



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: FEBRUARY 6, 2020
TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE
SUBJECT: FEBRUARY 2020 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its February meeting. On February 5, 2020, the PDC met to consider six 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 – Three items were submitted and approved.
- 2) Budget/Schedule change – One item was submitted and approved.
- 3) New project – Two items were 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:

- 22 PDC-approved project totaling \$7,741,000
- 25 projects under \$100,000 totaling \$1,446,995

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 have received separate Board approval.

A handwritten signature in cursive script that reads "Eugene D. Seroka".

EUGENE D. SEROKA ^{For}
Executive Director

Attachments:

Transmittal 1: February 2020 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2019/2020

AVG/mz

NEW PROJECT

SUBJECT ORIGINAL PROJECT COST \$1,518,682
KLEIN BILLING AND PORT PILOT SYSTEMS ENHANCEMENT - PHASE II - NEW PROJECT

SUMMARY

Staff requests approval to continue development and enhancements of the Harbor Department's Billing System software and Port Pilot System software. The current, PDC-approved project (Work Order No. 2532400) will be ending August 17, 2020.

The proposed new work includes implementing Billing and Port Pilot enhancements and modules, interfacing external systems, upgrading the Alternative Maritime Power (AMP) application, and satisfying reporting requirements. The Klein Systems are made by Saab Technologies, Ltd.

The total project cost is \$1,518,682 and the project will be completed by August 17, 2025.

PDC ACTION Approved

COMMENT No comment.

SUBJECT ORIGINAL PROJECT COST \$2,000,000
CONTAINER TERMINALS ALTERNATIVE MARITIME POWER (AMP) EARTH SWITCHGEARS RETROFIT-NEW PROJECT

SUMMARY

Staff requests approval to initiate a new project to retrofit existing earth switchgears for Alternative Maritime Power (AMP) connections at the Pier 400 (APMT), Pier 300 (Fenix); Berth 230 (Everport), Berth 215 (YTI), Berth 136 and Berth 144 (Trapac), Berth 100 (WBCT) and Berth 121 (Yang Ming) container terminals.

Presently, to establish a container ship AMP connection, both International Longshoremen & Warehouse Union (ILWU) and Port staff must be present at the earth switchgears to perform a safe and proper AMP connection. Installation of a new lockout relay at each earth switchgear to control pilot loop and necessary wiring modifications will allow ILWU staff to perform safe and proper AMP connections, without the need of C&M staff. In case of a system malfunction, ILWU would contact Port staff for technical support and repair.

The total project cost is \$2,000,000 and the project will be completed by December 31, 2021.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

Transmittal 1

SUBJECT**ORIGINAL PROJECT COST** \$560,000**WILMINGTON WATERFRONT – SITE CHARACTERIZATION ASSESSMENTS – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Wilmington Waterfront – Site Characterization Assessments schedule by 24 additional months with no additional increase in the budget.

The Environmental Management Division (EMD) recommends adding 24 additional months to the schedule due to delay of the planned Department of Water and Power (DWP) tank farm demolition.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$2,500,000**BERTHS 243-245 CONFINED DISPOSAL FACILITY MODIFICATIONS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 243-245 Confined Disposal Facility (CDF) Modifications project schedule by eight months with no additional increase in the budget and scope. Due to other high priority projects, staff was unable to finalize design of this project as originally proposed. For this reason, the Engineering Division requests an eight month extension to the schedule.

The total project cost is \$2,500,000 and will be completed by November 1, 2025.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$44,832,908**BERTHS 167-169 MARINE OIL TERMINAL ENGINEERING AND MAINTENANCE STANDARDS (MOTEMS) – SHELL - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the project schedule six months for the Berths 167-169 – Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) project. The Phase 1 design schedule needs to be extended by four months to reach agreement with the tenant (Shell) on acceptable work windows and accommodate additional time required to incorporate the new procurement software “PlanetBids” into the project specification. The Phase 1 construction schedule needs to be extended by four months to accommodate construction phasing revisions. The overall project schedule needs to be extended eight months.

PDC ACTION Approved**COMMENT** Committee voted to extend the project schedule by 8 months instead of 6 months as requested in the report.**SCHEDULE CHANGE, BUDGET CHANGE**

SUBJECT

ORIGINAL PROJECT COST \$875,000

BERTH 182 SLOPE EROSION REPAIR – BUDGET AND SCHEDULE CHANGE

SUMMARY

On February 6, 2019, the Project Development Committee (PDC) approved to initiate a new project to repair and stabilize the slope at Berth 182. The approved budget was \$ 875,000, and the project would be completed by October 07, 2020. The proposed work included placing riprap rock over approximately 210 linear feet of slope area, constructing a slope that is less steep than the original slope by extending the slope to top of pavement.

Staff is now requesting approval for an increase to the scope of work, cost, and schedule change. This will result in an increase \$ 418,400 and an extension of eight months to the project schedule. The increase to the scope of work is due to additional work for preparing California Environmental Quality Act (CEQA) to obtain Army Corps permit and 401 Water Quality certification. The Environmental Management Division (EMD) prepared the CEQA document, and it is in progress for public reviewing. In addition, Engineering updated riprap rock volumes, the quantities & materials costs.

The total revised project cost is \$ 1,293,400 and the project will be completed by June 30, 2021.

PDC ACTION Approved

COMMENT No comment.

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 (_____)	\$	(50,000)

Subtotal PDC Approved Projects \$ ***(7,741,000)***

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)
Port of Los Angeles Police Headquarters - 9-1-1 Public Safety Answering Point (PSAP) System (25582)	\$	(33,000)

Unallocated Capital Improvement Program Fund FY 19/20

(Budget set in February)

	\$	14,000,000
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)
Subtotal Projects Under \$100,000	\$	(1,446,995)
Balance as of January 30, 2020	\$	4,812,005