



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: OCTOBER 9, 2020

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: OCTOBER 2020 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its October meeting. On October 7, 2020, the PDC met to consider eleven 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 2020/2021 (Transmittal 2).

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

- 1) Schedule change – Five items were submitted and approved.
- 2) Budget/Schedule/Scope change – Four items were submitted and approved.
- 3) New project – Two items were submitted. One was approved and one was deferred.

The Board of Harbor Commissioners (Board) approved \$12,000,000 in the fiscal year 2020/2021 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 2020/2021 to date:

- 11 PDC-approved project totaling \$3,042,500
- 5 projects under \$100,000 totaling \$372,500

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.



EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: October 2020 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2020/2021

AVG/mz

BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT **ORIGINAL PROJECT COST** \$5,800,000

BERTHS 176-179 (PASHA) - ELECTRICAL INFRASTRUCTURE IMPROVEMENTS - BUDGET AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the cost and extending the schedule for the Berths 176-179 Electrical Infrastructure Improvements Project.

The Engineering Division recommends increasing the budget from \$5,800,000 to \$7,250,000 to account for increased construction costs (mobilization/de-mobilization, contingency, escalation), and for additional staff time.

The Engineering Division recommends adding twelve months to the schedule to account for delays caused by the COVID-19 pandemic creating delays in obtaining final approvals for the Construction Documents, and for time to update our construction cost estimate, including updated manufacturer quotes.

The Los Angeles Department of Water and Power will reimburse the Department \$5,952,157 for costs associated with transportation electrification infrastructure through the existing MOU.

If approved the total project cost would increase to \$7,250,000 and the project will be completed by October 31, 2022.

PDC ACTION Approved

COMMENT No comment.

SUBJECT **ORIGINAL PROJECT COST** \$975,000

BERTHS 179-181 – WINDOW UPGRADE AND ROLL UP DOOR REPLACEMENT - COST AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the cost and change the scope of work and the schedule for the window upgrade and roll up door replacement at Berths 179-181 (Pasha Terminal).

The Construction & Maintenance Division (C&M) recommends increasing the budget by \$150,000 to account for unanticipated lead abatement removal and to amend the scope of work to remove the window upgrades.

C&M recommends adding seven additional months to the schedule to allow for delays due to performing the lead abatement.

The total project cost is \$1,125,000 and the project will be completed by January 31, 2021.

PDC ACTION Approved

COMMENT No comment.

Transmittal 1

SUBJECT**ORIGINAL PROJECT COST** \$1,860,000**BERTH 73 FENDER PILE REPLACEMENT AND CAMEL LOG PLACEMENT – BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the cost and change the schedule for the replacement of fender pile and placement of camel logs at Berth 73.

The Construction & Maintenance Division (C&M) recommends increasing the budget by \$230,000 to account for unanticipated wharf structure repairs needed prior to the installation of the fender piles and placement of camel logs.

C&M recommends adding three additional months to the schedule to allow for delays for these repairs.

The total project cost is \$2,090,000 and the project will be completed by June 30, 2021.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$14,050,000**ALAMEDA CORRIDOR SOUTHERN TERMINUS GAP CLOSURE–BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the cost and schedule for the Alameda Corridor Southern Terminus Gap Closure Project. The Engineering Division recommends increasing the budget from \$14,050,000 to \$17,292,000 and adding three months to the current construction schedule.

The Port of Los Angeles received construction bids on September 9, 2020. The Engineering Division recommends increasing the budget to account for material price increase in rail and other track-related items, incorporate a ten percent contract award contingency over the lowest bid amount, and include additional labor charges for the extended construction schedule.

The Engineering Division recommends adding three months to the construction schedule to account for additional procurement time due to material shortages caused by COVID-19.

The total project cost is \$17,292,000 and the project will be completed by April 2022.

PDC ACTION Approved

COMMENT No comment.

NEW PROJECT

SUBJECT**ORIGINAL PROJECT COST** \$6,600,000**BERTH 161- FORMER ADMINISTRATION BUILDING REMODEL – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to remodel an existing 8,304 square foot building in the Construction and Maintenance (C&M) Yard.

The proposed work will remodel the entire building (interior and exterior), create equitable spaces for male and female employees, including bathrooms, lockers, and showers, renovate the existing building trade shop spaces, and construct an employee meeting/training room. The remodel will also install all new building systems, improve the floor plan layout, install a new roof, construct a higher 2nd Floor ceiling, and maintain natural lighting.

If approved by PDC, the total project cost would be \$6,600,000, and the project would be completed by May 3, 2024.

PDC ACTION On Hold**COMMENT****SUBJECT****ORIGINAL PROJECT COST** \$200,000**BERTH 200 - MARINE IMPROVEMENTS CONTRACTOR LAYDOWN AREA – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to construct pavement repairs at Berth 200 for the Contractor laydown area required by the Marine Improvements on-call contract.

The proposed work includes repairing 1.5 acres of pavement at Berth 200 to be used as the contractor laydown area for the 2020-2022 Marine Improvements on-call contract. The repair work will include a 2" mill & overlay and slurry seal.

The total project cost is \$200,000 and the project will be completed by February 28, 2021.

PDC ACTION Approved**COMMENT** No comment.

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$7,140,000**PILOT BOATS REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

The Port Pilot Division requests approval to extend the Pilot Boat Replacement project schedule by two additional months with no additional increase in the budget.

The two-month extension to the schedule is needed due to delays encountered by the contractor, Vigor Works LLC (formerly Vigor-Kvichak LLC), due to both the COVID-19 pandemic and the recent wildfires near the Vigor facilities located in Portland, OR.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT

ORIGINAL PROJECT COST \$8,470,565

BERTH 100 (CHINA SHIPPING) - WEST BASIN CONTAINER TERMINAL (WBCT), ADVANCE ELECTRICAL INFRASTRUCTURE DEMONSTRATION - SCHEDULE CHANGE**SUMMARY**

Staff requests approval to add six months to the design schedule and add one month to the construction schedule for the Berth 100 (China Shipping) -West Basin Container Terminal (WBCT), Advance Electrical Infrastructure Demonstration project with no additional increase in the budget.

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

ORIGINAL PROJECT COST \$990,000

WATERFRONT GATEWAY – WATER FEATURES IMPROVEMENTS – SCHEDULE CHANGE**SUMMARY**

Staff requests approval to extend the Waterfront Gateway – Water Features Improvement schedule by nine additional months with no additional increase in the budget.

The Construction and Maintenance Division (C&M) recommends adding nine additional months to the schedule to allow for delays during the bid and award process.

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

ORIGINAL PROJECT COST \$1,335,000

PORT OF LOS ANGELES POLICE HEADQUARTERS – AIR CONDITIONING REPLACEMENT - SCHEDULE CHANGE**SUMMARY**

Staff requests approval to extend the air conditioning replacement at the Port Police Headquarters schedule 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 due to scheduling construction outside of inclement weather.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT

ORIGINAL PROJECT COST \$300,000

CLASSIFICATION YARD – PUMP AND SEWER LIFT STATION REPLACEMENT - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the schedule of the project to replace the pump and sewer lift station at the Classification Yard by ten additional months with no additional increase in the budget.

The Construction & Maintenance Division (C&M) recommends adding ten additional months to the schedule to allow for delays caused by COVID-19.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM

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 20/21

(Budget set in February)

\$ 12,000,000

PDC Approved Projects

B. 84 - Maritime Museum - Fire Sprinkler (25625)	\$	(540,000)
B. 84 - Maritime Museum - Fire Alarm and Mass Notification System (25629)	\$	(490,000)
B. 54-55 - Building Cover Replacement (25630)	\$	(650,000)
B. 161 - Construction & Maintenance - Natural Gas Line Replacement (25631)	\$	(192,500)
B. 186-191 - MOTEMS - Vopak Environmental Assessment (24633)	\$	(250,000)
22nd Street, Via Cabrillo Marina, & Shoshonean Road - Lighting Upgrade (25636)	\$	(70,000)
B. 115 - Rail Crossing Replacement (25637)	\$	(100,000)
Harbor Administrative Building - 1st Floor Garage LED Lighting Upgrade (25639)	\$	(150,000)
B. 95 - Barge Landing Ramp Upgrade at Catalina Express (25640)	\$	(100,000)
B. 200 - Marine Improvements Contractor Laydown Area (_____)	\$	(200,000)
B. 161 - Former Administration Building Remodel (_____)	\$	(300,000)

Subtotal PDC Approved Projects \$ ***(3,042,500)***

Projects Under \$100,000

Harbor Administrative Building - Patio Lighting Solution (25632)	\$	(60,000)
Port of Los Angeles Police Headquarters - Roll Up Doors Replacement (25634)	\$	(86,800)
272 S Fries Avenue - Overflow Parking Lot (25635)	\$	(72,500)
1410 S.Barracuda Steet - Fire Alarm System (25638)	\$	(55,200)
Anchorage Road Lighting Upgrade (24641)	\$	(98,000)

Subtotal Projects Under \$100,000 \$ ***(372,500)***

Balance as of September 30, 2020

\$ 8,585,000