



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: APRIL 2, 2020

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: APRIL 2020 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its April meeting. On April 1, 2020, the PDC met to consider nine 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 2019/2020 (Transmittal 2).

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

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

The Board of Harbor Commissioners (Board) approved \$14,000,000 in the fiscal year 2019/2020 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. 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 2019/2020 to date:

- 25 PDC-approved project totaling \$7,921,000
- 29 projects under \$100,000 totaling \$1,670,995

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.

Mark Bleavin FOR
EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: April 2020 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2019/2020

AVG/mz

BUDGET CHANGE, SCHEDULE CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$41,311,840**BERTHS 226-236 (EVERPORT) TERMINAL IMPROVEMENTS - WHARF AND BACKLAND PROJECT NO. 25312 – BUDGET AND SCHEDULE CHANGES****SUMMARY**

On June 20, 2019 the Board of Harbor Commissioners awarded the Berths 226-236 (Everport) Terminal Improvements Project construction contract in the amount of \$50,301,380, to Manson Construction Company. The program consists of multiple work orders. The project work orders require an administrative adjustment in order to reallocate funds amongst the work orders based on the contractors bid breakdown of the awarded contract. There is no change to the overall program budget of \$65,164,240. In addition, the project requires a schedule extension of 6 months based on the construction contract schedule.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$7,000,000**BERTHS 228-230 (EVERPORT) AMP UPGRADE AND RETROFIT PROJECT NO. 25294 – BUDGET AND SCHEDULE CHANGES****SUMMARY**

On June 20, 2019 the Board of Harbor Commissioners awarded the Berths 226-236 (Everport) Terminal Improvements Program construction contract in the amount of \$50,301,380, to Manson Construction Company. The program consists of multiple work orders. The program's work orders require an administrative adjustment in order to reallocate funds amongst the work orders based on the contractors bid breakdown of the awarded contract. There is no change to the overall program budget of \$65,164,240. This request is specific to Berths 228-230 AMP Upgrade and Retrofit Project No. 25294. In addition, the project requires a schedule extension of 6 months based on the construction contract schedule.

PDC ACTION Approved**COMMENT** No comment.**Transmittal 1**

SUBJECT**ORIGINAL PROJECT COST \$3,667,200****HARBOR ADMINISTRATION BUILDING (HAB) 4TH FLOOR WORKSPACE SOLUTIONS – BUDGET AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to increase the cost and change the schedule for the Harbor Administration Building's (HAB) Fourth Floor Workspace Solutions Project.

The Engineering Division recommends increasing the budget from \$3,667,200 to \$5,388,000 for the following items that were not included in the original estimate:

- Wall tile removal, patching and painting walls
- Relocations of fire sprinklers
- Relocation of HVAC ducts and registers
- Leasing of furniture in temporary office space
- Rental fees for moving bins, material storage
- Mover fees
- Relocation fees for office equipment (Canon printers)
- Construction of wall separation
- Daily trip and fall protection for areas outside the construction zone

In addition, the cost of the original work has increased due to a delay in the start of construction, general construction cost increases resulting from inflation, as well as an underestimation of both labor and material costs in the original estimate.

The Engineering Division recommends adding 23 additional months to the schedule to allow for delays due to redesigning the floor plans, procuring furniture, developing construction documents, and Construction & Maintenance (C&M) to complete higher priority projects before the start of this work.

The total project cost is \$5,388,000, and the project will be completed by November 30, 2021.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST \$1,833,500****HARBOR ADMINISTRATION BUILDING (HAB) 5TH FLOOR WORKSPACE SOLUTIONS – BUDGET AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to increase the cost and change the schedule for the Harbor Administration Building's (HAB) Fifth Floor Workspace Solutions Project.

The Engineering Division recommends increasing the budget from \$1,833,500 to \$2,950,000 for the following items that were not included in the original estimate:

- Power and lighting upgrades
- Patching and painting walls
- Relocations of fire sprinklers
- Relocation of HVAC ducts and registers
- Carpet cleaning and replacement of damaged areas
- Leasing of furniture in temporary office space
- Rental fees for moving bins, material storage
- Mover fees
- Relocation fees for office equipment (Canon printers)
- Construction of wall separation
- Daily trip and fall protection for areas outside the construction zone

In addition, the cost of the original work has increased due to a delay in the start of construction, general construction cost increases resulting from inflation, as well as an underestimation of both labor and material cost in the original estimate.

The Engineering Division recommends adding seven additional months to the schedule to allow for delays due to redesigning the floor plans, procuring furniture, developing construction documents, and Construction & Maintenance (C&M) to complete higher priority projects before the start of this work.

The total project cost is \$2,950,000 and the project will be completed by July 31, 2020.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST \$2,000,000****BERTHS 226-236 (EVERPORT) ADVANCED CARGO HANDLING DEMONSTRATION PROJECT NO. 25453 - BUDGET AND SCHEDULE CHANGES****SUMMARY**

On June 20, 2019 the Board of Harbor Commissioners awarded the Berths 226-236 (Everport) Terminal Improvements Project construction contract in the amount of \$50,301,380, to Manson Construction Company. The program consists of multiple work orders. The project work orders require an administrative adjustment in order to reallocate funds amongst the work orders based on the contractors bid breakdown of the awarded contract. There is no change to the overall program budget of \$65,164,240.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$14,852,400**BERTHS 226-236 (EVERPORT) TERMINAL INFRASTRUCTURE RECONSTRUCTION PROJECT NO. 25394 – BUDGET AND SCHEDULE CHANGES****SUMMARY**

On June 20, 2019 the Board of Harbor Commissioners awarded the Berths 226-236 (Everport) Terminal Improvements Project construction contract in the amount of \$50,301,380, to Manson Construction Company. The program consists of multiple work orders. The project work orders require an administrative adjustment in order to reallocate funds amongst the work orders based on the contractors bid breakdown of the awarded contract. There is no change to the overall program budget of \$65,164,240. In addition, the project requires a schedule extension of 6 months based on the construction contract schedule.

PDC ACTION Approved**COMMENT** No comment.**NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST** \$889,500**CALTRANS PEDESTRIAN PATH AND PARKING RESTRIPING– NEW PROJECT****SUMMARY**

Staff requests approval to open a new work order for Caltrans Pedestrian Path and Parking Restriping. The proposed work includes a 6-foot wide pedestrian path, striping of parking stalls, lighting, security cameras, signage, trenching for power, fencing and palm tree removal.

This project will provide a pedestrian link between the North Gaffey Street Beautification Phase II and the previously completed Front Street Beautification Project.

The total project cost is \$889,500 and the project will be completed by November 15, 2022. The Harbor Department will be responsible for all long term maintenance at this site.

PDC ACTION Approved**COMMENT** No comment.**SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$700,000**WATERFRONT GATEWAY – WATER FEATURES IMPROVEMENTS - SCHEDULE CHANGE****SUMMARY**

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

The Construction and Maintenance Division (C&M) recommends adding six additional months to the schedule to allow for delays due to the time required for preparation of environmental cleaning that was affected by inclement weather.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT

ORIGINAL PROJECT COST \$430,000

FLEET MANAGEMENT SYSTEM - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the Fleet Management System (FMS) schedule by 14 additional months with no additional increase in the budget.

The Construction and Maintenance Division (C&M) recommends adding 14 additional months to the schedule to allow for delays due to reviewing alternative FMS systems.

PDC ACTION Approved

COMMENT C&M will work with ITD to develop a RFP for the new system.

ADMINISTRATIVE ITEM No Grants Report. GASB49 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 19/20
(Budget set in February)

\$ 14,000,000

PDC Approved Projects

Port Cyber Resilience Center (25555)	\$	(1,600,000)
B. 84 - Maritime Museum - Plumbing Upgrades (25560)	\$	(745,000)
Port of Los Angeles Police Headquarters - Mass Notification System (25561)	\$	(388,000)
Harbor Department Administration Building - 1st Floor Employee Restrooms and Showers Remodel (25562)	\$	(200,000)
Wilmington Waterfront - Building Demolition (25570)	\$	(688,000)
Harbor Administration Bldg. - Lower Deck Patio (25572)	\$	(905,000)
B. 195-196 - Underwharf Backflow Work Platforms (25573)	\$	(185,000)
B. 91-93 - Passenger Terminal Gangways - Sheet Metal Replacement (25575)	\$	(50,000)
B. 100 - West Basin Container Terminal (WBCT) - Advanced Infrastructure Demonstration (25576)	\$	(250,000)
Pier 400 (APM) Terminal - Electrical Infrastructure for Electrical Container Handling Equipment (25587)	\$	(400,000)
Liberty Hill Plaza Atrium Skylights Replacement (25591)	\$	(600,000)
Banning's Landing Water Leaks and Damage Repair (25595)	\$	(75,000)
Berth 46 - Outer Harbor Cruise Terminal AMP (25599)	\$	(1,000,000)
San Pedro Waterfront - Harbor Boulevard from SP Slip to Berth 73C Roadway Imps (25600)	\$	(250,000)
B. 212-214 (Yusen Terminal) - Leak Detection Expansion (25605)	\$	(30,000)
B. 218-220 (Yusen Terminal) Landside Stowage Pin Relocation (25606)	\$	(50,000)
B. 158 & 160 - Construction & Maintenance Parking Employee Lot Improvements (25607)	\$	(30,000)
South Seaside Avenue Storm Drain Restoration (25608)	\$	(60,000)
B. 68 - Port Pilot Station HVAC Upgrade (25609)	\$	(60,000)
B. 212-224 (Yusen Terminal) - Low Voltage Electrical Infrastructure Imps (25610)	\$	(25,000)
B. 161 - Floating Dock Replacement (25611)	\$	(100,000)
Container Terminal - Alternative Maritime Power (AMP) Earth Switchgear Retrofit (25516)	\$	(50,000)
Klein Billing and Port Pilot Systems Enhancement - Phase II (25517)	\$	-
B. 302-305 - On-Dock Railyard Expansion (25622)	\$	(140,000)
22nd Street Illuminated Crosswalk Safety Improvements (25623)	\$	(10,000)
Caltrans Pedestrian Path and Parking Restriping (_____)	\$	(30,000)
<i>Subtotal PDC Approved Projects</i>	\$	(7,921,000)

Projects Under \$100,000

B. 302-305 - Fenix Marine Services - Transportation Improvements Project (25564)	\$	(95,000)
B. 121 - Position Indicator Valve Replacement (25565)	\$	(90,000)
B. 300 - Rail Yard Control Switches Replacement (25566)	\$	(85,000)
B. 90-91 - Baggage Handling Building Fire Alarm Notification System (25567)	\$	(40,000)
Port of Los Angeles Police Headquarters - Furniture Reconfiguration (25569)	\$	(25,000)
300 Water Street - Electrical Upgrades (25574)	\$	(53,000)
B. 91-92 - Passenger Terminal - Check-In Counter Outlets (25577)	\$	(42,500)
B. 93 - Passenger Terminal - Workstation Outlets (25578)	\$	(12,000)
POLA Facilities - Front Entrance Public Safety (25581)	\$	(60,000)

Transmittal 2

Unallocated Capital Improvement Program Fund FY 19/20

(Budget set in February)

	\$	14,000,000
Port of Los Angeles Police Headquarters - 9-1-1 Public Safety Answering Point (PSAP) System (25582)	\$	(33,000)
Liberty Hill Plaza - Change of Use Improvements (25583)	\$	(65,000)
Wilmington Waterfront Park Barbeque Grill Replacement (25584)	\$	(34,000)
B. 161 - HVAC Shop Re-Roof (25586)	\$	(90,000)
B. 59 - Fire Protection System (25588)	\$	(95,506)
B. 60 - Fire Protection System (25589)	\$	(98,989)
B. 73 - Utro Building HVAC Unit Replacement (25590)	\$	(40,000)
B. 58 - Underwharf Sanitary Sewer Line Replacement (25592)	\$	(30,000)
300 Water Street - Maritime Law Enforcement Training Center Gym Facility (25593)	\$	(60,000)
B. 87 - Parking Lot Improvements (25594)	\$	(55,000)
San Pedro Waterfront - San Pedro Public Market - Soil Testing & Removal (Developer Site) (25596)	\$	(95,000)
B. 161 - Warehouse Heater Replacement (25597)	\$	(30,000)
Liberty Hill Plaza Light Inverter Replacement (25598)	\$	(47,000)
Harbor Administration Building - Boiler Recirculation Pumps Replacement (25604)	\$	(16,000)
Harbor Administration Building - 2nd Floor Garage LED Lighting Upgrade (25614)	\$	(75,000)
B. 93 - Passenger Terminal - Office Block Boiler Replacement (25615)	\$	(80,000)
B. 85 and Cabrillo Beach Launch Ramp Signage Replacement (25618)	\$	(17,000)
Whaler's Walk Striping Improvements (25619)	\$	(22,000)
B. 161 - Sheet Metal Shop HVAC and Insulation System (25620)	\$	(88,000)
Shoshonean Road Safety Improvements (25621)	\$	(97,000)
Subtotal Projects Under \$100,000	\$	(1,670,995)
Balance as of March 25, 2020	\$	4,408,005