



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: JULY 3, 2025**

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

**SUBJECT: JULY 2025 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its July 2025 meeting. On July 2, 2025, the PDC met to consider eight project items. The committee also reviewed standing reports regarding newly opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, completed CIP projects and the financial model. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2024/2025 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

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

The Board of Harbor Commissioners (Board) approved \$15,000,000 in the fiscal year 2024/2025 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 2024/2025:

- 18 PDC-approved projects totaling \$7,466,979
- 19 projects under \$100,000 totaling \$1,086,950

As of June 30, 2025, the remaining balance is \$6,446,071.

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.

*Erica M. Calhoun*

for

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: July 2025 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2024/2025

Transmittal 3: CIP Status Report – Completed Projects

*DAZ*

DAZ/mz

**BUDGET CHANGE, SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$520,000**NEW DOCK STREET PUMP STATION – STORMWATER DISINFECTION SYSTEM – BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to increase the budget, and change the schedule for the New Dock Street Pump Station – Stormwater Disinfection System.

Staff requests to increase budget by \$ 130,000 (from \$ 520,000 to a new project budget of \$ 650,000), and add six months to schedule for a new completion date of September 30, 2025 to modify outfall to add an auto-sampler device, and hire specialty building inspectors per City of Long Beach (COLB) permit requirements.

If approved by PDC, the total project cost would be \$650,000 and the project would be completed by September 30, 2025.

**PDC ACTION** Approved

**COMMENT** No comment.

**BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$25,000**NEW DOCK STREET TRAFFIC CALMING IMPROVEMENTS - PHASE II – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to revise the scope, cost increase, and schedule of the New Dock Street Traffic Calming Improvements – Phase II project.

The additional scope includes the installation of permanent traffic calming measures including speed humps, pavement markings, and signage on the segment of New Dock Street from the Yusen Terminal (YTI) entrance intersection to the labor parking lot, in efforts to reduce vehicular speeds.

The revised budget is increased by \$140,000 from \$25,000 to a new project budget of \$165,000. The revised schedule is increased by 17 months to a new completion date of January 31, 2027.

**PDC ACTION** Approved

**COMMENT** No comment.

**BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE, TITLE CHANGE**

**SUBJECT****ORIGINAL PROJECT COST** \$732,000**BERTHS 57-60 WHARF RECONSTRUCTION ASSESSMENT AND PRELIMINARY ENGINEERING - SCOPE, BUDGET, SCHEDULE, AND TITLE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, schedule extension and a title change. The new title of the project will be Berths 57-60 Wharf Rehabilitation. This project consists of the rehabilitation of 2,550 linear feet of concrete wharf and bulkhead wall.

The additional work includes the preparation of plans, specifications, and estimates for the design and construction of improvements to restore the wharves original load carrying capacity. These improvements will consist of performing in-kind replacements and repair of deteriorated structural wharf components. The estimated cost increase for these wharf improvements is \$157,268,000 from \$732,000 for a new project budget of \$158,000,000. This project will utilize \$16,607,000 from a separate project transfer (WO 25006). The revised schedule increased by 103 months to a new completion date of June 30, 2031.

**PDC ACTION** Deferred**COMMENT****BUDGET CHANGE, SCOPE CHANGE, TITLE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$21,725,000**SAN PEDRO WATERFRONT – B. 57 WHARF DEMOLITION, SEAWALL REPAIR, AND STREET IMPROVEMENTS – SCOPE, BUDGET, AND TITLE CHANGES****SUMMARY**

Staff requests approval for reduced scope, cost decrease, and a title change. The new title of the project will be Signal Street Improvements. Engineering previously obtained PDC approval on October 23, 2012, for the seismic retrofit of the Berth 57 warehouse shed, wharf structure and ground improvements, however, the project was put on hold.

The reduced scope of work will include the preparation of plans, specifications, and estimates for the design and construction of resurfacing of Signal Street. Engineering proposes this project remain on hold. Engineering will bring this project to PDC in the near future with a revised scope, budget, and schedule.

The revised budget will decrease by \$16,607,000 from \$21,725,000 to a new project budget of \$5,118,000. The \$16,607,000 will be utilized for the Berths 57-60 Wharf Rehabilitation (Work Order 2565800).

**PDC ACTION** Deferred**COMMENT****NEW PROJECT**

**SUBJECT****ORIGINAL PROJECT COST** \$2,689,440**KLEIN BILLING AND PORT CONTROL MANAGEMENT SYSTEMS ENHANCEMENT - PHASE III – NEW PROJECT****SUMMARY**

Staff requests approval to continue development and enhancements of the Harbor Department’s Klein Billing and Port Control Systems. The current PDC-approved project (Work Order No. 2561700) will be completed on December 16, 2025.

The proposed new work includes implementing Klein Billing and Port Control Management system enhancements and modules, including changes to tariff charges such as wharfage, dockage and pilotage, as well as charges specified in agreements with Harbor Department customers, interfacing with external systems, enhancing user experience of the Port Pilot mobile app and notifications of critical maritime information to ensure safe navigation of ships, upgrading the Alternative Maritime Power (AMP) application to meet the Department’s reporting requirements. The Klein Billing and Port Control Systems are made by Tidalis Americas Ltd.

The total project cost is \$2,689,440 and the project will be completed by December 16, 2030.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$3,660,000**FALCON STREET ROADWAY RECONSTRUCTION – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to reconstruct a portion of Falcon Street on Mormon Island.

The proposed work includes a full depth pavement replacement of approximately 800 feet of asphalt concrete roadway; drainage improvements including construction of a new storm drain system, outlet structure, and longitudinal gutter; removal of hazardous soil; and removal and/or relocation of conflicting utility lines. The project is adjacent to the former GATX Los Angeles Marine Terminal at Berths 171-173, with known contamination under a Remediation Action Plan (RAP). The budget includes removal of hazardous soil and associated Department of Toxic Waste and Substance (DTSC) hazardous soil tax fee.

The total project cost is \$3,660,000 and the project completion date is May 31, 2028.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE**

**SUBJECT****ORIGINAL PROJECT COST** \$5,830,000**BERTH 44 – BOATYARD SITE PREPARATIONS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 44 – Boatyard Site Preparations schedule by 30 months with no additional increase in the project budget of \$5,830,000.

The Engineering Division recommends adding 30 months to the schedule to allow for preparation and certification of the Environmental Impact Report (EIR) for the project, coordination with the developer, and coordination with outside agencies for approvals of remedial work plans. The new completion date is June 30, 2029.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$17,700,000**BERTH 195-199 WALLENIUS WILHERMSEN SOLUTIONS (WWL) TERMINAL ALTERNATIVE MARITIME POWER (AMP) - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 195-199 Wallenius Wilhermsen Solutions (WWL) Terminal Alternative Maritime Power (AMP) schedule by eight months with no additional increase in the budget. The Engineering Division recommends adding eight months to the schedule to accommodate a temporary hold on the project, which allowed staff to address higher-priority projects with pressing deadlines.

**PDC ACTION** Approved**COMMENT** No comment.**ADMINISTRATIVE ITEM** Completed Projects CIP Report reviewed**ACTION ITEM FOLLOW UP****WORK ORDER REPORT** REVIEWED**UNALLOCATED BUDGET REPORT** REVIEWED**ADDITIONAL DISCUSSION***Dina Aryan-Zahlan*Dina Aryan-Zahlan  
Development*Michael DiBernardo*  
[Michael DiBernardo \(Jul 9, 2025 12:08 PDT\)](#)Michael DiBernardo  
Marketing and Customer Relations

**Unallocated Capital Improvement Program Fund FY 24/25****(Budget set in July)****\$ 15,000,000****PDC Approved Projects**

Terminal Island Rail Infrastructure Improvement Project (65000027)	\$	(310,000)
B. 126-129 Wharf Redevelopment (65000023)	\$	(1,500,000)
Port-Wide - HVL Load Interrupter Switch Replacement (65000029)	\$	(100,000)
B. 93 World Cruise Center - Programmable Logic Controller (PLC) Modernization (65000028)	\$	(400,000)
S.P. Waterfront - West Harbor - Soil Testing, Removal and Unforeseen Conditions (2559600)	\$	(965,000)
West Harbor - City Improvements (65000034)	\$	(1,470,000)
B. 174-176 Wharf Repairs (65000030)	\$	(40,000)
North Gaffey Street Beautification - Phase II Supplemental Work (65000037)	\$	(1,375,447)
B. 200 - G&H Repairs (63000035)	\$	(246,532)
B. 100 Crane Breakers Replacement (65000043)	\$	(100,000)
B. 121-126 - AMP Switchgear Breaker Replacement (65000044)	\$	(100,000)
B. 400-405 - Crane Breaker Replacement (65000045)	\$	(100,000)
Terminal Way Solar Street Lighting Solution (65000047)	\$	(20,000)
Harbor Administration Building - Basement Media Center Relocation (65000056)	\$	(200,000)
B. 86 - Former Crowley Marine Building - Tenant Improvements (65000058)	\$	(415,000)
Harbor Administration Building - 5th Floor Workspace Addition (65000064)	\$	(10,000)
Port-Wide Skimmer Replacement (65000096)	\$	(105,000)
Falcon Street Road Repair ( )	\$	(10,000)
<b>Subtotal PDC Approved Projects</b>	<b>\$</b>	<b>(7,466,979)</b>

**Projects Under \$100,000**

Least Tern Nesting Site Improvements (2581300)	\$	(50,000)
San Pedro Waterfront - Harbor Blvd. Gateway (2581500)	\$	(50,000)
Wilmington Waterfront - California Coastal Trail Promenade (2581600)	\$	(50,000)
Port-Wide - Tubular Barrier Gates Installation (2582100)	\$	(77,000)
B. 161 - Carpenter Shop - Roll Up Door Replacement (2582200)	\$	(16,000)
B. 90-92 - World Cruise Center - ADA Ramp Extension (2582300)	\$	(20,000)
B. 136 - Transformer Replacement (2582400)	\$	(98,000)
Digital Twin Pilot (2582500)	\$	(70,000)
210 Whalers Walk - Long Dock House Demolition (65000039)	\$	(93,000)
Wilmington Waterfront Park - Oldcastle Flogard Storm Drain Filters (65000040)	\$	(96,000)
Test Lab Building Updates (65000062)	\$	(47,000)
2500 Navy Way APM - Lift Stations 2,6 & 8 Electrical Box Upgrade (65000072)	\$	(50,000)
B. 161 - C&M Yard Garage - Waste Oil Tanks Installation (65000081)	\$	(20,000)
Badger Avenue Bridge - LED Lighting Upgrade (65000082)	\$	(89,000)
West Basin Container Terminal - LED Stop Sign Replacement (65000083)	\$	(16,000)
S.P. Waterfront - B. 91-92 Cruise Terminal - Wall Partition System (65000085)	\$	(99,950)
Rear Berth 126 Sinkhole Repair (65000107)	\$	(80,000)
New Dock Street Traffic Calming Improvements - Phase II (65000115)	\$	(25,000)
Transportation Grant Assistance and Administration (65000116)	\$	(40,000)
<b>Subtotal Projects Under \$100,000</b>	<b>\$</b>	<b>(1,086,950)</b>

**Balance as of June 30, 2025****\$ 6,446,071**

# CIP Status Report

## COMPLETED PROJECTS

Sorted By: Project Number

Actuals Thru: May 2025

*Where Construction Finish Date is: >= 5/29/2025 <= 6/30/2025*

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design				Percent Design Complete	Construction				Percent Const. Complete	Pre- A500
					Start		Finish			Start		Finish			
					Baseline	Projected	Baseline	Projected		Baseline	Projected	Baseline	Projected		

**Grand Total:                    \$0**












# Audit Committee Report Packet July 2025

Final Audit Report

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