



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: FEBRUARY 7, 2019

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: FEBRUARY 2019 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its February meeting. On February 6, 2019, the PDC met to consider 15 project items. The committee also reviewed administrative reports regarding recently opened work orders and the status of the unallocated Capital Improvement Program (CIP) fund budget. The meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2018/2019 (Transmittal 2) are attached for your review.

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 – Three items were submitted and approved.
- 3) New project – Nine items were submitted. Eight were approved and one was deferred.

The Board of Harbor Commissioners (Board) approved \$15,000,000 in the fiscal year 2018/2019 CIP budget for unallocated capital improvements. This budget is used 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. Projects under \$100,000 are reported to the PDC for information. The PDC meeting minutes are then transmitted to the Board for information.

The following is a summary of projects that are expected to utilize the unallocated CIP budget for fiscal year 2018/2019 to date:

- 27 PDC-approved project totaling \$6,106,600
- Eight projects under \$100,000 totaling \$422,500

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, and annual contracts for supplies and materials. All of these are approved by the Board either as part of the annual budget approval process or as multi-year contracts that have received separate Board approval.

Handwritten signature of Mark Bleavin in cursive script.

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: February 2019 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2018/2019

AVG/mz

BUDGET CHANGE, SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$4,757,350**BERTH 93 INSTALL TWO NEW ELEVATORS AT CRUISE TERMINAL - COST AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the cost and extend the project schedule for the Berth 93 Install Two New Elevators at Cruise Terminal project. Building historical studies have been requested by the Environmental Management Division (EMD) and will be completed prior to construction of the two new custom non-proprietary electric traction elevators.

The Engineering Division requests that the project budget be increased by \$347,650 and the project design schedule extended six months to complete the project by December 31, 2020.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$22,540,338**BERTHS 167-169 MARINE OIL TERMINAL ENGINEERING AND MAINTENANCE STANDARDS (MOTEMS) – SHELL - COST AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the cost and change the schedule for the Berths 167-169 – Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) project.

The Engineering Division recommends increasing the budget from \$22,540,338 to \$36,820,000 to account for the updated construction cost estimate and adding 15 months to the schedule to accommodate additional time needed to complete the design and increased time needed to complete construction, which will be performed in two phases instead of a single phase.

The total project cost will be \$36,820,000, and the project will be completed by April 28, 2023.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$180,000**BERTH 46 – POTABLE WATER PIER HEADS INSTALLATION - COST AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the cost and change the schedule for the installation of potable pier heads at Berth 46.

The Construction & Maintenance Division (C&M) recommends increasing the budget by \$72,000 to account for the labor and material costs to build scaffolding needed for the project.

C&M recommends adding four additional months to the schedule to allow for delays due to procuring materials for building the scaffold.

The total project cost is \$252,000 and the project will be completed by June 30, 2019.

PDC ACTION Approved

COMMENT No comment.

NEW PROJECT

SUBJECT**ORIGINAL PROJECT COST** \$440,000**SAN PEDRO WATERFRONT - DOWNTOWN HARBOR SHEET PILE WALLS REPAIR PROJECT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to repair the damaged sheet pile wall at the San Pedro Waterfront - Downtown Harbor (Downtown Harbor). The current request is for design only.

The proposed work includes preparation of plans, specifications, estimate, and construction schedule for the permanent repair of the sheet pile walls at the Downtown Harbor. The repair plans and estimate will be used in support of litigation against the original designers of the project, which has a trial date in August of 2019. A future Project Development Committee (PDC) report will be prepared to incorporate construction costs and execute the repairs, based on the outcome of the lawsuit.

The total project cost is \$440,000 and the design will be completed by January 31, 2020.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$220,300**FIRE STATION 49 – FLOATING DOCK AREA IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to improve the floating dock area at Fire Station 49 located near the East Basin in Wilmington.

The proposed work includes replacement of the gangway, floating dock, stern ledger board and other related upgrades to the Fire Station 49 floating dock.

The total project cost is \$220,300 and the project will be completed by July 31, 2019.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$9,760,000**DEMOLITION OF FORMER STAR-KIST CANNERY – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to demolish the former Star-Kist Cannery facility on Terminal Island and redevelop the site into a parking lot.

The proposed work includes the demolition of existing industrial building structures, footings, tanks, mechanical and electrical equipment, and the removal of a timber dock. After the demolition is completed, the site will be graded, paved, and redeveloped into a parking lot with perimeter lighting.

The total project cost is \$9,760,000 and the project will be completed by March 19, 2021.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$3,990,000**BERTH 260 PORT POLICE DIVE TEAM BUILDING AND DOCK IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project for the Berth 260 Port Police Dive Team Building and Dock Improvements. The proposed work will renovate the existing Dive Center and replace the existing floating docks with a new concrete floating dock for the dive boat.

The total project cost is \$3,990,000 and the project will be completed by June 30, 2023.

PDC ACTION On Hold**COMMENT** Deferred.

SUBJECT**ORIGINAL PROJECT COST** \$1,150,000**TERMINAL ISLAND – STREET LIGHT FIXTURE UPGRADES – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to upgrade the street light fixtures on particular streets on Terminal Island.

The proposed work includes replacement of the existing light fixtures with LED fixtures on New Dock Street, Terminal Way, Ferry Street, Navy Way, and other streets in the area.

The total project cost is \$1,150,000 and the project will be completed by June 30, 2020.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$147,000**FIRE STATION 112 – FLOATING DOCK AREA IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to improve the floating dock area at Fire Station 112 located along South Harbor Boulevard near the Harbor Cut.

The proposed work includes replacement of the floating dock, addition of a water access ladder to the floating dock and other related upgrades to the Fire Station 112 floating dock.

The total project cost is \$147,000 and the project will be completed by June 30, 2019.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$875,000**BERTH 182 SLOPE EROSION REPAIR – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to repair and stabilize the slope at Berth 182.

The proposed work includes 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.

The total project cost is \$ 875,000 and the project will be completed by October 07, 2020.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$430,000**FLEET MANAGEMENT SYSTEM – NEW PROJECT****SUMMARY**

Staff requests approval to purchase a Fleet Management System (FMS) that will assist in the managing, monitoring, and maintaining of the Harbor Department's fleet of vehicles and equipment.

The total project cost is \$430,000 and the project will be completed by April 30, 2020.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$1,325,000**BERTH 161 – ELECTRICAL IMPROVEMENT PROJECT – PHASE 3 – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace the outdated electrical infrastructure and distribution system feeding three buildings at the Construction & Maintenance (C&M) Yard at Berth 161: Machine shop, HVAC shop and the "Old Administration" building. Various critical components of the distribution system are more than 60 years old.

The proposed work includes adding modern switchboard, panels and transformers to the facilities.

The total project cost is \$1,325,000 and the project will be completed by June 30, 2021.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE

SUBJECT**ORIGINAL PROJECT COST** \$4,000,000**SAN PEDRO WATERFRONT – 34.5KV ELECTRIC UTILITY SERVICE - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the San Pedro Waterfront 34.5KV Electric Utility Service schedule by 14 months with no additional increase in the budget.

The Engineering Division recommends adding 14 months to the schedule to allow for delays resulting from the Developer not finalizing the power distribution system. If the Developer is unable to finalize the power distribution system design by January 2020, additional delays may be incurred.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$420,000

REAR BERTHS 147-151 SANITARY SEWER REHABILITATION - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the schedule for the Rear Berths 147-151 Sanitary Sewer Rehabilitation by 12 additional months with no additional increase in the budget.

The Engineering Division recommends adding 12 additional months to the schedule to allow for additional coordination requirements for design and construction of work performed by the Bureaus of Engineering and Sanitation.

The total project cost is \$420,000 and the project will be completed by February 2020.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$52,700,000

WILMINGTON WATERFRONT PROMENADE - SCHEDULE CHANGE

SUMMARY

Staff requests approval to extend the Wilmington Waterfront Promenade schedule by three months with no additional increase in the budget.

The Engineering Division recommends adding three months to the schedule to allow for delays due to the following:

- 1. Ongoing real estate negotiations to secure property rights and Right of Entry permit for construction to a vital parcel currently owned by the Los Angeles Department of Water and Power (LADWP).
- 2. Ongoing real estate negotiations on jointly owned rail property between the Port of Los Angeles and the Port of Long Beach to finalize agreement documentation required for Board of Harbor Commissioners (BOHC) and City Council approval. The new Water Street alignment is located partially over a jointly owned parcel.
- 3. Delays in obtaining necessary environmental approvals and regulatory permits for the in-water work.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM No Grants Report or GASB 49 Report.

ACTION ITEM FOLLOW UP

WORK ORDER REPORT REVIEWED

UNALLOCATED BUDGET REPORT REVIEWED

ADDITIONAL DISCUSSION



Antonio V. Gioiello
Development



Marla Bleavins
Finance & Administration

Unallocated Capital Improvement Program Fund FY 18/19

(Budget set in February)

\$ 15,000,000.00

PDC Approved Projects

C&M Yard Wi-Fi Expansion (25503)	\$	(167,600.00)
B. 95 - Catalina Channel Express - Parking Improvements (25509)	\$	(30,000.00)
Harbor Administration Building - 2nd Floor Workspace Solutions (25510)	\$	(240,000.00)
Harbor Administration Building - 5th Floor Workspace Solutions (25511)	\$	(1,300,000.00)
San Pedro Waterfront - Town Square Public Restrooms (25513)	\$	(50,000.00)
Access Road Adjacent to Praxair Resurfacing (25514)	\$	(45,000.00)
Pacific Maritime Association - Lashing Training Station (25517)	\$	(287,000.00)
Harbor Department Building - Board Hearing Room and Executive Session Room Improvements (25519)	\$	(75,000.00)
Liberty Plaza - Parking Lot System (25520)	\$	(40,000.00)
San Pedro Waterfront - Berth 78 Chevron Cleanup Phase II (25523)	\$	(100,000.00)
Port of Los Angeles Police Headquarters - Air Conditioning Replacement (25524)	\$	(100,000.00)
Southern California International Gateway (SCIG) Project Environmental Assessment (25525)	\$	(490,000.00)
B. 300 - Crane Switchgear Modernization (25529)	\$	(100,000.00)
B. 93 - Vehicular Pedestrian Ramp Repair (25530)	\$	(100,000.00)
B. 179-181 - Window Upgrade and Roll-Up Door Replacement (25531)	\$	(300,000.00)
B. 46-72 - Underwharf Pipeline Hangers Replacement (25533)	\$	(80,000.00)
Wilmington Youth Sailing and Aquatic Center (25536)	\$	(750,000.00)
B. 73 - Fender Pile Replacement and Camel Log Placement (25537)	\$	(860,000.00)
B. 200 - Roadway Improvements & Extension (25540)	\$	(25,000.00)
San Pedro Waterfront - Downtown Harbor Sheet Pile Wall Repair (_____)	\$	(220,000.00)
B. 182 - Slope Erosion Repair (_____)	\$	(75,000.00)
Demolition of Former Star-Kist Cannery (_____)	\$	(100,000.00)
B. 161 - Electrical Improvements - Phase 3 (_____)	\$	(50,000.00)
Fire Station No. 49 - Floating Dock Area Improvements (_____)	\$	(200,000.00)
Fire Station No. 112 - Floating Dock Area Improvements (_____)	\$	(137,000.00)
Terminal Island - Street Light Fixture Upgrades (_____)	\$	(50,000.00)
Fleet Management System (_____)	\$	(135,000.00)

Subtotal PDC Approved Projects \$ **(6,106,600.00)**

Projects Under \$100,000

Pier 400 - Pavement Replacement (25504)	\$	(98,500.00)
B. 240X So Cal Ship Services - Parking Lot Design (25506)	\$	(40,000.00)
B. 84 - Port Police Marine Office -Two Workstation Installation - Phase II (25512)	\$	(25,000.00)
Henry Ford Avenue and Anchorage Road Improvements (25516)	\$	(50,000.00)
B. 161 - C&M Administration Building - Fall Protection System (25522)	\$	(50,000.00)
C Street/I-110 Access Ramp Improvements Right of Way Transfer (25528)	\$	(95,000.00)
Wilmington Waterfront Park Methane Alarm Replacement (25534)	\$	(25,000.00)
801 Reeves Avenue - Fire Alarm Panel Replacement (25535)	\$	(39,000.00)

Subtotal Projects Under \$100,000 \$ **(422,500.00)**

Transmittal 2

Balance as of January 30, 2019 \$ **8,470,900.00**