



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: JULY 6, 2022

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: JULY 2022 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its July 2022 meeting. On July 6, 2022, the PDC met to consider five project items. The committee also reviewed standing reports regarding newly opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, the financial model, grants, and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2021/2022 (Transmittal 2), and Unallocated CIP Fund Report FY 2022/2023 (Transmittal 3).

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

- 1) Schedule change – One item was submitted and approved.
- 2) Budget/Schedule change – Two items were submitted and approved.
- 3) New project – Two items were submitted and approved.

The Board of Harbor Commissioners (Board) approved \$12,000,000 in the fiscal year 2021/2022 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 that will utilize the unallocated CIP budget for fiscal year 2021/2022:

- 21 PDC-approved projects totaling \$5,374,140
- 13 projects under \$100,000 totaling \$545,287

The Board again approved \$12,000,000 in the fiscal year 2022/2023 CIP budget for unallocated capital improvements.

The following is a summary of projects expected to utilize the unallocated CIP budget for fiscal year 2022/2023 to date:

- 2 PDC-approved projects totaling \$2,800,00

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

Marla Bleavins (Jul 7, 2022 10:59 PDT)

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: July 2022 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2021/2022

Transmittal 3: Unallocated CIP Fund Report FY 2022/2023

AVG

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BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT ORIGINAL PROJECT COST \$1,775,000
BERTH 302-305 – CRANE SWITCHGEAR MODERNIZATION - BUDGET AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the budget and change the schedule for the Berth 302-305 – Crane Switchgear Modernization at the Eagle Marine Terminal.

The Construction & Maintenance Division recommends increasing the budget by \$200,000 to account for the price increase in materials due to extended interruption in schedule.

The Construction & Maintenance Division recommends adding 12 additional months to the schedule to allow for delays related to material shortages and scheduling conflicts with the terminal for power shutdowns due to overall terminal congestion.

If approved, the new total project budget will be \$1,975,000 with a new estimated completion date of July 31, 2023.

PDC ACTION Approved

COMMENT No comment.

SUBJECT ORIGINAL PROJECT COST \$99,000
BERTH 91-92 PASSENGER TERMINAL - EMERGENCY LIGHTING INVERTER REPLACEMENT - BUDGET AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the cost and change the schedule for the Berth 91-92 Passenger Terminal – Emergency Lighting Inverter Replacement project. This project did not previously seek PDC approval as original project budget was under \$100,000. The project comprises of replacing two existing inverters that do not operate. The Engineering Division recommends increasing the budget from \$99,000 to \$125,000 to account for (1) changed conditions found during construction, and to address Department of Building and Safety corrections (LADBS), and (2) the procurement of larger lighting inverters, since the 14kVa inverter was not available.

The Engineering Division recommends adding three additional months to the schedule to allow for construction modifications per LADBS corrections and delays procuring materials.

If approved by PDC, the total project cost would be \$125,000 and the project would be completed by September 30, 2022.

PDC ACTION Approved

COMMENT No comment.

NEW PROJECT

SUBJECT

ORIGINAL PROJECT COST \$38,700,000

BERTHS 302-305 RAIL MOUNTED GANTRY (RMG) CRANE RAIL AND FOUNDATION – NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to design and construct the Berth 302-305 Rail Mounted Gantry (RMG) Crane Rail Foundation.

The proposed work includes the design and construction of the following:

1. 2,300 lineal feet of 145’ widespan RMG crane rail (total of approx. 5,000 feet of rail)
2. Deep soil mixing ground improvement
3. Continuous concrete grade beam foundation
4. Contaminated soil handling and disposal
5. Safety fencing
6. Electrical and communication infrastructure
7. Drainage
8. Grading and paving
9. Removals

The total project cost is \$38,700,000 and the project will be completed by December 31, 2025.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$1,369,985

BERTH 93- ESCALATOR NOS. 1 & 2 RENOVATION - NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to modernize Escalator Nos. 1 & 2 at Berth 93.

The proposed work includes the modernization of Escalator Nos. 1 & 2 for continued use without disruption to cruise ship operations.

The total project budget is \$1,369,985 and the project will be completed by November 1, 2023.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT

ORIGINAL PROJECT COST \$2,000,000

ALTERNATIVE MARITIME POWER (AMP) CONTAINER SHIP EARTH SWITCHGEARS RETROFIT AT ALL PORT TERMINALS - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the Alternative Maritime Power (AMP) Container Ship Earth Switchgears Retrofit at All Port Terminals schedule by an additional 12 months with no increase to the budget.

The Engineering Division recommends adding 12 months to the schedule to allow for delays developing engineering drawings and securing materials due to limited electrical engineering resources.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM Grants Report and 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 21/22**(Budget set in June)****\$ 12,000,000****PDC Approved Projects**

| | | |
|---|----|-----------|
| B. 120 - WBCT - Placement of CAB (25677) | \$ | (148,000) |
| Port Pilot Radio Upgrade (25678) | \$ | (920,000) |
| Air Quality Monitoring Stations Upgrade (25680) | \$ | (521,280) |
| B. 153- Clock Tower Water Damage Repair (25681) | \$ | (200,000) |
| B. 68 - Port Pilot Station Wharf Modifications (25682) | \$ | (344,000) |
| Good Movement Workforce Training Facility (25684) | \$ | (500,000) |
| LAXT Cargo Support Facility (25686) (Estimate Taken from PICS Report) | \$ | (494,836) |
| B. 161 - Block Wall Removal and Ice Machine Installation (25692) | \$ | (157,833) |
| B. 93 - Escalator No. 3 Modernization (25691) | \$ | (228,257) |
| B. 120 - Site Development (25695) | \$ | (600,000) |
| POLA Electric Vehicle Charging Station Program - Phase 1 (25696) | \$ | (200,000) |
| B. 44 Boatyard Site Preparations (25699) | \$ | (100,000) |
| Mormon Island Street Reconstruction Program Phase 1 (25700) | \$ | (50,000) |
| Everport Mitigation Cultural Resource Investigation (25701) | \$ | (30,000) |
| 1025 S. Seaside Avenue - Demolition and Lot Conversion (25704) | \$ | (150,000) |
| B. 212-225 - Yusen Terminal Electric Utility Tractor Rig Chargers (25706) | \$ | (10,000) |
| B. 195-199 - WWL Terminal AMP (25708) | \$ | (89,934) |
| B. 306 Wharf and Backland (25709) | \$ | (500,000) |
| Harbor Administration Building - Third Floor Workspace Solutions (25710) | \$ | (50,000) |
| R.B. 197 Site Improvements (25711) | \$ | (30,000) |
| B. 121-131 - Restoration Work - Building and Bull Rail (25714) | \$ | (50,000) |

Subtotal PDC Approved Projects* \$ (5,374,140)*Projects Under \$100,000**

| | | |
|--|----|----------|
| 1500 Minor Street - Fence Installation (24683) | \$ | (17,551) |
| Harbor Administration Building - Spare Conduits for Telecommunication Requirements (25685) | \$ | (45,000) |
| LAXT Storm Water Discharge Line (24687) | \$ | (40,664) |
| B. 174-181 - Administration Building In-Ground Roof Drain Piping (25688) | \$ | (93,931) |
| Wilmington Waterfront - Avalon Pedestrian Bridge - DWP Marine Tank Farm Coordination (24690) | \$ | (50,000) |
| Navy Way/Seaside Avenue Street Light Fixture Replacement (25693) | \$ | (31,604) |
| B. 90-91 - Baggage Handling Building Emergency Ballast Replacement (25694) | \$ | (85,160) |
| LAXT Access - Preliminary Engineering (25697) | \$ | (31,597) |
| B. 45-47 - Mooring Upgrade Preliminary Engineering (25698) | \$ | (52,589) |
| B. 52-53 - S.S. Lane Victory Relocation (25703) | \$ | (95,000) |
| 705 N. Front Street Lighting Upgrade (25713) | \$ | (1,021) |
| 710 Earle Street Driveway Improvements (25702) | \$ | (638) |
| Wilmington Street Resurfacing (25715) | \$ | (532) |

Subtotal Projects Under \$100,000* \$ (545,287)**Balance as of June 28, 2022*****\$ 6,080,573**

Unallocated Capital Improvement Program Fund FY 22/23

(Budget set in June)

\$ 12,000,000

PDC Approved Projects

B. 302-305 Rail Mounted Gantry (RMG) Crane Rail and Foundation ()

\$ (2,000,000)

B. 93 - Escalator Nos. 1 & 2 Renovation ()

\$ (800,000)

Subtotal PDC Approved Projects

\$ (2,800,000)

Projects Under \$100,000

Subtotal Projects Under \$100,000

\$ -

Balance as of June 28, 2022

\$ 9,200,000












Audit Committee Report Packet July 2022

Final Audit Report

2022-07-07

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| Created: | 2022-07-07 |
| By: | Karine Lurvey (klurvey@portla.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAtuN_7khfr66u-E4kxLbqjYOkwb6t2vES |

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