



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: FEBRUARY 11, 2026**

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

**SUBJECT: FEBRUARY 2026 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its February 2026 meeting. The PDC met on February 10, 2026, to consider fourteen 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 projects for discussion. 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 – Seven items were submitted and approved.
- 2) Budget/Schedule/Scope change – Three items were submitted and approved.
- 3) New project – Four items were submitted and approved.

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:

- 11 PDC-approved projects totaling \$2,291,992
- 9 projects under \$100,000 totaling \$679,500

As of January 31, 2026, the remaining balance is \$11,028,508.

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: February 2026 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****SUBJECT****ORIGINAL PROJECT COST** \$1,779,000**TERMINAL ISLAND RAIL INFRASTRUCTURE IMPROVEMENTS PROJECT - BUDGET & SCHEDULE INCREASE****SUMMARY**

Staff requests approval of the project in its entirety by approving an increase of the approved project total to include the construction phase cost and a revision of the schedule for the Terminal Island Rail Infrastructure Improvements Project.

The Engineering Division recommends approval of the construction phase of the project which results in an increase of \$22,221,000 to the previously approved budget of \$1,779,000 for a revised total project cost of \$24,000,000. The revised project completion date is December 31, 2029.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$650,000**NEW DOCK STREET PUMP STATION – STORMWATER DISINFECTION SYSTEM – BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to increase the budget and change the schedule for the New Dock Street Pump Station – Stormwater Disinfection System project.

Staff requests approval to increase project budget by \$ 70,000 (from \$ 650,000 to \$ 720,000) and add seven months to the project schedule to incorporate electrical revisions required by Los Angeles Department of Building & Safety (LADBS).

If approved by PDC, the total project budget would be \$720,000 and the project would be completed by April 30, 2026.

**PDC ACTION** Approved**COMMENT** No comment.**BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE**

**SUBJECT****ORIGINAL PROJECT COST** \$1,420,000**INNER CABRILLO BEACH PARKING LOT – STORM WATER IMPROVEMENTS – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change to the Inner Cabrillo Beach Parking Lot – Storm Water Improvements project.

The additional scope includes the design and construction of increased stormwater treatment utilizing infiltration systems to mitigate unforeseen storm water flows contributing to the project’s tributary drainage area.

The revised budget is increased by \$1,340,000 from \$1,420,000 to a new project budget of \$2,760,000. The revised schedule is increased by six months to a new completion date of June 30, 2029.

**PDC ACTION** Approved

**COMMENT** No comment.

## NEW PROJECT

**SUBJECT****ORIGINAL PROJECT COST** \$2,300,000**FY 2026-27 C&M DEFERRED MAINTENANCE CIP PROJECTS – NEW PROJECTS****SUMMARY**

The Construction & Maintenance Division (C&M) requests \$2,300,000 in Fiscal Year (FY) 2026-2027 Capital Improvement Program (CIP) funding for nine major repair, remodel, and upgrade projects throughout the Port that largely have been deferred for years due to budgetary limitations. In coordination with the Engineering, Cargo & Industrial Real Estate, and Waterfront & Commercial Real Estate Divisions all nine projects were identified this fiscal year (see the attached list). Projects may be added or removed from the C&M deferred maintenance program due to changing priorities and circumstances as the fiscal year proceeds.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$300,000**B. 93 – AMP CONNECTOR RECEPTACLES REPLACEMENT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace the connector receptacles on two AMP vaults in Berth 93.

The proposed work includes the design, procurement and installation of new connector receptacles on the B. 93 AMP vaults A & B, to reconfigure the power feed boxes from 6.6KV to 11KV, which will be completed by a professional contractor in compliance with all regulatory standards.

The total project budget is \$300,000 and the project will be completed by August 31, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$6,000,000**BERTHS 56-57 – ALTASEA REMEDIATION AND IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to partially fund AltaSea's remediation and improvements at Berths 56-57 as part of their overall development per Lease No. 904A.

The proposed work includes remediation and improvements at Berths 56-57. However, funds for tenant related improvements cannot be utilized until all remediation is complete and verified.

The total project cost is \$6,000,000 and the project completion date is June 30, 2028.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$210,000**N. HENRY FORD AVENUE DRAINAGE IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to design and construct drainage improvements on N. Henry Ford Avenue, south of the Dominguez Channel.

The proposed work includes roadway pavement replacement, as well as installation of a catch basin, infiltration basin, and rock weirs connecting the catch basin to the infiltration basin and as an overflow into the Dominguez Channel.

The total project cost is \$210,000 and the project completion date is July 31, 2028.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$128,000**B. 161 WRAP SHACK – METAL ROOFS RE-ROOF TO TITLE 24 – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the B. 161 Wrap Shack – Metal Roof Replacement project schedule by eight months with no increase to the budget.

The Construction & Maintenance Division recommends adding eight months to the schedule to allow for material delivery delays.

The proposed completion date is July 31, 2026, with a total budget of \$128,000.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$2,996,000**B. 72 MUNICIPAL FISH MARKET – WINDOW AND DOOR REPLACEMENT WITH EXTERIOR PAINT – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the B. 72 Municipal Fish Market Window and Door Replacement with Exterior Paint project schedule by five months with no increase to the budget.

The Construction & Maintenance Division recommends adding five months to the schedule to allow the completion of the historian consultant final compliance report. The plan check and Engineering reviewed drawings can be finalized and then construction can begin when the EMD process is completed.

The proposed completion date is April 30, 2028, with a total budget of \$2,996,000.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$2,500,000**HARBOR ADMINISTRATION BUILDING (HAB) 2ND FLOOR WORKSPACE SOLUTIONS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Harbor Administration Building (HAB) 2nd Floor Workspace Solutions Project schedule by nine months with no additional increase in the project budget of \$2,500,000.

The Engineering Division recommends adding nine months to the schedule to allow extended furniture and swing space coordination, design time, unforeseen delays with the purchase order processing, and additional coordination time required to plan out the design and construction sequence of other interdependent HAB projects. The new target completion date is December 31, 2028.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$4,200,000**BERTH 93 VEHICULAR RAMPS CORROSION MITIGATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 93 Vehicular Ramps Corrosion Mitigation schedule by eight months with no additional increase in the project budget of \$ 4,200,000.

The Engineering Division recommends adding eight months to the schedule to account for delays due to unforeseen conditions that required mitigating corrosion on the structural ramp elements, and longer than expected processing of purchase orders through Fusion. If approved by PDC, the new completion date would be September 30, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$174,000

**B. 161 HEAVY GARAGE – METAL ROOFS RE-ROOF TO TITLE 24 – SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the B. 161 Heavy Garage – Metal Roof Replacement project schedule by seven months with no increase to the budget.

The Construction & Maintenance Division recommends adding seven months to the schedule to allow for material delivery delays.

The proposed completion date is July 31, 2026, with a total budget of \$174,000.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$347,000

**B. 161 PEM SHOP – METAL ROOFS RE-ROOF TO TITLE 24 – SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the B. 161 PEM Shop – Metal Roof Replacement project schedule by seven months with no increase to the budget.

The Construction & Maintenance Division recommends adding seven months to the schedule to allow for material delivery delays.

The proposed completion date is October 31, 2026, with a total budget of \$347,000.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE, SCOPE CHANGE, NAME CHANGE**

**SUBJECT**

**ORIGINAL PROJECT COST** \$6,000,000

**BERTHS 57.5-60 – ALTASEA SOIL TESTING, DISPOSAL, AND SITE IMPROVEMENTS – SCHEDULE, SCOPE, AND NAME CHANGE**

**SUMMARY**

Staff requests approval for a project name change, additional scope, and to extend the Berths 57.5-60 – AltaSea Soil Testing, Disposal, and Site Improvements project schedule with no increase to the budget.

The additional work includes allowing AltaSea to use funds towards construction costs for tenant improvements at Berths 57.5-60 after all remediation of hazardous materials is complete.

Staff requests for approval to change the name of the project from Berths 57.5-60 – AltaSea Soil Testing and Disposal to Berths 57.5-60 – AltaSea Soil Testing, Disposal, and Site Improvements.

Staff requests adding 24 months to the schedule to meet the 2-year extension noted in the 7th Amendment of Lease No. 904A which allows more time for the tenant to request reimbursement. The new completion date is June 30, 2028.

**PDC ACTION** Approved

**COMMENT** No comment.

**ADMINISTRATIVE ITEM** Completed Projects CIP Report and Projects for Discussion reviewed.

**ACTION ITEM FOLLOW UP**

**WORK ORDER REPORT** REVIEWED

**UNALLOCATED BUDGET REPORT** REVIEWED

**ADDITIONAL DISCUSSION**

*Dina Aryan-Zahlan*

Dina Aryan-Zahlan  
Development

*Michael DiBernardo*

[Michael DiBernardo \(Feb 11, 2026 11:23:39 PST\)](#)

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 of Los Angeles Digital Twin (65000159)	\$	(100,000)
Pier 500 - Request for Proposal - Labor Charges (65000160)	\$	(250,000)
Badger Ave. Bridge - Climb Cable Adjuster Replacement (65000165)	\$	(100,000)
B. 91-93 - Cruise Terminal Mooring & Berthing Improvements (65000182)	\$	(300,000)
Henry Ford Drainage Improvements ( )	\$	(9,605)
B. 56-57 - Alta Sea Remediations & Improvements ( )	\$	(500,000)
<b>Subtotal PDC Approved Projects</b>	<b>\$</b>	<b>(2,291,992)</b>

**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)
Earle Street Realignment - Preliminary Engineering (65000169)	\$	(99,000)
Harbor Administration Building - Lobby Doors Automated Operators Replacement (65000174)	\$	(90,000)
Port-Wide - HOMA Pumps Replacement (65000185)	\$	(60,000)
<b>Subtotal Projects Under \$100,000</b>	<b>\$</b>	<b>(679,500)</b>

**Balance as of January 31, 2026** **\$ 11,028,508**

# CIP Status Report

## COMPLETED PROJECTS

Sorted By: Project Number

Actuals Thru: December 2025

*Where Construction Finish Date is: >= 1/1/2026 <= 1/31/2026*

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design				Percent Design Complete	Construction				Percent Const. Complete	Pre-A500
					Start		Finish			Start		Finish			
					Baseline	Projected	Baseline	Projected		Baseline	Projected	Baseline	Projected		
1001	(2573100) Knoll Drive Solar Street Lighting	Vazquez, Hector	Completed	\$690,000	06/30/23	^ 06/30/23	06/30/23	^ 06/30/23	100 %	07/05/23	^ 07/05/23	12/31/25	^ 01/31/26	100 %	

**Grand Total:            \$690,000**












# Audit Committee Report Packet February 2026

Final Audit Report

2026-02-11

Created:	2026-02-11
By:	Karine Lurvey (klurvey@portla.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvSvnTAugPIL0TapM-Gkz3fYF7GtivJ2W

## "Audit Committee Report Packet February 2026" History

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2026-02-11 - 7:09:23 PM GMT
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2026-02-11 - 7:23:44 PM GMT
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