



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: JUNE 14, 2023**

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

**SUBJECT: JUNE 2023 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its June 2023 meeting. On June 13, 2023, the PDC met to consider seven 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, the financial model, and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2022/2023 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

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

The Board of Harbor Commissioners (Board) approved \$12,000,000 in the fiscal year 2022/2023 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 2022/2023:

- 21 PDC-approved projects totaling \$7,164,782
- 13 projects under \$100,000 totaling \$252,940

As of May 31, 2023, the remaining balance is \$4,582,278.

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.

*Marla Bleavins*

Marla Bleavins (Jun 14, 2023 18:11 PDT)

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: June 2023 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2022/2023

Transmittal 3: CIP Status Report – Completed Projects

AVG

AG/mz

## NEW PROJECT

**SUBJECT** **ORIGINAL PROJECT COST** \$5,620,000  
**PORT OF LOS ANGELES (POLA) ENERGY MONITORING SYSTEM – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to replace the existing Port of Los Angeles (POLA) Energy Power Monitoring Control System (EPMCS) with a new POLA Energy Monitoring System (PEMS) to monitor energy usage at various container terminals and the cruise terminal.

The proposed work includes replacing the malfunctioning power monitoring equipment and installing a new centralized power monitoring system, including new software and workstation.

If approved by PDC, the total project cost would be \$5,620,000, and the project completion date would be June 10, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT** **ORIGINAL PROJECT COST** \$4,200,000  
**BERTH 93 VEHICULAR RAMP CORROSION MITIGATION – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to mitigate corrosion of the vehicular ramps at the Berth 93 cruise terminal building and temporarily extend the life of the structure.

The proposed work includes repairing water-damaged areas, painting exposed steel, and installing a drainage system. Painting of the “theme structure” is also included in this report.

The total project cost is \$4,200,000 and the project completion date is May 30, 2025.

**PDC ACTION** Approved

**COMMENT** Committee approved the project through the design phase. Engineering will return to PDC before proceeding with construction.

## SCHEDULE CHANGE

**SUBJECT****ORIGINAL PROJECT COST** \$690,000**KNOLL DRIVE STREET LIGHTING - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Knoll Drive Street Lighting schedule by two months with no additional increase in the project budget of \$690,000.

The Engineering Division recommends adding two months to the schedule to allow for delays incurred revising design to install solar-powered street lights.

If approved by the Project Development Committee (PDC), the new construction completion date would be January 10, 2025.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$17,700,000**BERTH 195-199 WALLENIUS WILHELMSSEN SOLUTIONS (WWL) TERMINAL ALTERNATIVE MARITIME POWER (AMP) - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 195-199 Wallenius Wilhelmsen Solutions (WWL) Terminal Alternative Maritime Power (AMP) schedule by six months with no additional increase to the budget.

The Engineering Division recommends adding six months to the schedule to allow for delays in receiving the commitment drawing for a new electric service from Los Angeles Department of Water and Power (LADWP).

If approved by PDC, the new completion date would be July 31, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$5,000,000**PORT OF LOS ANGELES (POLA) ELECTRIC VEHICLE CHARGING STATIONS – PHASE 1 - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the POLA Electric Vehicle Charging Stations – Phase 1 schedule by nine months with no additional increase to the budget.

The Engineering Division recommends adding nine months to the schedule to allow for delays in obtaining new electric services from Los Angeles Department of Water and Power (LADWP).

The total project cost is \$5,000,000 and the project completion date is March 31, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$175,000**NEW FIBER OPTIC LINES FROM PORT OF LOS ANGELES HARBOR ADMINISTRATION BUILDING (HAB) TO 110 FREEWAY ON/OFF RAMP - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the New Fiber Optic Lines from Port of Los Angeles Harbor Administration Building (HAB) to 110 Freeway On/Off Ramp schedule by sixteen months with no additional increase in the project budget of \$175,000.

The Engineering Division recommends adding twelve months to the schedule to determine most appropriate method to construct improvements and prepare new plans and specifications, one additional month to allow flexibility in advertising the project, and five additional months to coordinate construction with State Route 47 (SR47)/Vincent Thomas Bridge (VTB) and Front Street/Harbor Boulevard Interchange Reconfiguration project.

If approved by Project Development Committee (PDC), the new completion date would be June 30, 2025.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCOPE CHANGE, BUDGET CHANGE, SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$6,390,000**BERTH 200 ROADWAY IMPROVEMENTS AND EXTENSION – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change to the Berth 200 Roadway Improvements and Extension Project.

The Engineering Division recommends adding three years and ten months to the project schedule. In August 2021, the project was put on hold for staff to reconsider the scope and evaluate the cost changes. Engineering analyzed alternatives to provide access for tenants within South Wilmington and align the schedule with planned tenant projects in the vicinity, as well as the closure of Avalon Blvd at Harry Bridges. The schedule extension will allow Engineering to restart the project with the recommended alternative, complete the design, and obtain the necessary permits.

The cost increase is due to additional scope to address adjacent tenant needs impacted by the project, external agency permit requirements and increases in construction unit costs and associated contingencies, environmental, engineering, and construction management costs based on recent roadway construction project bids.

The revised budget is increased by \$7,510,000 from \$6,390,000 to a new project budget of \$13,900,000. The revised schedule is increased by three years and ten months to a new completion date of November 30, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

<b>ADMINISTRATIVE ITEM</b>	GASB 49 Report and Completed Projects CIP Report Reviewed
<b>ACTION ITEM FOLLOW UP</b>	
<b>WORK ORDER REPORT</b>	REVIEWED
<b>UNALLOCATED BUDGET REPORT</b>	REVIEWED
<b>ADDITIONAL DISCUSSION</b>	Committee approved increasing the Avalon Triangle Park GASB project liability by \$1,107,198 to \$7,500,000 and increasing the project end date by one year to December 31, 2025.



Antonio V. Gioiello  
Development



[David Libatique \(Jun 14, 2023 14:11 PDT\)](#)

David Libatique  
Stakeholder Engagement

**Unallocated Capital Improvement Program Fund FY 22/23****(Budget set in July)****\$ 12,000,000****PDC Approved Projects**

B. 302-305 Rail Mounted Gantry (RMG) Crane Rail and Foundation (2571600)	\$	(2,000,000)
B. 93 - Escalator Nos. 1 & 2 Renovation (2571700)	\$	(800,000)
Portwide Leak Detection Expansion Program (2572300)	\$	(140,000)
Portwide Skylights Replacement (2572200)	\$	(415,193)
B. 208-209 - CFS Building Demolition (2572400)	\$	(1,000,000)
Fixed Automated License Plate Recognition (ALPR) System to Supplement Port Police Existing ALPR Systems ( 2572700)	\$	(497,745)
B. 72 Parking Lot Lights Replacement (2572900)	\$	(30,000)
Knoll Drive Street Lighting (2573100)	\$	(63,000)
Navy Way & Seaside Ave. Interchange Improvements (2573200)	\$	(400,000)
PMA/ILWU Local 13 Dispatch Hall Surplus Parking Lot Improvements (2573300)	\$	(50,000)
Terminal Island Maritime Support Facility (2573500)	\$	(200,000)
B.93 - Vehicular Ramp Fire Sprinkler System Upgrade (2573600)	\$	(160,000)
B. 212 - Yusen Administration Building Fire Suppression System Replacement (2573700)	\$	(180,000)
208 East 22nd St. Parking Lot Improvements (2573900)	\$	(200,000)
Badger Aveue Bridge Grading Replacement (2574000)	\$	(109,000)
Badger Aveue Bridge Wire Ropes Replacement (2574100)	\$	(289,844)
Electrical Infrastructure Improvement Program (2574200)	\$	(500,000)
HAB - 1st Floor Mailroom Relocation (2574600)	\$	(50,000)
HAB - 2nd Floor Workspace Solutions (2574700)	\$	(50,000)
Portwide Power Monitoring System ( )	\$	(10,000)
B. 93 Vehicular Ramp Repair ( )	\$	(20,000)
<b>Subtotal PDC Approved Projects</b>	<b>\$</b>	<b>(7,164,782)</b>

**Projects Under \$100,000**

B. 212-223 - YTI East Gate Rail Signal Improvements (25719)	\$	(39,805)
B. 161 - Marine Ways Gate Modifications (25725)	\$	(11,746)
Harbor Administration Building - Conference Room Teleconference Solutions (2572800)	\$	(35,933)
Harbor Administration Building - Fifth Floor Office Enclosure (2573400)	\$	(24,000)
22nd Street Park Surveillance (2573800)	\$	(84,500)
B. 58-60 - AltaSea Soil Testing and Disposal (2574800)	\$	(13,103)
Archives Horizontal Re-Pipe (2575000)	\$	(16,587)
B. 55 - Fire Door Curtain (2575100)	\$	(3,721)
Wilmington Waterfront Park - Barrier Swing Gates (2575200)	\$	(3,214)
B. 240 - Gates for Southwest Marine Street Fence Line (2575300)	\$	(6,057)
B. 90-93 - Cruise Terminal Miscellaneous Items Replacement (2575400)	\$	(5,385)
B. 93 A & B - World Cruise Center - Photovoltaic System Repair (2023) (2575500)	\$	(3,333)
San Pedro Waterfront - West Harbor Development Environmental Monitoring (2575600)	\$	(5,556)
<b>Subtotal Projects Under \$100,000</b>	<b>\$</b>	<b>(252,940)</b>

**Balance as of May 31, 2023****\$ 4,582,278**

# CIP Status Report

## Completed Projects

Actuals Thru: March 2023  
 Where Construction Finish Date is: >= 4/26/2023 <= 5/31/2023

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design			Construction			Percent Design Complete	Percent Const. Complete	Pre-A500	
					Start Baseline	Projected	Finish Projected	Start Baseline	Projected	Finish Projected				
1207	(2571200) B. 91-93 - Passenger Terminal - Upgrade Tunnel Lighting for 4 FMT Gangways to LED Lighting	Warren, Lee	Completed	\$105,000	07/07/22	07/07/22	07/07/22	08/07/22	08/07/22	03/04/23	03/04/23	03/04/23	100 %	

**Grand Total: \$105,000**














# Audit Committee Report Packet June 2023

Final Audit Report

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