



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: NOVEMBER 12, 2025

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: NOVEMBER 2025 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its November 2025 meeting. The PDC met on November 5, 2025, 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 2025/2026 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

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

The Board of Harbor Commissioners (Board) approved \$14,000,000 in the fiscal year 2025/2026 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 2025/2026:

- 8 PDC-approved projects totaling \$2,482,387
- 6 projects under \$100,000 totaling \$430,500

As of October 29, 2025, the remaining balance is \$11,087,113.

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: November 2025 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2025/2026

Transmittal 3: CIP Status Report – Completed Projects

DAZ

DAZ/mz

BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$1,200,000**CABRILLO MARINE AQUARIUM LIFE SUPPORT SYSTEM - PAIP – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change to the Cabrillo Marine Aquarium Life Support System – PAIP project. The Department of Recreation and Parks, the Port of Los Angeles' tenant of the Cabrillo Marine Aquarium (Aquarium) is the lead agency and responsible for the design and construction of this project.

The Port of Los Angeles is currently partially funding the Aquarium's Life Support System project in the amount of \$1,200,000 as identified in the Public Access Investment Plan (PAIP) as approved on April 13, 2023, by the Board of Harbor Commissioners. On September 11, 2025, the Board of Harbor Commissioners was presented an updated list of PAIP projects, which includes an additional \$1,200,000 to be allocated to the Life Support System project with additional scope to include the Animal Food Preparation Room Improvement.

The revised budget is increased by \$1,200,000 from \$1,200,000 to a new project budget of \$2,400,000. The revised schedule is increased by 18 months to a new completion date of March 31, 2027.

As the lead agency of this project, the Department of Recreation and Parks will be responsible for completion of design and will oversee the construction. The total project cost (Port's maximum share) is \$2,400,000 and the project will be completed by March 31, 2027.

PDC ACTION Approved**COMMENT** No comment.**BUDGET CHANGE, SCOPE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$6,086,770**BERTHS 121-131 CONTAINER TERMINAL REDEVELOPMENT PROJECT EIS/EIR – SCOPE AND BUDGET CHANGE****SUMMARY**

Staff requests approval to change the scope and increase the budget for the Berths 121-131 Container Terminal Redevelopment Project (Project) Environmental Impact Statement/Environmental Impact Report (EIS/EIR). The scope change includes work on the Final EIS/EIR and a cost increase of \$150,000, which increases the total budget from \$6,086,770 to \$6,236,770. There is no change to the current schedule ending by June 30, 2028.

PDC ACTION Approved**COMMENT** No comment.**NEW PROJECT**

SUBJECT**ORIGINAL PROJECT COST** \$5,890,000**PORT OF LOS ANGELES DIGITAL TWIN – NEW PROJECT****SUMMARY**

The Information Technology (IT) Division is seeking Project Development Committee approval to initiate the development of a Port Digital Twin. The Digital Twin will serve as a dynamic, real-time, digital representation of the Port’s physical assets and operational processes. This platform will offer a unified view of port activities and infrastructure, supporting both internal users and external stakeholders by enhancing situational awareness, enabling simulation and analysis, and facilitating planning, collaboration, and supply chain coordination.

The proposed Digital Twin supports the Port’s ongoing modernization and data integration initiatives outlined in the GIS Strategic Plan. The Digital Twin will integrate spatial and non-spatial datasets, ranging from asset locations and maintenance records to financial metrics and environmental sensor data, into an immersive, interactive platform. It will also serve as both a strategic tool and an operational hub, enabling users to visualize, analyze, and simulate complex scenarios with fidelity and accuracy.

The Digital Twin will utilize the Esri geospatial basemap and expand to include ten integrated capabilities to create a living, digital model of the Port enabling better planning, faster responses, and more informed decision-making. By providing a centralized and interactive view of the Port’s operations, the Digital Twin can serve as a key enabler for supply chain optimization, improved asset management, risk mitigation, and data driven decision-making. It will also serve as a platform for innovation, allowing teams to prototype and test new technologies and processes in a virtual environment before deployment—reducing risk and accelerating time to value. The total project cost is \$5,890,000 and the project completion date is 6/30/2029.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$300,000**PIER 500 REQUEST FOR PROPOSAL PRELIMINARY ENGINEERING - NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project for preliminary engineering associated with the Pre-Development Agreement Marine Container Terminal Pier 500 Request for Proposal (RFP) released October 1, 2025.

The proposed work includes responding to questions, evaluating proposals, and performing additional tasks as needed for the RFP.

The total project cost is \$300,000 and the project completion date is June 30, 2027.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$59,600,000**PORT PILOTS' STATION RELOCATION-NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace the existing Port Pilots Station Relocation and living quarters.

The proposed work involves a new building encompassing all operations, support spaces, offices, equipment, housing, amenities for port pilots and boat crews, parking, and necessary site improvements. The scope includes demolishing the existing building after the new building is completed.

The total project cost is \$59,600,000 and the completion date is October 31, 2032.

PDC ACTION Deferred

COMMENT

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$150,000**PORT-WIDE - HVL LOAD INTERRUPTER SWITCH REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Port-Wide – HVL Load Interrupter Switch Replacement schedule by 19 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 19 months to the schedule to allow for the procurement of the equipment and delays due to scheduling conflicts with the terminals.

The proposed completion date is December 31, 2026, with no change to the budget of \$150,000.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$790,000**B. 150-195 – UNDERWHARF PIPELINE HANGARS REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend The B. 150-195 Underwharf Pipeline Hangars Replacement schedule by four months, with no increase to the budget.

The Construction & Maintenance Division recommends adding four months to the project schedule due to multiple emergency terminal leaks that take priority for safety concerns, along with a vacant plumber position which delays the start of the project.

The proposed completion date is April 30, 2026, with no change to the budget of \$790,000.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE, TITLE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$2,626,000**BERTH 86 – FORMER CROWLEY MARINE BUILDING SECURITY UNIT RELOCATION – SCHEDULE AND TITLE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 86 Former Crowley Marine Building – Tenant Improvement by thirty-three months and change the title to Berth 86 Former Crowley Marine Building Security Unit Relocation.

Engineering recommends extending the schedule by thirty-three months to allow for prioritization of HAB projects and tenant coordination. The new target completion date is September 30, 2029.

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
Development



for

Michael DiBernardo
Marketing and Customer Relations

Unallocated Capital Improvement Program Fund FY 25/26

(Budget set in July)

\$ 14,000,000

PDC Approved Projects

Falcon Street Road Repair (65000120)	\$	(10,000)
Klein Billing and Port Control Management Systems Enhancement - Phase III (65000121)	\$	(233,387)
936, 938, & 1410 Baracuda St. - Fire Sprinkler Head & Standpipe Replacement (65000141)	\$	(319,000)
B. 212-225 Yusen - Container Terminal Re-Roof (65000142)	\$	(250,000)
Pier 300 Fenix - Fire Alarm Network Fiber Replacement (65000143)	\$	(220,000)
Port Pilots Operation Station ()	\$	(1,050,000)
Pier 500 - Request for Proposal - Labor Charges ()	\$	(300,000)
Port of Los Angeles Digital Twin ()	\$	(100,000)

Subtotal PDC Approved Projects \$ ***(2,482,387)***

Projects Under \$100,000

Port of Los Angeles Police Headquarters - Re-Landscape (65000138)	\$	(65,000)
Port of Los Angeles Police Headquarters - North Grill Gate Replacement (65000139)	\$	(71,000)
B. 155A - Electric Rolling Gate Installation (65000140)	\$	(99,500)
Biological Mitigation Projects (65000154)	\$	(70,000)
Harbor Admin Bldg - 4th Floor Environmental Division Workspace Reconfiguration (65000156)	\$	(55,000)
Harbor Admin Bldg - 4th Floor CFO Office (65000157)	\$	(70,000)

Subtotal Projects Under \$100,000 \$ ***(430,500)***

Balance as of October 29, 2025

\$ 11,087,113

CIP Status Report

COMPLETED PROJECTS

Sorted By: Project Title

Actuals Thru: September 2025

Where Construction Finish Date is: >= 9/18/2025 <= 10/29/2025

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design				Percent Design Complete	Construction				Percent Const. Complete	Pre-A500
					Start Baseline	Projected	Finish Baseline	Projected		Start Baseline	Projected	Finish Baseline	Projected		
1179	(2581100) 1750 Navy Way Left Turn Lane Addition	Dinicola, Michae	Completed	\$200,000	06/06/24	^ 06/06/24	11/30/24	^ 10/28/24	100 %	03/01/25	^ 08/25/25	08/31/25	^ 09/30/25	100 %	
1007	(2570300) B. 52-53 - S.S. Lane Victory Relocation	Babiker, Omer	Completed	\$850,000	03/06/22	^ 03/06/22	03/06/22	^ 03/06/22	100 %	03/07/22	^ 03/07/22	09/30/25	^ 09/30/25	100 %	
1029	(65000081) B. 161 C&M Yard Garage - Waste Oil Tanks Installation	Wessel, Nate	Completed	\$20,000	04/24/25	^ 04/24/25	04/24/25	^ 04/24/25	N/A	07/29/25	^ 07/29/25	09/30/25	^ 10/17/25	100 %	
1003	(2576000) Harbor Administration Building - Fifth Floor Commissioner's Conference Room	Yoon, Woosung	Completed	\$431,662	08/01/23	^ 08/01/23	06/02/24	^ 06/02/24	100 %	12/02/24	^ 12/02/24	09/12/25	^ 10/12/25	100 %	
1003	(2578300) Harbor Administration Building - Small Conference Rooms to Private Offices	Kuo, Rodger	Completed	\$80,000	02/28/24	^ 02/28/24	07/15/24	^ 07/15/24	100 %	08/05/24	^ 08/05/24	10/31/25	^ 10/20/25	100 %	

Grand Total: \$1,581,662












Audit Committee Report Packet November 2025

Final Audit Report

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