



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

Item #3

DATE: JANUARY 14, 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 2014/2015 CIP Budget to Actual Expenditure Report Expenditures– This document compares Fiscal Year 2014/2015 CIP budget to actual expenditures through November 2014.
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 2014/2015 CIP Budget to Actual Expenditure Report

Transmittal 2: December CIP Status Report (Actuals thru November 2014)

Author: A. Gioiello, Engineering




Fiscal Year 2014/2015 CIP Budget to Actual Expenditure Report

		<u>Budget</u>		<u>Actuals Thru</u> <u>November 2014</u>	<u>Percentage Spent</u>
<u>In-House Labor</u>					
Engineering	\$	7,886,015	\$	2,577,004	32.7%
Construction	\$	8,251,780	\$	3,090,007	37.4%
Environmental	\$	544,708	\$	110,933	20.4%
Const. and Maint.	\$	2,587,915	\$	618,921	23.9%
<u>Consultants</u>					
Design Services	\$	15,973,478	\$	4,043,718	25.3%
Env. Services	\$	13,546,969	\$	949,670	7.0%
Construction Mgmt.	\$	14,084,825	\$	3,918,749	27.8%
Misc. Prof Services	\$	1,224,211	\$	142,333	11.6%
<u>Construction</u>	\$	177,944,799	\$	54,624,931	30.7%
<u>Miscellaneous</u>					
Materials/Equipment	\$	8,042,785	\$	1,569,682	19.5%
Other	\$	30,875,533	\$	2,551,554	8.3%
<u>Grand Total</u>	\$	280,963,018	\$	74,197,502	26.4%

Summary of Audit Committee Status Report

Total No. of CIP Projects	117
Total Value of CIP Projects	\$1,312,091,575

Schedule

Number of projects on schedule	90		77%
Number of projects at risk of falling behind schedule	10		9%
Number of projects behind schedule	17		15%
Total dollar value of projects on schedule	\$772,810,776		
Percent of total dollar value on schedule	59%		

Budget

Number of projects on budget	114		97%
Number of projects which may exceed budget	1		1%
Number of projects requiring budget adjustment	2		2%
Total dollar value of projects on budget	\$1,302,486,777		
Percent of total dollar value on budget	99%		

The Engineering Division is currently tracking a total of 117 active Capital projects representing just over \$1.312B in total project value. From a budget perspective, 114 of these projects, or roughly 97% of all projects, are currently tracking on budget.

The 3 projects that are either over budget or at risk of being over budget are:

- 1) Berths 196-199 & 200A - Wharf Rehabilitation project has encountered two unforeseen issues. The first is the need to remove several abandoned oil lines under the wharf. Ownership of these lines are unknown therefore the Port will need to undertake the removals as part of the project. The second issue involves the feasibility to reconstruct the wharf back to its original design strength as stipulated in WWL's lease. Test piles are scheduled to be driven to determine actual capacity.
- 2) The HAB Fuel Cell project which may need to be adjusted to account for the cost share of the foundation system; B&S may require additional ADA improvements to HAB as a result of project. Funding rebate requires conversion to LED lights in HAB garages. Cost/benefits of project are being reevaluated; and
- 3) The Port Pilot Station Backup Generator and Electrical System Upgrade which may require additional service equipment upgrade at the request of DWP.

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 business deal process preparing new 30- year lease agreements;
- 2) One MOTEMS project is delayed in design due to shortage of resources
- 3) Three projects for the Berth 306 development are delayed due to re-evaluation of project scope and business terms with the tenant.

Projects that are behind schedule include:

- 1) Four projects in the SNAP Program that are delayed due to a re-evaluation of the space needs of the HAB Building;
- 2) Two projects for the B. 100-102 (Chia Shipping) Terminal are on hold pending tenant negotiations;
- 3) Three projects are on hold for the B. 121-131 (Yang Ming) Terminal Improvements for re-evaluation of the projects alignment with the Business Development Plan;
- 4) B. 226-232 (Everport) wharf paving is awaiting the project area to be made available;
- 5) Berths 196-199 & 200A - Wharf Rehabilitation project is on hold pending alternative analysis to achieve original wharf design strength;
- 6) Front Street Beautification is being phased to allow contaminated soil removal prior to start of the hardscaping/landscaping construction contract;
- 7) The HAB Fuel Cell project cost/benefits are being reevaluated;
- 8) The Port Pilot Station Backup Generator and Electrical System Upgrade is delayed due to lack of design resources;
- 9) The Port Pilot Station Window Replacement project is being re-evaluating alternatives; and
- 10) Two MOTEMS repair projects are delayed waiting for the contractor to provide quotes and schedules.

Audit Committee Status Report

Actuals Thru: November 2014

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											
4. B. 93 - Cruise Terminal - Customs and Border Protection Improvements Conceptual Design (2525300)	Completed	11/27/14	100%		N/A	✓	\$140,000	\$109,554	78%	✓	
5. B. 91-93 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2527300)	Design	05/04/15	40%	12/29/16	0%	✓	\$1,000,000	\$29,077	3%	✓	
6. B. 91-92 - Replacement of Elevator No. 1 (2528400)	Bid and Award		N/A	06/29/15	0%	✓	\$85,000	\$0	0%	✓	
7. B. 93 - Replacement of Elevator No. 1 (2528600)	Planning		N/A	06/28/15	0%	✓	\$60,000	\$0	0%	✓	
8. B. 93 - Replacement of Elevator No. 6 (2528700)	Bid and Award		N/A	06/25/15	0%	✓	\$180,000	\$0	0%	✓	
9. B. 93 - Cruise Terminal Water Line Replacement (2529700)	Construction		N/A	06/30/15	30%	✓	\$750,000	\$221,945	30%	✓	
BERTH 90-93 - WORLD CRUISE CENTER TOTAL							\$2,215,000	\$360,576	16%		
Berth 100-102 - China Shipping Container Terminal											
1. B. 100-102 - Marine Operations Building (2454300)	Hold	08/31/14	100%	06/30/16	0%	✗	\$13,800,000	\$1,881,456	14%	✓	Design is complete. Project construction on hold pending tenant negotiation.
3. B. 100-102 - Crane Maintenance Building (2502600)	Hold	08/31/14	100%	06/30/16	0%	✗	\$5,700,000	\$528,690	9%	✓	
BERTH 100-102 - CHINA SHIPPING CONTAINER TERMINAL TOTAL							\$19,500,000	\$2,410,146	12%		
Berth 121-131 - Yang Ming Container Terminal											
1. Phase I & II											
1. B. 121-131 - Wharf Upgrades (2449000)	Hold	04/10/16	0%	04/10/18	0%	✗	\$106,700,000	\$2,377,476	2%	✓	Project on hold. Evaluating project for alignment with Business Development Plan.
2. B. 121-131 - West Basin Intermodal Container Transfer Facility (WBICTF) Expansion (2487000)	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)	Hold		N/A	04/15/16	40%	✗	\$3,200,000	\$618,672	19%	✓	
5. B. 121 - Yang Ming Administration Building Re-roof (2528800)	Construction		N/A	06/24/15	1%	✓	\$255,000	\$0	0%	✓	
6. B. 121-126 - Crane Trench Retrofit (2529800)	Bid and Award		N/A	06/29/15	0%	✓	\$100,000	\$41,758	42%	✓	
BERTH 121-131 - YANG MING CONTAINER TERMINAL TOTAL							\$121,355,000	\$3,472,455	3%		
Berth 135-147 - TRAPAC Container Terminal											

Audit Committee Status Report
Actuals Thru: November 2014

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
2. B. 142-143 - Backland Improvements - Phases 2-4 (2449800)	Construction	09/09/13	100%	03/22/17	28%	✓	\$143,422,405	\$21,861,935	15%	✓	
3. B. 142-147 - ICTF (2455100)	Construction	09/08/13	100%	02/02/16	17%	✓	\$85,865,560	\$16,951,445	20%	✓	
4. RB 136-139 - Terminal Buildings & Main Gate (2458500)	Construction	08/22/12	100%	07/10/15	75%	✓	\$80,000,000	\$57,771,750	72%	✓	
7. B. 134-135 - Backland Expansion (5-acre) (2513800)	Design	07/07/15	80%	06/29/17	0%	✓	\$10,753,500	\$164,094	2%	✓	
10. B. 142 - Crane Maintenance Building (2517700)	Design	01/31/15	95%	08/02/16	0%	✓	\$5,680,302	\$452,059	8%	✓	
BERTH 135-147 - TRAPAC CONTAINER TERMINAL TOTAL							\$325,721,767	\$97,201,282	30%		
Berth 212-224 - YTI Container Terminal											
2. B. 212-220 - YTI Redevelopment EIR/EIS (2518900)	Completed		N/A	11/07/14	100%	✓	\$2,600,000	\$1,678,878	65%	✓	EIR/EIS completed under budget.
3. B. 214 - 220 - Redevelopment (2519800)	Design	02/06/15	80%	05/12/17	0%	✓	\$56,030,540	\$1,619,020	3%	✓	
BERTH 212-224 - YTI CONTAINER TERMINAL TOTAL							\$58,630,540	\$3,297,898	6%		
Berth 222-236 - Development											
1. B. 226-232 - Panzerbet And Cable Trench Upgrade and Replacement (2496600)	Completed	09/13/13	100%	12/11/14	100%	✓	\$1,010,000	\$530,131	52%	✓	
4. B. 226-236 - Leak Detection And Warning System (2519400)	Construction	03/24/14	100%	06/12/16	1%	✓	\$996,078	\$39,160	4%	✓	
5. B. 226-236 - Terminal Improvements - Planning and Environmental (2524200)	Environmental		N/A	01/18/16	0%	✓	\$3,360,000	\$331,519	10%	✓	
8. B. 226-232 - EverPort Wharf Pavement Resurfacing and Striping (2527700)	Hold	08/15/14	100%	11/21/14	0%	✗	\$1,600,000	\$3,153	0%	✓	Waiting for work window from tenant.
9. B. 228-230 - Alternative Maritime Power (AMP) Upgrade and Retrofit (2529400)	Design	06/10/16	30%	12/10/18	0%	✓	\$3,404,406	\$9,912	0%	✓	
11. B. 226-236 Terminal Improvements - Wharf and Backlands (2531200)	Design	06/10/16	1%	12/10/18	0%	✓	\$36,110,035	\$654	0%	✓	
BERTH 222-236 - DEVELOPMENT TOTAL							\$46,480,519	\$914,529	2%		
Berth 300-306 - Development											
2. RB 301-305 - Buildings, Gates, and Backland Development (2489000)	Design	08/04/17	2%	01/21/20	0%	⚠	\$30,000,000	\$617,429	2%	✓	
3. B. 306 - Wharf and Backland Development (2489100)	Design	08/04/17	20%	01/21/20	0%	⚠	\$163,000,000	\$471,802	0%	✓	Re-evaluating project scope and business terms with tenant.
6. B. 306 - Alternative Maritime Power (AMP) (2506800)	Design	08/03/17	45%	01/31/20	0%	⚠	\$9,090,000	\$38,027	0%	✓	

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7. B. 302-305 - Fender Replacement (2527900)	Bid and Award		N/A	08/23/15	0%	🟢	\$367,400	\$624	0%	🟢	
BERTH 300-306 - DEVELOPMENT TOTAL											
Berth 400-409 - Development							\$202,457,400	\$1,127,882	1%		
2. Pier 400 - Meteorological Tower (2521600)	Hold		N/A		N/A	🟢	\$157,010	\$140,111	89%	🟢	
3. Pier 400 - Pavement Replacement (2521800)	Construction	03/19/14	100%	12/31/15	40%	🟢	\$700,000	\$210,482	30%	🟢	Waiting for work window from tenant.
BERTH 400-409 - DEVELOPMENT TOTAL											
Motems							\$857,010	\$350,593	41%		
1. B. 238 - MOTEMS (2489900)	Planning	05/02/16	0%	09/25/17	0%	🟡	\$25,875,000	\$2,122,293	8%	🟢	Schedule at risk. Terms of lease under negotiation.
2. B. 167-169 - MOTEMS (2493600)	Design	09/04/15	40%	01/27/17	0%	🟡	\$22,540,338	\$2,409,826	11%	🟢	Schedule at risk. Term sheet signed. Lease pending.
3. B. 163 - MOTEMS (2493700)	Planning	12/23/16	0%	05/18/18	0%	🟡	\$23,976,000	\$1,292,047	5%	🟢	Schedule at risk. Terms of lease under negotiation.
4. B. 148-149 - MOTEMS (2493800)	Planning	02/13/17	0%	07/09/18	0%	🟡	\$24,826,142	\$1,942,494	8%	🟢	Schedule at risk. Terms of lease under negotiation.
5. B. 164 - MOTEMS (2493900)	Design	05/30/16	5%	10/23/17	0%	🟡	\$11,225,000	\$1,328,289	12%	🟢	Schedule at risk. Term sheet signed. Lease pending.
6. B. 187-191 - MOTEMS (2494000)	Planning	02/16/17	0%	01/10/19	0%	🟡	\$61,561,271	\$2,629,428	4%	🟢	Schedule at risk. Terms of lease under negotiation.
8. B. 163 - MOTEMS Repairs (2524400)	Bid and Award	05/31/14	100%	02/01/15	0%	🔴	\$850,000	\$50,514	6%	🟢	Design complete. Waiting quote and schedule from Marine Improvement contractor.
9. B. 164 - MOTEMS Repairs (2524500)	Bid and Award	05/31/14	100%	02/01/15	0%	🔴	\$960,000	\$52,813	6%	🟢	Design complete. Waiting quote and schedule from Marine Improvement contractor.
10. B. 187-190 - MOTEMS Repairs (2524600)	Planning	03/03/15	0%	03/03/16	0%	🟡	\$3,575,000	\$188	0%	🟢	Design resources are not available to begin design.
MOTEMS TOTAL											
Miscellaneous Terminal Improvements							\$174,988,751	\$11,827,891	7%		
2. B. 196-199 & 200A - Wharf Rehabilitation (2516800)	Hold	11/21/14	90%	11/01/16	0%	🔴	\$8,794,299	\$1,079,427	12%	🔴	Two issues have emerged: 1) need to remove abandoned oil lines under wharf, ownership is unknown so Port will need to pay for removal 2) issue with achieving original design loads per lease.
6. B. 154-155 - Paint Warehouses (2528200)	Construction		N/A	06/30/15	25%	🟢	\$800,000	\$95,417	12%	🟢	
7. B. 179-180 - Warehouse Re-roof (2529000)	Construction		N/A	06/24/15	1%	🟢	\$600,000	\$1,133	0%	🟢	

Audit Committee Status Report
Actuals Thru: November 2014

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8. B. 154-155 Warehouse Doors and Windows Upgrades (2529200)	Construction		N/A	05/18/15	35%	✓	\$250,000	\$84,796	34%	✓	
9. B. 194 - Sea Wall Improvements (2530100)	Bid and Award		N/A	06/29/15	0%	✓	\$125,000	\$0	0%	✓	
10. B. 153-155 - Water and Sewer Line Replacement (2531500)	Construction		N/A	06/30/15	1%	✓	\$300,000	\$252	0%	✓	
MISCELLANEOUS TERMINAL IMPROVEMENTS TOTAL							\$10,869,299	\$1,261,026	12%		
TERMINALS TOTAL							\$963,075,286	\$122,224,278	13%		
II. Transportation											
2. South Wilmington Grade Separation (2423600)	Construction	06/27/12	100%	03/31/15	80%	✓	\$64,300,000	\$57,281,237	68%	✓	
3. I-110/ISR 47 Connector Improvement (2486100)	Construction	06/19/13	100%	06/26/16	5%	✓	\$21,000,000	\$8,197,190	39%	✓	
4. Advanced Transportation Management Information System (ATMIS) (2486500)	Completed	01/31/11	100%	12/31/14	100%	✓	\$2,000,000	\$1,918,794	96%	✓	
5. John S. Gibson Intersection & NB I-110 Ramp Access Improvements (2469900)	Construction	06/19/13	100%	06/26/16	5%	✓	\$32,100,000	\$11,946,371	37%	✓	
7. C Street/I-110 Access Ramp Improvements (2485200)	Construction	07/31/13	100%	01/05/17	20%	✓	\$51,000,000	\$12,916,708	25%	✓	Several items pending Board approval. 1. Consultant contract amendment; 2. Revised utility agreement with DWP; 3. Revised utility agreement with P66 and AT&T.
11. B. 200 - Rail Yard Track Connections (2513000)	Construction	12/12/12	100%	05/20/15	70%	✓	\$25,000,000	\$13,315,016	53%	✓	
12. Avalon and Fries Street Closures Environmental Assessment (2516700)	Environmental		N/A	12/31/14	60%	✓	\$575,172	\$430,794	75%	✓	
13. B. 258 - Japanese Memorial Vehicular Signage (2518300)	Construction	05/15/13	100%	05/31/15	85%	✓	\$100,000	\$83,167	83%	✓	
16. Terminal Island Street Improvements - Phase II (2526500)	Completed	06/30/14	100%	12/01/14	100%	✓	\$1,400,000	\$543,693	39%	✓	
17. Portable Changeable Message Signs (2526600)	Bid and Award		N/A	01/30/15	0%	✓	\$145,000	\$42,689	29%	✓	
18. Terminal Island Street Improvements - Phase III (2527600)	Bid and Award	12/31/14	100%	04/30/15	0%	✓	\$1,600,000	\$1,280	0%	✓	
TRANSPORTATION TOTAL							\$219,220,172	\$106,660,935	49%		
III. Security											
Homeland Security											
3. Port Police Tactical Radio Communications Improvements (2500200)	Completed		N/A	12/30/14	100%	✓	\$5,832,583	\$5,800,360	99%	✓	

Audit Committee Status Report
Actuals Thru: November 2014

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
10. IT Cyber Security Improvements - Phase II (2526000)	Construction		N/A	08/31/15	5%	🟢	\$2,364,000	\$50,841	2%	🟢	
11. 300 Water Street - Office Building Re-Roof (2528900)	Construction		N/A	06/24/15	1%	🟢	\$231,500	\$0	0%	🟢	
HOMELAND SECURITY TOTAL							\$8,428,083	\$5,851,202	69%		
SECURITY TOTAL							\$8,428,083	\$5,851,202	69%		
IV. Public Access/Environmental Enhancements											
Port-Wide Public Enhancements											
1. Front Street Beautification (2504700)	Design	12/31/14	80%	11/28/16	0%	🔴	\$6,850,000	\$843,337	12%	🟢	Design completion revised to 9/15 at January PDC meeting. Time required to phase contamination clean-up using site improvement and environmental contracts.
PORT-WIDE PUBLIC ENHANCEMENTS TOTAL							\$6,850,000	\$843,337	12%		
Los Angeles Waterfront											
1. San Pedro Waterfront											
8. San Pedro Waterfront - B. 57 - Wharf Retrofit and Signal Street Improvements (2500600)	Design	04/02/17	5%	03/29/19	0%	🟢	\$58,176,985	\$2,266,411	4%	🟢	
11. San Pedro Waterfront - Sampson Way Roadway Improvements - 7th Street Intersection (2509400)	Design	09/22/15	5%	09/12/17	0%	🟢	\$12,900,000	\$34,488	0%	🟢	
16. San Pedro Waterfront - Ports O Call Redevelopment Conceptual Planning and Preliminary Engineering Support (2523300)	Planning		N/A	05/06/16	0%	🟢	\$500,000	\$232,583	47%	🟢	
18. Fanfare Fountain Palm Tree Drainage Repair and Tree Installation (2527400)	Construction		N/A	02/03/15	5%	🟢	\$360,000	\$2,887	1%	🟢	
19. Cabrillo Way Marina - V Dock Fire Line Replacement and Pipe Hanger Repairs (2528100)	Construction	06/29/14	100%	06/30/15	90%	🟢	\$1,330,000	\$527,830	40%	🟢	
20. Cabrillo Way Marina - Long Dock Fire Line Support Replacement (2531600)	Construction		N/A	05/29/15	98%	🟢	\$135,000	\$0	0%	🟢	Start of work contingent upon Board approval of cost reimbursement agreement.
21. San Pedro Waterfront - B. 57 - AltaSea Environmental Assessment (2531800)	Planning		N/A	06/30/16	0%	🟢	\$1,000,000	\$0	0%	🟢	
SAN PEDRO WATERFRONT TOTAL							\$74,401,985	\$3,064,200	4%		
2. Wilmington Waterfront Development											
3. Wilmington Waterfront Park Public Art (2515900)	Completed	02/17/11	100%	12/03/14	100%	🟢	\$468,250	\$386,061	82%	🟢	
4. Wilmington Waterfront Park Street Vacations (2525600)	Design	07/02/15	50%		N/A	🟢	\$140,000	\$38,403	27%	🟢	
WILMINGTON WATERFRONT DEVELOPMENT TOTAL							\$608,250	\$424,464	70%		

Audit Committee Status Report
Actuals Thru: November 2014

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
LOS ANGELES WATERFRONT TOTAL							\$75,010,235	\$3,488,664	5%		
Environmental Enhancements											
2. Electric Truck Program (2495800)	Construction	07/31/13	100%	03/31/15	95%	🟢	\$5,403,750	\$5,299,166	98%	🟢	
6. 2013 Biological Surveys of Los Angeles and Long Beach Harbors (2518700)	Environmental		N/A	02/28/16	55%	🟢	\$548,580	\$350,873	64%	🟢	
7. Pier 300/Seaplane Lagoon - Eelgrass Mitigation Site - Preliminary Design and Planning (2525700)	Environmental		N/A	12/31/15	2%	🟢	\$400,000	\$8,325	2%	🟢	
8. Cabrillo Beach Eelgrass Mitigation Site (2527200)	Bid and Award	09/30/14	100%	05/15/15	0%	🟢	\$654,725	\$18,656	3%	🟢	
9. Cabrillo Beach - Sewage Pump Station Modification and Upgrade (2529100)	Construction		N/A	06/30/15	5%	🟢	\$60,000	\$0	0%	🟢	
ENVIRONMENTAL ENHANCEMENTS TOTAL							\$7,067,055	\$5,676,821	80%		
PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS TOTAL							\$88,927,290	\$10,008,822	11%		
V. Maritime Services											
Harbor Department Facilities											
2. B. 161 - Marine Ways Modifications (2486100)	Design	01/07/15	95%	12/21/15	0%	🟢	\$1,950,000	\$285,864	15%	🟢	
4. POLA Facilities Water Efficient Toilets and Urinals (2499200)	Construction	11/11/09	100%	03/31/15	25%	🟢	\$148,000	\$36,949	26%	🟢	
6. Harbor Department Buildings - Miscellaneous Office and Cubicle Furniture Installations (2509000)	Construction		N/A	12/31/15	50%	🟢	\$725,000	\$597,157	82%	🟢	
7. Harbor Administration Building - 3rd, 4th, and 5th Floor Restrooms (2509200)	Construction	05/27/14	100%	05/05/15	20%	🟢	\$670,000	\$235,742	35%	🟢	
8. Harbor Administration Building - HVAC Replacement (2509600)	Design	03/28/15	80%	09/30/16	0%	🟢	\$5,100,000	\$289,142	6%	🟢	
10. Klein Billing System - Phase II (2513900)	Construction		N/A	04/16/15	71%	🟢	\$1,402,527	\$1,070,175	76%	🟢	
13. B. 68 - Port Pilot Station Dispatch Center Window Replacement (2517300)	Design	06/30/14	45%	08/30/14	0%	🔴	\$165,000	\$39,447	24%	🟢	Schedule delayed, reevaluation of alternatives.
14. Harbor Administration Building - 4th Floor Furniture Purchase, and Contracts and Purchasing Relocation (2517900)	Hold	12/31/14	10%	12/31/16	0%	🔴	\$1,975,250	\$69,039	3%	🟢	Schedule delayed, reevaluation of entire program to include moving all divisions into HAB
15. Harbor Administration Building - 1st Floor and Mail Room Furniture (2518000)	Hold	12/31/14	10%	12/31/16	0%	🔴	\$221,000	\$28,158	13%	🟢	Schedule delayed, reevaluation of entire program to include moving all divisions into HAB
16. Harbor Administration Building - 2nd Floor Information Technology Furniture (2518100)	Hold	12/31/14	10%	12/31/16	0%	🔴	\$221,000	\$17,322	8%	🟢	Schedule delayed, reevaluation of entire program to include moving all divisions into HAB
17. Harbor Administration Building - 3rd Floor Furniture Removal & Installation (2518200)	Hold	12/31/14	30%	12/31/16	0%	🔴	\$1,065,000	\$79,261	7%	🟢	Schedule delayed, reevaluation of entire program to include moving all divisions into HAB

Audit Committee Status Report
Actuals Thru: November 2014

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
18. Harbor Administration Building - Fuel Cell System (2521500)	Design	10/17/14	70%	03/31/15	0%	🔴	\$350,000	\$64,359	18%	🔴	Reevaluating project costs/benefits. B&S may require additional ADA improvements to HAB as a result of project. Funding rebate requires conversion to LED lights in HAB garages.
19. Harbor Administration Building - Light Fixture Upgrade - 1st & 2nd Floors (2521900)	Construction	05/31/14	100%	03/31/15	30%	🟢	\$378,000	\$66,601	18%	🟢	
20. B. 161 - C&M Stores Warehouse Roof and Skylight Replacement (2522200)	Completed	03/18/14	100%	12/03/14	100%	🟢	\$759,777	\$596,318	78%	🟢	
21. B. 161 C&M - Carpenter's Shop Remodel (2522900)	Construction	07/11/14	100%	04/09/15	25%	🟢	\$226,500	\$96,801	43%	🟢	
22. B. 161 C & M - Garage Remodel (2523100)	Hold		N/A	01/25/15	0%	🟢	\$75,000	\$0	0%	🟢	
24. B. 68 - Port Pilot Station Back Up Generator and Electrical Upgrade (2524300)	Hold	07/02/14	15%	02/02/15	0%	🔴	\$460,500	\$26,744	6%	🟡	Lack of resources in electrical design section. DWP requiring costly design alternative.
26. B. 68 - Port Pilot Station Portable Buildings Replacement (2526100)	Planning	07/31/16	0%		N/A	🟢	\$500,000	\$33,004	7%	🟢	
28. Harbor Administration Building - Drain Mainlines Replacement (2526900)	Construction	06/23/14	100%	06/01/15	45%	🟢	\$1,350,000	\$609,050	45%	🟢	
31. Harbor Administration Building - 2nd Floor & 5th Floor Kitchen Remodel (2527500)	Design	01/30/15	90%	01/29/16	0%	🟢	\$160,000	\$16,913	11%	🟢	
32. B. 161 - Maintenance Dock Extension (2530000)	Bid and Award		N/A	06/29/15	0%	🟢	\$130,000	\$0	0%	🟢	
33. B. 161 - CNG Detection System for Garage (2530200)	Construction	09/27/14	100%	06/29/15	1%	🟢	\$100,000	\$0	0%	🟢	
34. Harbor Administration Building - 5th Floor Sunshade Roller Blinds (2530400)	Bid and Award	09/25/14	100%	01/31/15	0%	🟢	\$85,000	\$8,548	10%	🟢	
35. Harbor Administration Building - 2nd floor IT Pre-Action Fire Life Safety System (2530500)	Construction		N/A	06/25/15	10%	🟢	\$145,000	\$293	0%	🟢	
36. B. 161 - Boat Maintenance Cradle Modifications (2530600)	Bid and Award		N/A	06/30/15	0%	🟢	\$370,000	\$0	0%	🟢	
37. Harbor Administration Building - Backflow Replacement (2530700)	Construction	07/31/14	100%	06/30/15	5%	🟢	\$10,000	\$9,009	90%	🟢	All materials have been purchased. C&M needs to install.
38. B. 161 - Electrical Equipment Retrofit (2530800)	Construction		N/A	06/23/15	10%	🟢	\$140,000	\$11,181	8%	🟢	
39. Fire Station 112 - Fire Protection System Installation (2530900)	Construction	05/02/14	100%	01/28/15	20%	🟢	\$96,750	\$71,045	73%	🟢	All materials have been purchased. C&M needs to install.
40. B. 84 - Slope Repair (2531000)	Bid and Award	10/31/14	100%	03/30/15	0%	🟢	\$150,000	\$8,286	6%	🟢	
41. Liberty Hill Plaza - Fire Life Safety System Replacement (2531300)	Bid and Award		N/A	06/25/15	0%	🟢	\$425,000	\$0	0%	🟢	
42. 338 Cannery Street - Administration Building AC Replacement (2531900)	Design	01/05/15	1%	03/30/15	0%	🟢	\$60,000	\$0	0%	🟢	
43. B. 161 - Electrical Equipment Retrofit - Phase 2 (2532000)	Planning		N/A	12/01/15	0%	🟢	\$70,000	\$0	0%	🟢	

Audit Committee Status Report
Actuals Thru: November 2014

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
HARBOR DEPARTMENT FACILITIES TOTAL							\$19,684,304	\$4,368,408	22%		
Miscellaneous Projects											
3. B. 72 - Municipal Fish Market Renovation - Phase 2 (2509700)	Design	03/19/15	40%		N/A	✓	\$500,000	\$127,531	26%	✓	
4. B. 72 - Municipal Fish Market Site Drainage Improvements (2512800)	Design	01/21/15	75%	07/14/16	0%	✓	\$5,000,000	\$86,494	7%	✓	
8. Badger Avenue Bridge Rehabilitation (2525000)	Design	01/31/15	80%	03/30/16	0%	✓	\$1,715,200	\$79,885	5%	✓	
9. B. 84 - Maritime Museum Wharf Rehabilitation (2526200)	Design	05/30/15	70%	12/30/16	0%	✓	\$3,900,000	\$51,800	1%	✓	
10. B. 87-88 - Mooring Fender Modification (2526700)	Construction	06/12/14	100%	01/15/15	13%	✓	\$250,000	\$7,368	3%	✓	
12. B. 183-184 - Banning's Landing HVAC System Upgrade (2528300)	Bid and Award		N/A	06/26/15	0%	✓	\$150,000	\$659	0%	✓	
13. Wilmington/San Pedro Fencing Upgrades - Phase 2 (2528500)	Construction		N/A	06/30/15	30%	✓	\$150,000	\$75,736	50%	✓	
14. Banning's Landing - Fire Life Safety System Replacement (2531400)	Construction		N/A	06/25/15	0%	✓	\$250,000	\$0	0%	✓	
15. Ports O'Call - American Disability Act Compliant Restrooms (2531700)	Design	05/31/15	5%	03/31/16	0%	✓	\$841,240	\$0	0%	✓	
MISCELLANEOUS PROJECTS TOTAL							\$12,756,440	\$709,474	6%		
MARITIME SERVICES TOTAL							\$32,440,744	\$5,077,882	16%		
CIP TOTAL COST							\$1,312,091,575	\$249,843,122	19%		



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: JANUARY 13, 2015
TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE
SUBJECT: REPORT FROM PROJECT DEVELOPMENT COMMITTEE (PDC)

JANUARY 2015 PDC MEETING RESULTS

Attached for your review is the January 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 January 7, 2014, the PDC met to consider 14 project items. Of those 14 items, two were schedule-related, three were budget-related, and nine 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 – Two schedule-related items were submitted and one was approved, while the other was placed on hold for more discussion between Senior Management and the Real Estate Division. 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 2014/2015 capital spending. No items require Board action.
- 2) Budget-related – Three budget-related items were submitted. One was approved. One was not approved and deemed not an item for PDC consideration. The third item was placed on hold until February.
- 3) New project related – Nine new projects were submitted. Of those 9, six were approved, one approved with contingency, one placed on hold, and one not approved. The approved items will be placed in the 15/16 fiscal year budget to be considered by the Board at a later date.

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

The Board of Harbor Commissioners (Board) approved \$14,662,787 in the Fiscal Year 2014/2015 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:

- 22 Deferred Maintenance projects for a total of \$4,741,500
- 11 new projects greater than \$100,000 for a total of \$4,270,450
- 1 project requiring a budget increase for a total of \$300,000
- 4 new projects less than \$100,000 for a total of \$160,800

The balance of the Unallocated CIP budget as January 5, 2015 is \$4,853,287.

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: January 2015 PDC Pandect
Transmittal 2: Unallocated CIP Fund Report

MRC/tz

BUDGET CHANGE

SUBJECT ORIGINAL PROJECT COST \$250,000
BERTH 154-155 DOORS/WINDOWS UPGRADE – SCOPE/FUNDING/SCHEDULE CHANGE

SUMMARY

The Construction & Maintenance Division (C&M) is requesting a change in the scope of the work, schedule and funding for the Berth 154-155 Doors/Windows Upgrade project (Project No. 2529200). This project is part of the Deferred Maintenance program managed by C&M to address long-deferred capital work throughout the Port. The changes include removal of a glass overhead canopy at Berth 153-155 to address safety issues and the shifting of funds from another deferred maintenance project to fund the changes.

PDC ACTION Not Approved

COMMENT It was agreed upon by all voting members that this is not a PDC item and funds need to come from the MIP.

SUBJECT ORIGINAL PROJECT COST \$150,000
BERTH 183-184 BANNING’S LANDING HVAC SYSTEMS UPGRADE – SCOPE/FUNDING/SCHEDULE CHANGE

SUMMARY

The Construction & Maintenance Division (C&M) is requesting a change in the scope of work, schedule and funding for the Berth 183-184 Banning’s Landing HVAC Systems upgrade project (Project No. 2528300). This project is part of the Deferred Maintenance program managed by C&M to address long-deferred capital work throughout the Port. The changes include shifting the project to Liberty Hill Plaza, adding funds to the project, and proposing a revised schedule for the project. The additional funds will come from within the deferred maintenance program.

PDC ACTION Approved

COMMENT Eunice Zordilla provided proxy vote for DED Operations on this item. Funding for this item will come from canceled C&M carwash project that was originally slated to offset costs for Item 9 of this agenda (B. 154-155 Doors/Windows item) but was determined an MIP project.

SUBJECT

ORIGINAL PROJECT COST \$1,000,000

CRUISE TERMINAL ALTERNATIVE MARITIME POWER (AMP) SYSTEM UPGRADE

SUMMARY

The purpose of this project is to upgrade the existing AMP system to include the replacement of the existing 6.6 kilo Volts (kV) and 11kV system transformers with new transformers equipped with Automatic Load Tap Changing (ALTC) feature. This feature will automatically adjust the necessary transformer tap changes under load, for cruise ships whose operating nominal voltage may be slightly different than the nominal standardized voltages tolerance for the 6.6 and 11kV shore power system. While the cruise ship is connected to the shore power, the ALTC feature will automatically and dynamically match the shore supplied output voltage to the required voltage by the cruise ship.

Add two new 11kV AMP connection vaults and associated electrical switching equipment. One of the new vaults will be installed at Berth 93B and the other will be installed at Berth 90. This will better accommodate the projected vessel calls to the terminal.

To operate the Cruise Terminal without the replacement of the transformers will result in vessel calls unable to connect to shore power system which will constitute as failure to comply with California Air Resources Board (CARB) shore power requirements. Such failure can possibly incur penalties and/or may translate to possible negative impact or loss of cruise business.

PDC ACTION On Hold

COMMENT All agreed to hold until February PDC meeting. PDC decision will wait until a business deal is complete.

NEW PROJECT

SUBJECT

ORIGINAL PROJECT COST \$32,900,000

PORTS O' CALL VILLAGE PROMENADE AND TOWN SQUARE

SUMMARY

The Engineering Division requests the Project Development Committee's approval to implement the design and construction of a 30-foot wide public promenade along the Main Channel in Ports O' Call Village along the water's edge and a Town Square located at 6th Street east of Harbor Blvd. The promenade and Town Square will include such amenities as public seating, landscaping, hardscaping, signage, trash cans, architectural finishes, handrails, and lighting.

PDC ACTION Approved

COMMENT Three out of four voting members approved this item. One voting member by proxy abstained.

SUBJECT**ORIGINAL PROJECT COST \$150,000****WEB-BASED CONSTRUCTION MANAGEMENT SYSTEM****SUMMARY**

The Construction Division relies upon technology to manage capital improvement construction contracts, and other division activities, in the most efficient manner.

The Construction Division is requesting Project Development Committee (PDC) approval to procure a Web-based construction project management system to replace the current systems, Buzzsaw (by AutoDesk) and Construction Database System (CDS). Currently, Buzzsaw is used primarily for processing RFIs and Submittals, contract documents exchanged between contractors and Construction Division staff during the life of a construction contract. CDS is a software system, created in-house, that is used for tracking time, equipment, and material, among other aspects, on construction projects. The new software would replace both of the aforementioned systems and provide, among other features, real-time message tracking, time/date stamps on communications, custom workflow reports, and mobile device accessibility.

PDC ACTION Approved with Contingency

COMMENT This item was approved for inclusion into the FY 15/16 budget contingent upon bringing this item back to PDC with a cost benefit analysis after vendor selection. Eunice Zordilla provided proxy vote for DED Operations on this item.

SUBJECT**ORIGINAL PROJECT COST \$5,700,000****PAID PARKING FOR PORTS O' CALL VILLAGE AND BLUFF PARKING LOT****SUMMARY**

Engineering Division staff requests the Project Development Committee's approval to implement paid parking for the existing Ports O' Call parking lot and for the surface parking lot across Sampson Way near the bluff below Harbor Boulevard. Currently vehicle parking at Ports O' Call Village and Bluff parking lots are free of charge.

PDC ACTION Approved

COMMENT Three out of four voting members approved this item. One voting member by proxy abstained.

SUBJECT**ORIGINAL PROJECT COST \$200,000****REVIEW OF THE SOUTHERN CALIFORNIA INTERNATIONAL GATEWAY (SCIG) PROJECT****SUMMARY**

BNSF Railway Company (BNSF) is the primary project developer for the Southern California International Gateway (SCIG) near-dock intermodal rail yard located between Pacific Coast Highway and Sepulveda Boulevard, and between the Dominguez Channel on the west and Southern California Edison on the east. The SCIG rail yard is located within 107 acres of Harbor Department property. The project includes modifications to the existing state-owned Pacific Coast Highway and Port of Los Angeles (Port)-owned roadways for SCIG truck and rail traffic and access for the adjacent tenants such as Vopak, Praxair, and Cal Sulfur Company.

As the project sponsor, BNSF is preparing the Application for Port Project (APP) for all the improvements within the Harbor Department property for a Harbor Engineer's Permit. The Engineering Division estimates that the review of the Port-owned infrastructure will be in the amount of \$200,000. This includes review of local roadways, bridges, and retaining wall structures to be owned and maintained by the Port.

PDC ACTION Approved

COMMENT

SUBJECT**ORIGINAL PROJECT COST \$13,600,000****SAMPSON WAY ROADWAY IMPROVEMENTS - 7TH STREET INTERSECTION PROJECT****SUMMARY**

As part of the San Pedro Waterfront Program, the Los Angeles Board of Harbor Commissioner's directed staff at their June 5, 2014 Board meeting to move forward with the design of the Sampson Way Roadway Improvements - 7th Street Intersection project. The Board directed that \$1,300,000 be included in the Fiscal Year 2014/2015 budget for design costs. The PDC approved this design budget at the June 17, 2014 PDC meeting. Approval is now requested to complete the design and to construct the Sampson Way Roadway Improvements - 7th Street Intersection Project.

PDC ACTION Approved**COMMENT** Three out of four voting members approved this item. One voting member by proxy abstained.**SUBJECT****ORIGINAL PROJECT COST \$10,000,000****HARBOR AREA RECYCLED WATER INFRASTRUCTURE PROJECT****SUMMARY**

The Harbor Area Recycled Water Infrastructure Project will provide a recycled water system for the Los Angeles Department of Water and Power (DWP) to serve the Wilmington Buffer, Wilmington Waterfront Project, San Pedro Waterfront Project, Berths 45-48 Cruise Terminal, and the 22nd Street Park. Please see Transmittal No. 1 for a schematic map of the propose pipeline infrastructure. Per MOU No. 10-2875, executed by both Departments on October 7, 2010, the project is estimated to cost \$10 million, with the Port of Los Angeles (Port) responsible to pay \$2.5 million and DWP responsible for the remaining costs.

The original MOU called for design and construction to be performed by DWP, but in the interim, DWP has determined that they do not have the necessary resources, and has asked the Port to assume responsibility for these tasks. DWP will reimburse all costs beyond LAHD's agreed upon share through an interdepartmental order (IDO), on a monthly basis. DWP will also supply plan check and final inspection for the project. A second MOU is currently being drafted between the two departments, superseding MOU No. 10-2875, that will document the change in responsibilities for design and construction, maintain the LAHD's financial responsibility at \$2.5 million (with \$1 million already spent on construction of a recycled water pipeline as part of the Harry Bridges Boulevard Reconstruction Project). The Port must budget \$10 million to cover the design and construction cost, but will be reimbursed by DWP for all cost, except \$1.5 million remaining from the Port's cost-share from the original MOU.

The project is anticipated to begin design in July of 2015, subject to execution of the new MOU. Design is anticipated to be complete in August of 2018, with construction starting in March of 2019, completing two years later in 2021.

PDC ACTION Approved**COMMENT** For this project, the Harbor Department will ultimately pay \$2.5 million. Any other monies outlaid for this project will be reimbursed by DWP. Eunice Zordilla provided proxy vote for DED Operations on this item. This project will help Mayor achieve One Water Initiative.

SUBJECT**ORIGINAL PROJECT COST \$500,000****MISCELLANEOUS OFFICE FURNITURE INSTALLATIONS & RECONFIGURATIONS****SUMMARY**

This project meets the Harbor Department's needs for miscellaneous office furniture installations and reconfigurations; including the purchase of ergonomic chairs and office furniture components, and labor required to maintain and/or reconfigure the existing office spaces in the Harbor Department's facilities.

PDC ACTION Not Approved

COMMENT It was agreed by the voting and contributing PDC members that this is not a PDC item. Any purchases related to this item should be included in each individual division's budget. This topic will be addressed in the "items for discussion" section of the budget hearings. Office reconfiguration requests will go to RED and forwarded to ENG, who will open WOs as needed. PDC approval will not be necessary, as each, if any, are anticipated to be budgeted less than \$100K, the requirement to bring a project to PDC.

SUBJECT**ORIGINAL PROJECT COST \$260,000****WILMINGTON WATERFRONT PARK SLOPE IMPROVEMENT****SUMMARY**

The Wilmington Waterfront Park Slope Improvement Project will construct colored concrete seatwalls and restore the eroded grass slopes at each of the three pedestrian bridges at the park. The slopes were damaged by excessive sliding by children on cardboard boxes and other makeshift "sleds", and further eroded by rainfall since the opening of the park in June of 2011. The proposed improvements will provide additional seating and provide an impediment to future "sledding", protecting the restored grass. The project will also restore boulders placed under the bridges that have been rolled down the slope, setting them in concrete. The project is intended to be constructed by either the Port's Construction and Maintenance Division or by the Annual Site Improvement Contract.

PDC ACTION Approved

COMMENT Eunice Zordilla provided proxy vote for DED Operations on this item.

SUBJECT**ORIGINAL PROJECT COST \$2,850,000****HAB 1ST AND 2ND FLOORS 24/7 HVAC****SUMMARY**

Staff recommends the Department install a dedicated HVAC system for critical facilities on the HAB 1st and 2nd Floors. The dedicated 24/7 HVAC system is required for basic operation of our critical business system's data network, and continue the essential day-to-day business operations of the Harbor Department, including the Security Operations Center (SOC), the UPS battery backup room, and the first floor lobby.

PDC ACTION On Hold

COMMENT This item is to be placed on hold and brought back to the February 2015 PDC meeting. More research and analysis needs to occur within Real Estate to capture a more comprehensive view of what the HAB will need to extend its life. Any other items that are found in the analysis to be related will be combined and brought back to PDC. Make ED aware of comprehensive strategy. C&M expressed IT's need for an independent system and highlighted rental costs in the event of a failure or running entire HAB system 24/7. Bus Dev expressed extreme concern about ancillary costs daylighted after the fact or beyond the opportunity to apply grant funding.

SCHEDULE CHANGE

SUBJECT

ORIGINAL PROJECT COST \$14,200,000

BERTHS 100-102 MARINE OPERATIONS BUILDING AND BERTHS 100-102 CRANE MAINTENANCE BUILDING

SUMMARY

Staff requests approval to delay the advertising date for the Berths 100-102 Marine Operations Building (MOB) and Berths 100-102 Crane Maintenance Building (CMB) projects to July 1, 2015.

The Engineering Division has been notified to place the advertising of the project on hold status due to pending discussion between the Port and tenant regarding the environmental mitigation measures in the certified Environmental Impact Report certified by the Board of Harbor Commissioners on December 18, 2008.

The design of the projects has been completed.

PDC ACTION On Hold

COMMENT All agreed to hold until February PDC meeting. This item needs more discussion among the Real Estate Division and Senior Managers related to the lease and commitment to build, as well as, impacts of the delay, including code changes and that would incur greater cost to the project. Need to inform CA and Board of hold.

SUBJECT

ORIGINAL PROJECT COST \$6,850,000

FRONT STREET BEAUTIFICATION

SUMMARY

Staff requests approval to extend the schedule for the Front Street Beautification Project by eight (8) months. Staff revised the scope of the project to keep the project within the existing budget, including reducing the soil remediation work. No change to the project budget is required.

The Front Street Beautification Project will construct a 22 foot wide landscaped area with multi-use path along the north side of Front Street adjacent to the China Shipping Terminal. In addition, the project will resurface the roadway of Front Street and construct storm drains, catch basins, sidewalks, curbs and gutters on the north side of the street.

Staff will incorporate a multi-phased construction approach to mitigate the eight (8) month delay and start construction in April 2015.

PDC ACTION Approved

COMMENT

ADMINISTRATIVE ITEM

- Decisions from the PDC Policy and Procedure meeting held on December 8, 2015 were presented to the group. These changes will be represented in the Policies and Procedures manual.
- Clarification on Agenda - Item 6 is not Project cost, but Construction cost
- Clarification on Agenda - Item 8 is not an increase of \$11,890,000 it is just approving the full budget. This item was previously approved for the amount of \$1,000,000 to begin design.

WORK ORDER REPORT

REVIEWED

UNALLOCATED BUDGET REPORT

REVIEWED

ADDITIONAL DISCUSSION

Quarterly CIP Model presented by CFO and reviewed by the group.



Michael R. Christensen
Deputy Executive Director



David L. Mathewson
Interim Deputy Executive Director

Unallocated Capital Improvement Program Fund FY 14/15

(Budget reset in May)

\$ 14,662,787.00

Deferred Maintenance Projects

B. 154-155 - Paint Warehouses (25282)	\$	(800,000.00)
B. 183-184 - Bannings Landing HVAC System Upgrade (25283)	\$	(150,000.00)
B. 91-92 - Replacement of Elevator No. 1 (25284)	\$	(85,000.00)
Wilmington/San Pedro Fencing Upgrades - Phase 2 (25285)	\$	(150,000.00)
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 Administration Building Re-roof (25288)	\$	(255,000.00)
300 Water Street - Office Building Re-roof (25289)	\$	(231,500.00)
B. 179-180 - Warehouse Re-roof (25290)	\$	(600,000.00)
Cabrillo Beach - Sewerage Pump Station Modification and Upgrade (25291)	\$	(60,000.00)
B. 93 - Cruise Terminal Water Line Replacement (25297)	\$	(75,000.00)
B. 121-126 - Crane Trench Retrofit (25298)	\$	(100,000.00)
B. 161 - Maintenance Dock Extension (25300)	\$	(130,000.00)
B. 194 - Sea Wall Improvements (25301)	\$	(125,000.00)
B. 161 - CNG Detection System for Garage (25302)	\$	(100,000.00)
Harbor Administration Bldg. - 2nd Floor IT PreAction Fire Life Safety System (25305)	\$	(145,000.00)
B. 161 - Boat Maintenance Cradle Modification (25306)	\$	(370,000.00)
Harbor Administration Bldg. - Backflow Replacement (25307)	\$	(10,000.00)
B. 161 - Electrical Equipment Retrofit (25308)	\$	(140,000.00)
Liberty Hill Plaza - Fire Life Safety System Replacement (25313)	\$	(425,000.00)
Banning's Landing - Fire Life Safety System Replacement (25314)	\$	(250,000.00)
B. 153-155 - Water and Sewer Line Replacement (25315)	\$	(300,000.00)
<i>Subtotal Deferred Maintenance Projects</i>	\$	<i>(4,741,500.00)</i>

PDC Approved Projects

Cabrillo Way Marina Phase I, Floating Docks Class I Fire System and Pipe Hanger Repairs (25281)	\$	(350,000.00)
Everyport "Evergreen" Terminal Alternative Maritime Power (AMP) Vault Addition (25294)	\$	(100,000.00)
B. 118-119 Marine Oil Terminal - Fender Replacement (25295)	\$	(385,000.00)
Harbor Administration Building - Drains Mainline Replace (25269) - Increase	\$	(300,000.00)
B. 84 Rock Slope (25310)	\$	(150,000.00)
Fanfare Fountain Palm Tree Drainage Repair and Tree Installation (24274) - Increase	\$	(185,000.00)
B. 226-236 Terminal Improvements	\$	(601,450.00)
Wharf and Backland (25312)		
AMP (24311)		

Cabrillo Way Marina - Long Dock Fire Line Support Replacement (25316)	\$	(135,000.00)
Cabrillo Way Marina - V Dock Fire Line Replacement and Pipe Hanger Repairs (25281)	\$	(980,000.00)
Ports O' Call - American Disability Act Compliant Restrooms (25317)	\$	(400,000.00)
Altasea Environmental Assessment (25318)	\$	(750,000.00)
B. 212-216 YTI/NYK Existing Switchgear Circuit Breakers Replacement (_____)	\$	(25,000.00)
B. 217-220 - AMP (_____)	\$	(50,000.00)
Klein Billing and Port Pilot System Enhancement (_____)	\$	(60,800.00)
Harbor Administration Bldg - Fuel Cell System (25215)	\$	(234,000.00)
Review of Southern CA International Gateway (SCIG) Project (_____)	\$	(25,000.00)

Subtotal PDC Approved Projects \$ **(4,731,250.00)**

Projects Under \$150,000

Port of Los Angeles Police Headquarters - Garage Electrical Outlets (25296)	\$	(25,000.00)
Harbor Adm. Bldg. - 5th Floor Sunshade Roller Blinds (25304)	\$	(85,000.00)
Fire Station 112 - Fire Protection System Installation (24309)	\$	(96,750.00)
338 Cannery Street - Administration Bldg AC Replacement (25319)	\$	(60,000.00)
B. 161 - Electrical Equipment Retrofit - Phase 2 (25320)	\$	(70,000.00)

Subtotal Projects Under \$150,000 \$ **(336,750.00)**

Balance as of January 5, 2015 \$ **4,853,287.00**