%	04/10/18	0%	✗	\$11,100,000	\$434,548	4%	✓	
4. B. 121-131 - Terminal Redevelopment - Planning and Environmental (2523200)	Environmental		N/A	04/15/16	40%	✗	\$3,200,000	\$953,800	30%	✓	

Audit Committee Status Report

Actuals Thru: July 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
5. B. 121 - Yang Ming Administration Building Re-roof (2528800)	Bid and Award		N/A	06/30/16	0%	✓	\$255,000	\$3,542	1%	✓	
6. B. 121-126 - Electrical Upgrades - Vacuum Breakers (2533600)	Bid and Award		N/A	06/24/16	0%	✓	\$550,000	\$2,437	0%	✓	
PHASE I & II TOTAL							\$121,805,000	\$3,817,130	3%		
<i>BERTH 121-131 - YANG MING CONTAINER TERMINAL TOTAL</i>							\$121,805,000	\$3,817,130	3%		
Berth 135-147 - TRAPAC Container Terminal											
2. B. 142-143 - Backland Improvements - Phases 2-4 (2449800)	Construction	09/09/13	100%	03/22/17	46%	✓	\$143,422,405	\$68,725,431	48%	✓	
3. B. 142-147 - ICTF (2455100)	Construction	09/08/13	100%	02/02/16	65%	✓	\$85,865,560	\$44,954,907	52%	✓	
4. RB 136-139 - Terminal Buildings & Main Gate (2458500)	Construction	08/22/12	100%	11/20/15	95%	✓	\$80,000,000	\$68,341,713	85%	✓	
6. B. 134-135 - Backland Expansion (5-acre) (2513800)	Design	01/27/16	80%	04/21/17	0%	✓	\$10,753,500	\$262,922	2%	✓	
8. B. 142 - Crane Maintenance Building (2517700)	Bid and Award	01/31/15	100%	08/02/17	0%	✓	\$9,480,302	\$656,695	7%	✓	
<i>BERTH 135-147 - TRAPAC CONTAINER TERMINAL TOTAL</i>							\$329,521,767	\$182,941,668	56%		
Berth 212-224 - YTI Container Terminal											
3. B. 214 - 220 - Redevelopment (2519800)	Construction	03/25/15	100%	05/12/17	1%	✓	\$49,575,140	\$4,002,466	8%	✓	
4. B. 214-220 - Alternative Maritime Power (AMP) Improvements (2532500)	Construction	03/25/15	100%	05/12/17	1%	✓	\$7,705,140	\$14,989	0%	✓	
5. B. 212-224 - Intermodal Container Transfer Facility (ICTF) Expansion (2533300)	Design	04/29/16	80%	10/02/17	0%	✓	\$6,455,400	\$49,722	1%	✓	
6. B. 214-220 - 480V Main Breakers Replacement (2533500)	Bid and Award	02/12/15	100%	05/12/17	0%	✓	\$1,500,000	\$6,199	0%	✓	
7. B. 212 - Underground Valves Replacement (2534300)	Bid and Award		N/A	06/30/16	0%	✓	\$81,820	\$0	0%	✓	
<i>BERTH 212-224 - YTI CONTAINER TERMINAL TOTAL</i>							\$65,317,500	\$4,073,375	6%		
Berth 222-236 - Development											
2. B. 226-236 - Leak Detection And Warning System (2519400)	Construction	03/24/14	100%	06/12/16	10%	✓	\$300,000	\$151,728	51%	✓	
3. B. 226-236 - Terminal Improvements - Planning and Environmental (2524200)	Environmental		N/A	07/01/16	30%	✓	\$3,360,000	\$923,249	27%	✓	

Audit Committee Status Report

Actuals Thru: July 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
5. B. 228-230 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2529400)	Design	06/10/16	30%	12/10/18	0%	✔	\$7,000,000	\$20,460	0%	✔	
6. B. 226-236 Terminal Improvements - Wharf and Backlands (2531200)	Design	08/05/16	40%	02/04/19	0%	✔	\$36,110,035	\$40,666	0%	✔	
BERTH 222-236 - DEVELOPMENT TOTAL							\$46,770,035	\$1,136,104	2%		
Berth 300-306 - Development											
1. RB 301-305 - Buildings, Gates, and Backland Development (2489000)	Hold	08/04/17	2%	01/21/20	0%	✔	\$30,000,000	\$617,429	2%	✔	
2. B. 306 - Wharf and Backland Development (2489100)	Design	02/01/17	25%	01/21/20	0%	✔	\$163,000,000	\$489,725	0%	✔	
4. B. 306 - Alternative Maritime Power (AMP) (2506800)	Design	02/01/17	45%	01/31/20	0%	✔	\$9,090,000	\$38,027	0%	✔	
5. B. 302-305 - Fender Replacement (2527900)	Construction		N/A	08/23/15	70%	✘	\$367,400	\$72,875	20%	✔	
6. B. 300 - Fire Life Safety System Replacement (2533800)	Construction		N/A	02/29/16	10%	✔	\$1,131,459	\$3,182	0%	✔	
7. B. 300 - Rail Yard Equipment Replacement (2536100)	Bid and Award		N/A	06/30/16	0%	✔	\$50,000	\$0	0%	✔	
BERTH 300-306 - DEVELOPMENT TOTAL							\$203,638,859	\$1,221,238	1%		
Berth 400-409 - Development											
2. Pier 400 - Pavement Replacement (2521800)	Construction	03/19/14	100%	12/31/15	40%	✔	\$700,000	\$210,576	30%	✔	
3. B. 402-403 - Expansion Joint Repaving (2536300)	Design	09/14/15	50%	11/09/15	0%	✔	\$68,000	\$0	0%	✔	
BERTH 400-409 - DEVELOPMENT TOTAL							\$768,000	\$210,576	27%		
Motems											
1. B. 238 - MOTEMS- ExxonMobil (2489900)	Planning	05/02/16	0%	09/25/17	0%	⚠	\$25,675,000	\$2,284,723	9%	✔	
2. B. 167-169 - MOTEMS- Shell (2493600)	Design	09/04/15	40%	01/27/17	0%	⚠	\$22,540,338	\$2,632,353	12%	✔	
3. B. 163 - MOTEMS- NuStar (2493700)	Planning	12/23/16	0%	05/18/18	0%	⚠	\$23,976,000	\$1,317,223	5%	✔	
4. B. 148-151 - MOTEMS- Phillips 66 (2493800)	Planning	02/13/17	0%	07/09/18	0%	⚠	\$24,626,142	\$1,977,994	8%	✔	
5. B. 164 - MOTEMS - Valero (2493900)	Environmental	05/30/16	0%	10/23/17	0%	⚠	\$11,225,000	\$1,381,475	12%	✔	
6. B. 187-191 - MOTEMS- Vopak (2494000)	Planning	02/16/17	0%	01/10/19	0%	⚠	\$61,561,271	\$2,722,056	4%	✔	

Audit Committee Status Report

Actuals Thru: July 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
8. B. 163 - MOTEMS Repairs - Nustar (2524400)	Construction	05/31/14	100%	08/09/16	50%	✔	\$850,000	\$382,693	45%	✔	
9. B. 164 - MOTEMS Repairs - Valero (2524500)	Construction	05/31/14	100%	08/09/16	50%	✔	\$960,000	\$91,475	10%	✔	
10. B. 187-190 - MOTEMS Repairs (2524600)	Hold	03/03/15	0%	03/03/16	0%	✔	\$3,575,000	\$375	0%	✔	
MOTEMS TOTAL							\$174,988,751	\$12,790,367	7%		
Miscellaneous Terminal Improvements											
2. B. 196-199 & 200A - Wharf Rehabilitation (2516600)	Design	11/10/15	95%	09/11/17	0%	✔	\$12,311,500	\$1,549,289	13%	✔	
4. B. 179-180 - Warehouse Re-roof (2529000)	Bid and Award		N/A	06/30/16	0%	✔	\$550,000	\$9,871	2%	✔	
6. B. 194 - Sea Wall Improvements (2530100)	Construction		N/A	09/30/15	75%	✔	\$200,000	\$925	0%	✔	
9. B. 153-155 - Sewer Line Replacement (2535900)	Construction		N/A	04/30/16	5%	✔	\$125,000	\$773	1%	✔	
MISCELLANEOUS TERMINAL IMPROVEMENTS TOTAL							\$13,186,500	\$1,560,859	12%		
TERMINALS TOTAL							\$992,827,734	\$211,415,914	21%		
II. Transportation											
Transportation Improvements											
3. I-110/SR 47 Connector Improvement (2466100)	Construction	06/19/13	100%	06/26/16	50%	✔	\$21,000,000	\$10,568,335	50%	✔	
4. John S. Gibson Intersection & NB I-110 Ramp Access Improvements (2469900)	Construction	06/19/13	100%	06/26/16	50%	✔	\$32,100,000	\$17,606,999	55%	✔	
5. C Street/I-110 Access Ramp Improvements (2485200)	Construction	07/31/13	100%	01/05/17	55%	✔	\$51,000,000	\$21,842,127	43%	✔	
7. B. 200 - Rail Yard Track Connections (2513000)	Construction	12/12/12	100%	04/30/17	90%	✔	\$25,000,000	\$21,706,744	87%	✔	
8. Avalon and Fries Street Closures Environmental Assessment (2516700)	Hold		N/A	12/31/14	60%	✔	\$575,172	\$432,346	75%	✔	
10. At-Grade Rail Crossing Protection System for Anaheim St. Rail Crossing of McFarland Lead Track (2524100)	Bid and Award	08/31/15	100%	12/31/16	0%	✔	\$288,623	\$125,952	44%	✔	
13. SCIG Bridge and Road Review (2532200)	Design	06/30/16	65%		N/A	✔	\$199,910	\$26,195	13%	✔	
14. State Route 47/Vincent Thomas Bridge & Front St./Harbor Blvd Interchange Reconfiguration - Study Reports (2533400)	Design	02/28/17	3%		N/A	✔	\$1,500,000	\$0	0%	✔	
TRANSPORTATION IMPROVEMENTS TOTAL							\$131,663,705	\$72,308,697	55%		

Audit Committee Status Report

Actuals Thru: July 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
TRANSPORTATION TOTAL							\$131,663,705	\$72,308,697	55%		
III. Security											
Homeland Security											
2. IT Cyber Security Improvements - Phase II (2526000)	Completed	09/01/14	N/A	08/31/15	100%	✓	\$2,464,000	\$2,059,384	84%	✓	Project Completed
HOMELAND SECURITY TOTAL							\$2,464,000	\$2,059,384	84%		
SECURITY TOTAL							\$2,464,000	\$2,059,384	84%		
IV. Public Access/Environmental Enhancements											
Port-Wide Public Enhancements											
1. Front Street Beautification (2504700)	Construction	08/31/15	100%	07/31/17	5%	✓	\$6,850,000	\$1,178,929	17%	✓	
PORT-WIDE PUBLIC ENHANCEMENTS TOTAL							\$6,850,000	\$1,178,929	17%		
Los Angeles Waterfront											
6. San Pedro Waterfront - B. 57 - Wharf Retrofit and Signal Street Improvements (2500600)	Design	04/02/17	12%	03/29/19	0%	✓	\$58,216,476	\$2,662,181	5%	✓	
9. San Pedro Waterfront - Sampson Way Roadway Improvements - 7th Street & Harbor Blvd. Intersection (2509400)	Design	10/22/15	40%	09/12/17	0%	✓	\$13,600,000	\$1,249,682	9%	✓	
17. San Pedro Waterfront - B. 57 - AltaSea Environmental Assessment (2531800)	Environmental		N/A	06/30/16	5%	✓	\$1,000,000	\$42,840	4%	✓	
18. San Pedro Waterfront - Ports O' Call Promenade and Town Square (2532100)	Design	12/31/16	5%	12/31/18	0%	✓	\$32,900,000	\$62,865	0%	✓	
19. San Pedro Waterfront - Paid Parking for Ports O'Call Village and Bluff Parking Lot (2532300)	Hold	03/31/16	0%	06/30/17	0%	✓	\$5,700,000	\$4,069	0%	✓	
20. B. 80 - Fisherman Seafood Building Demolition (2535500)	Design	09/15/15	75%	02/15/16	0%	✓	\$275,000	\$7,252	3%	✓	
21. San Pedro Waterfront - Downtown Harbor - Dedication Plaque (2536200)	Design	01/30/16	1%	05/29/16	0%	✓	\$25,000	\$0	0%	✓	
SAN PEDRO WATERFRONT TOTAL							\$111,716,476	\$4,028,890	4%		
2. Wilmington Waterfront Development											
3. Wilmington Waterfront Park Street Vacations (2525600)	Design	07/02/16	59%		N/A	✓	\$140,000	\$80,917	58%	✓	
4. Wilmington Waterfront Park Slope Improvements (2532600)	Design	09/15/15	75%	06/30/16	0%	✓	\$260,000	\$1,779	1%	✓	

Audit Committee Status Report

Actuals Thru: July 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
5. Wilmington Waterfront Promenade (2533000)	Design	06/30/17	3%	12/31/20	0%	✓	\$52,200,000	\$31,338	0%	✓	
6. B. 184-185 - Catalina Freight Demolition (2533100)	Design	12/31/15	1%	09/30/17	0%	✓	\$500,000	\$0	0%	✓	
7. Banning's Landing - Building Upgrades (2535000)	Bid and Award		N/A	06/24/16	0%	✓	\$20,000	\$0	0%	✓	
WILMINGTON WATERFRONT DEVELOPMENT TOTAL							\$53,120,000	\$114,034	0%		
LOS ANGELES WATERFRONT TOTAL							\$164,836,476	\$4,142,924	3%		
Environmental Enhancements											
2. 2013 Biological Surveys of Los Angeles and Long Beach Harbors (2518700)	Environmental	02/08/13	N/A	02/28/16	80%	✓	\$548,580	\$432,753	79%	✓	
3. Pier 300/Seaplane Lagoon - Eelgrass Mitigation Site - Preliminary Design and Planning (2525700)	Hold	12/31/15	2%		N/A	✓	\$400,000	\$8,325	2%	✓	
4. Cabrillo Beach Eelgrass Mitigation Site (2527200)	Hold	09/30/14	100%	05/15/15	0%	✗	\$654,725	\$91,031	14%	✗	
6. DWP Recycled Water Line - San Pedro (2532700)	Hold	09/01/18	0%	03/01/21	0%	✓	\$10,000,000	\$0	0%	✓	
ENVIRONMENTAL ENHANCEMENTS TOTAL							\$11,603,305	\$532,109	5%		
PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS TOTAL							\$183,289,781	\$5,853,961	3%		
V. Maritime Services											
Harbor Department Facilities											
1. B. 161 - Marine Ways Modifications (2486100)	Design	12/31/15	90%	04/30/17	0%	✓	\$2,020,000	\$340,261	17%	✓	
3. Harbor Administration Building - 3rd, 4th, and 5th Floor Restrooms (2509200)	Construction	05/27/14	100%	10/30/15	80%	✓	\$870,000	\$650,476	75%	✓	
4. Harbor Administration Building - HVAC Replacement (2509600)	Design	03/28/16	80%	09/30/17	0%	✓	\$5,100,000	\$398,187	8%	✓	
6. B. 68 - Port Pilot Station Dispatch Center Window Replacement (2517300)	Bid and Award	07/30/15	100%	06/30/16	0%	✓	\$165,000	\$65,439	40%	✓	
7. Harbor Administration Building - 4th Floor Furniture Purchase (2517900)	Hold	12/31/14	10%	12/31/16	0%	✗	\$1,975,250	\$71,638	4%	✓	
8. Harbor Administration Building - 1st Floor and Mail Room Furniture (2518000)	Hold	12/31/14	10%	12/31/16	0%	✗	\$221,000	\$30,490	14%	✓	
9. Harbor Administration Building - 2nd Floor Information Technology Furniture (2518100)	Hold	12/31/14	10%	12/31/16	0%	✗	\$221,000	\$17,322	8%	✓	
10. Harbor Administration Building - 3rd Floor Furniture Removal & Installation (2518200)	Hold	12/31/14	30%	12/31/16	0%	✗	\$1,065,000	\$79,261	7%	✓	

Audit Committee Status Report

Actuals Thru: July 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
11. Harbor Administration Building - Light Fixture Upgrade - 1st & 2nd Floors (2521900)	Construction	05/31/14	100%	10/30/15	65%	✔	\$488,000	\$255,519	52%	✔	
12. B. 161 C&M - Carpenter's Shop Remodel - Design Only (2522900)	Design	09/30/15	80%		N/A	✔	\$226,286	\$104,063	46%	✔	
14. B. 68 - Port Pilot Station Back Up Generator and Electrical Upgarde (2524300)	Hold	07/02/14	15%	02/02/15	0%	✘	\$460,500	\$26,744	6%	✘	
15. B. 68 - Port Pilot Station Portable Buildings Replacement (2526100)	Construction		N/A	07/31/16	5%	✔	\$500,000	\$69,903	14%	✔	
16. Harbor Administration Building - Drain Mainlines Replacement (2526900)	Construction	06/23/14	100%	09/30/15	90%	✔	\$1,350,000	\$1,029,477	76%	✔	
17. Harbor Administration Building - 2nd Floor & 5th Floor Kitchen Remodel (2527500)	Construction	02/28/15	100%	08/23/15	5%	✘	\$160,000	\$52,779	33%	✔	
22. B. 161 - Boat Maintenance Cradle Modifications (2530600)	Bid and Award		N/A	06/30/16	0%	✔	\$370,000	\$0	0%	✔	
23. B. 161 - Electrical Equipment Retrofit (2530800)	Completed		N/A	06/23/15	100%	✔	\$135,000	\$44,871	33%	✔	project completed
25. 338 Cannery Street - Administration Building AC Replacement (2531900)	Bid and Award	04/15/15	100%	05/31/16	0%	✔	\$100,000	\$43,329	43%	✔	
26. B. 161 - Electrical Equipment Retrofit - Phase 2 (2532000)	Construction		N/A	12/01/15	25%	✔	\$70,000	\$3,393	5%	✔	
27. Klein Billing and Port Pilot Systems Enhancement (2532400)	Construction		N/A	03/31/18	1%	✔	\$680,800	\$0	0%	✔	
28. Web-Based Construction Management System (2532900)	Bid and Award		N/A	03/31/16	0%	✔	\$150,000	\$0	0%	✔	
29. B. 161 - Repave Yard and Remove Rail (2533700)	Bid and Award		N/A	06/24/16	0%	✔	\$168,000	\$4,431	3%	✔	
30. B. 73C - Restroom Re-Roof (2534000)	Construction		N/A	04/05/16	10%	✔	\$17,936	\$0	0%	✔	
31. B. 73X - Restroom Re-Roof (2534100)	Bid and Award		N/A	04/12/16	0%	✔	\$17,936	\$0	0%	✔	
32. Liberty Hill Plaza - Replacement of all Doors (2534200)	Bid and Award		N/A	06/24/16	0%	✔	\$85,000	\$0	0%	✔	
33. B. 161 - Boat Shop Dust Filtration System (2534800)	Bid and Award		N/A	06/24/16	0%	✔	\$36,000	\$0	0%	✔	
34. Harbor Administration Building - Elevator Gearbox Replacement (2535100)	Bid and Award		N/A	06/24/16	0%	✔	\$145,000	\$0	0%	✔	
35. B. 161 - Marine Ways Bridge Crane Electrical Infrastructure (2535800)	Bid and Award		N/A	06/23/16	0%	✔	\$74,000	\$0	0%	✔	
36. B. 161 - Replacement of Under Wharf Waterline (2536000)	Construction		N/A	06/30/16	1%	✔	\$25,000	\$0	0%	✔	
37. Harbor Administration Building - Master Planning (2536500)	Planning	01/31/16	0%		N/A	✔	\$50,000	\$0	0%	✔	
HARBOR DEPARTMENT FACILITIES TOTAL							\$16,946,708	\$3,287,585	19%		

Audit Committee Status Report

Actuals Thru: July 2015

Project Title	Project Status	Design Finish	Percent Design Complete	Construction Finish	Percent Constr. Complete	Schedule Trend	Projected Cost	Spent To Date	Percent Spent To Date	Budget Trend	Comments
Miscellaneous Projects											
3. Badger Avenue Bridge Rehabilitation (2525000)	Design	08/31/15	90%	09/30/16	0%	✘	\$1,715,200	\$265,454	15%	✔	
4. B. 84 - Maritime Museum Wharf Rehabilitation (2526200)	Design	12/31/15	72%	06/30/17	0%	✔	\$3,900,000	\$92,792	2%	✔	
6. Liberty Hill Plaza HVAC System Upgrade (2528300)	Construction		N/A	11/23/15	5%	✔	\$210,000	\$1,246	1%	✔	
7. 300 Water Street - Office Building Re-Roof (2528900)	Hold		N/A	06/24/15	1%	✔	\$231,500	\$0	0%	✔	
8. Ports O'Call - American Disability Act Compliant Restrooms (2531700)	Construction	08/30/15	100%	03/31/16	5%	✔	\$841,240	\$26,804	3%	✔	
9. B. 73-93 - Pipeline Support Hangers Replacement (2534400)	Bid and Award		N/A	06/24/16	0%	✔	\$189,755	\$0	0%	✔	
10. 2001 John S. Gibson Blvd. - Fire Life Safety System Replacement (2534500)	Bid and Award		N/A	06/24/16	0%	✔	\$331,694	\$0	0%	✔	
11. B. 68 - Wharf Upgrades and Deck Replacement (2534700)	Bid and Award		N/A	06/24/16	0%	✔	\$150,000	\$0	0%	✔	
12. B. 85 - Port Police Float System Replacement (2534900)	Bid and Award		N/A	06/24/16	0%	✔	\$630,000	\$0	0%	✔	
13. B. 95 - Catalina Channel Express - Waterside Improvements (2535400)	Bid and Award		N/A	12/31/15	0%	✔	\$280,000	\$0	0%	✔	
14. B. 95 - Catalina Channel Express - Environmental Clean-up (2535700)	Completed		N/A	08/20/15	100%	✔	\$90,000	\$0	0%	✔	Project Completed
MISCELLANEOUS PROJECTS TOTAL							\$8,569,389	\$386,297	5%		
MARITIME SERVICES TOTAL							\$25,516,097	\$3,673,882	\$0		
CIP TOTAL COST							\$1,335,761,317	\$295,311,838	22%		



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: August 21, 2015
TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE
SUBJECT: REPORT FROM PROJECT DEVELOPMENT COMMITTEE (PDC)

AUGUST 2015 PDC MEETING RESULTS

Attached for your review is the August 2015 PDC Report. This report highlights the actions taken by staff to initiate, review, and resolve items related to Harbor Department project schedules, scopes, and costs.

On August 5, 2015, the PDC met to consider four project items. Of those four items, one was schedule-related, three were budget-related, and none were new projects. Administrative reports related to work order and the unallocated budget line item were also reviewed. The Unallocated CIP Fund report and meeting minutes are attached for your review.

The following are the results of this meeting (detailed in Transmittal 1):

- 1) Schedule-related – One schedule-related item was submitted and was approved. Schedule shifts involve changes in cash flow without changing total project cost. The net effect of these changes was a slight reduction in anticipated FY 2015/2016 capital spending. No items require Board action.
- 2) Budget-related – Three budget-related items were submitted and four were approved.
- 3) New project related – No new projects were submitted this month.

The following summarizes the use of the Unallocated CIP Program Fund Report FY 2015/2016 (Transmittal 2).

The Board of Harbor Commissioners (Board) approved \$15,874,226 in the Fiscal Year 2015/2016 Capital Improvement Program budget for unallocated capital improvements. This budget is used to either begin new multi-year projects or fully fund projects within the current fiscal year. New projects \$100,000 or above are presented to and approved by the Project Development Committee (PDC). Projects under \$100,000 are reported to the PDC for discussion. Meeting minutes of the PDC are transmitted monthly to the Board for information.

Transmittal 2 lists the new projects that have utilized the Unallocated CIP budget for the current fiscal year to date. The following summarizes these new projects:

- 25 Deferred Maintenance projects for a total of \$5,383,600

- 7 new projects greater than \$100,000 for a total of \$3,225,846
- 3 new projects less than \$100,000 for a total of \$245,000

The balance of the Unallocated CIP budget as July 30, 2015 is \$7,019,780.

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, annual contracts for supplies and materials to name a few. All these are approved by the Board either as part of the annual budget approval process or multi-year contracts that have received separate Board approval.


EUGENE D. SEROKA
Executive Director

Attachment(s):

Transmittal 1: August 2015 PDC Pandect

Transmittal 2: Unallocated CIP Fund Reports for FY 2015/2016

AVG/tz

BUDGET CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$670,000**HARBOR ADMINISTRATION BUILDING: 3RD, 4TH AND 5TH FLOOR RESTROOMS REMODEL****SUMMARY**

Staff requests approval to increase the project budget to incorporate additional work from unforeseen conditions encountered during construction, and design revisions required to meet new American Disabilities Act (ADA) and Title 24 requirements by the Los Angeles Department of Building and Safety (LADBS).

No change to Construction Finish Date of October 31, 2015.

PDC ACTION Approved

COMMENT Mike Galvin proxy vote for Marketing and Customer Relations

SUBJECT**ORIGINAL PROJECT COST** \$250,000**BERTH 88 MOORING FENDER MODIFICATION****SUMMARY**

On March 18, 2014, the Project Development Committee approved the Berth 88 Mooring Fender Modification project. The work consists of strengthening the existing mooring fender system at Berth 88 to accommodate mooring loads from the Ex-lowa museum battleship. Construction and Maintenance (C&M) has agreed to perform the work since they have experienced personnel and equipment to drive steel pipe piles and install the mooring straps.

On January 22, 2015, a request for project extension was made from January 2015 to August 2015 and was subsequently approved by PDC. C&M completed the work on June 24, 2015, more than a month ahead of schedule. The original budget of \$250,000 has been exceeded, currently by an amount of \$45,885 since the completion of the project. Post-construction residual costs are still forthcoming. C&M has most recently confirmed that the work is done, that the majority of costs have been accounted for, and that little, if any, additional costs are expected.

The Engineering Division recommends increasing the budget by \$80,000 based on the revised cost estimate due to additional material and equipment use and associated labor support needs at the final stage of construction. The increased amount will cover unexpected surge costs from C&M, material and equipment use, and outside hires during the last stage of construction.

PDC ACTION Approved

COMMENT Mike Galvin proxy vote for Marketing and Customer Relations

SUBJECT

ORIGINAL PROJECT COST \$305,000

FISCAL YEAR 2015-16 C&M DEFERRED MAINTENANCE PROJECTS – FUNDING REALLOCATION REQUEST

SUMMARY

The Construction & Maintenance Division (C&M) is requesting changes to project funding within its deferred maintenance Capital Improvement Program (CIP) and Maintenance Improve Program (MIP) to address CIP Berth 93 elevator modernization project costs that exceed the initial planned budget. Overall FY 2015-16 funding for the combined C&M CIP and MIP deferred maintenance projects will not change.

PDC ACTION Approved

COMMENT Mike Galvin proxy vote for Marketing and Customer Relations

SCHEDULE CHANGE

SUBJECT

ORIGINAL PROJECT COST

REAR BERTHS 136-139 TERMINAL BUILDINGS AND MAIN GATE-SCHEDULE CHANGE

SUMMARY

The Rear Berths 136-139 Terminal Buildings and Main Gate project is part of the TraPac Container Terminal Expansion Program. The Board of Harbor Comissioners (Board) approved the Second Amendment to TraPac's Permit No. 881 and revised budget on September 19, 2013

Staff requests approval to revise the project schedule as follows:

Revise Construction Finish Date from July 10, 2015 to November 20, 2015.

Staff requests approval of the revised schedule to allow for the completion of the elevators in the Pedestrian Bridge, the pre-action system in the Yard Operations Building, and remaining paving around the two structures.

PDC ACTION Approved

COMMENT Mike Galvin proxy vote for Marketing and Customer Relations

- ADMINISTRATIVE ITEM** Add the financial model to the standing item reports.
- ACTION ITEM FOLLOW UP**
- WORK ORDER REPORT** REVIEWED
- UNALLOCATED BUDGET REPORT** REVIEWED
- ADDITIONAL DISCUSSION** Discussion on YTI loading track, no action taken.

Antonio V. Gioiello
Deputy Executive Director

Michael DiBernardo
Deputy Executive Director

Unallocated Capital Improvement Program Fund FY 15/16

(Budget set in April)

\$ 15,874,226.00

Deferred Maintenance Projects

Liberty Hill Plaza - HVAC System Upgrade (24283)	\$	(225,000.00)
B. 91-92 - Replacement of Elevator No. 1 (25284)	\$	(85,000.00)
B. 93 - Replacement of Elevator No. 1 (25286)	\$	(60,000.00)
B. 93 - Replacement of Elevator No. 6 (25287)	\$	(180,000.00)
B. 121 - Yang Ming Adm. Bldg. Re-roof (24288)	\$	(130,000.00)
B. 179-180 - Warehouse Re-roof (25290)	\$	(600,000.00)
B. 121-126 - Electrical Upgrade - Vacuum Breakers (25336)	\$	(550,000.00)
B. 161 - Repave Yard and Remove Rail (25337)	\$	(168,000.00)
B. 300 - Fire Life Safety Sytem Replacement (25338)	\$	(1,131,459.00)
B. 161 - Warehouse Roof Improvement (25339)	\$	(140,975.00)
B. 73C - Restroom Re-roof (25340)	\$	(17,936.00)
B. 73X - Restroom Re-roof (25341)	\$	(17,936.00)
Liberty Hill Plaza - Replacement of all Doors (25342)	\$	(85,000.00)
B. 212 - Underground Valves Replacement (25343)	\$	(81,820.00)
B. 73-93 - Replacement of Pipeline Hangers (25344)	\$	(323,780.00)
2001 John s. Gibson Blvd. - Fire Life Safety System Replacement (25345)	\$	(331,694.00)
B. 68 - Wharf Upgrade and Deck Replacement (25347)	\$	(150,000.00)
B. 161 - Boat Shop Dust Filtration System (25348)	\$	(36,000.00)
B. 84 - Marina Improvements (25349)	\$	(630,000.00)
Bannings Landing - Building Upgrade (25350)	\$	(20,000.00)
Harbor Administration Bldg - Elevator Gearbox Replacement (25351)	\$	(145,000.00)
B. 161 - Marine Ways Bridge Crane Electrical Infrastructure (25358)	\$	(7,400.00) 74,000
B. 153-155 - Sewer Line Replacement (25359)	\$	(125,000.00)
B. 161 - Replacement of Under Wharf Waterline (25360)	\$	(25,000.00)
B. 300 - Rail Yard Equipment Replacement (25361)	\$	(50,000.00)
Subtotal Deferred Maintenance Projects	\$	(5,317,000.00) 5,383,600

PDC Approved Projects

Ports O' Call Improvement - Fisherman Seafood Bldg Demolition (25355)	\$	(270,000.00)
Catalina Channel Express - Waterside Imps. (25354)	\$	(280,000.00)
At Grade "Quiet Zone" Rail Crossing Protection... (25241)	\$	(119,000.00)
B. 53-55 - Cruise Ship Fendering Improvements (25356)	\$	(260,000.00)
B. 226-232 Everport Pavement Resurfacing and Striping (25277)	\$	(1,596,846.00)
B. 196-199 Wharf Rehabilitation (25166)	\$	(500,000.00)
HAB - 3rd, 4th & 5th Floor Restrooms (25092)	\$	(200,000.00)
Subtotal PDC Approved Projects	\$	(3,225,846.00)

Projects Under \$100,000

B. 90-93 Cruise Terminal - Conceptual Planning & Preliminary Engineering (25352)	\$	(95,000.00)
B. 97-109 - China Shipping Container Terminal Supplemental EIR (25353)	\$	(100,000.00)
B. 95 - Catalina Channel Express - Environmental Clean-up (25357)	\$	(50,000.00)

Subtotal Projects Under \$100,000 \$ ***(245,000.00)***

Balance as of July 30, 2015

\$ ***7,086,380.00***
7,019,780