



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: MAY 14, 2025

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: MAY 2025 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its May 2025 meeting. On May 14, 2025, the PDC met to consider six 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 2024/2025 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

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

The Board of Harbor Commissioners (Board) approved \$15,000,000 in the fiscal year 2024/2025 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 2024/2025:

- 16 PDC-approved projects totaling \$7,351,979
- 16 projects under \$100,000 totaling \$941,950

As of April 30, 2025, the remaining balance is \$6,706,071.

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: May 2025 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2024/2025

Transmittal 3: CIP Status Report – Completed Projects

DAZ

DAZ/mz

BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$400,000**B. 150-195 – UNDERWHARF PIPELINE HANGER REPLACEMENT – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, budget increase, and schedule change to the B. 150-195 Underwharf Pipeline Hanger Replacement.

The proposed work includes the removal and replacement of the 460 underwharf pipeline hangers including the associated rods and seismic bracing along Berths 150-195. Upon inspection, staff noticed Berths 174-181 had failed backflow devices and damaged piping due to saltwater immersion and will therefore need to be replaced. The pier head outlet system is currently out of service until these replacements are completed.

The project was delayed due to a shortage of Hiring Hall labor, vendor contract delays and the increased project scope which requires an increased budget of \$390,000 and an extended project schedule by 12 months.

The new total project budget is \$790,000 and the project will be completed by December 31, 2025.

PDC ACTION Approved**COMMENT** No comment.**NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST** \$900,000**HARBOR ADMINISTRATION BUILDING (HAB) 5TH FLOOR WORKSPACE ADDITIONS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to perform space planning and renovations to the Harbor Administration Building (HAB) existing 5th floor conference rooms 521 and 522 to add new employee workspace to accommodate departmental growth.

The Engineering Division (Engineering) was requested to study potential workspace solutions if the Media Center is relocated to the HAB Basement. On February 11, 2025, the Project Development Committee (PDC) approved the HAB Basement Media Center Relocation project and requested to separately report back to the PDC on the new HAB 5th Floor Workspace Additions project for review and approval.

If approved by the PDC, the estimated total project cost is \$900,000 and the estimated project completion date is March 31, 2029.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$315,000**TRASH SKIMMER REPLACEMENT AT PORT MARINAS****SUMMARY**

Staff requests approval to initiate replacement of nine (9) trash skimmers stationed throughout Port of Los Angeles at select marinas. The already-existing skimmers are at the end of their functional lifetime, are on average 10 years old, and have routine equipment failures which are costly to fix and maintain. The proposed work includes removal of old skimmers and installation of new skimmers.

Current in-water litter management is accomplished by the Port in collaboration with Construction & Maintenance (C&M), Los Angeles Harbor Department (Harbor Department), and Port marina management. C&M historically aided in the installation of these trash capturing skimmers throughout Port marinas. The Harbor Department manages the routine cleaning and as needed maintenance of these trash skimmers via Purchase Order with KECO Pump and Equipment (Keco) and marina management collaborate with the Harbor Department to ensure litter captured by skimmers is removed routinely. The proposed project would help improve the Port's current utilization of litter capturing measures and aid in complying with the State Water Resources Control Board (SWRCB) Trash Amendments.

The total project cost is \$315,000 and the project completion date is June 30, 2028.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$4,700,000**LEAK DETECTION EXPANSION PROGRAM - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Leak Detection Expansion Program design schedule by 15 months with no additional increase to the project budget of \$ 4,700,000.

The Engineering Division recommends adding 15 months to the design schedule to account for delays incurred by changing construction method to a Bid and Award Contract, including additional time to develop the corresponding specifications. The construction completion date remains October 15, 2026.

PDC ACTION Approved

COMMENT No comment.

SUBJECT

ORIGINAL PROJECT COST \$14,300,000

PILE-DRIVING BARGE, BARGE-MOUNTED CRANE, AND BARGE SUPPORT WORKBOAT - SCHEDULE CHANGE**SUMMARY**

Staff requests approval to extend the Pile-Driving Barge, Barge-Mounted Crane, and Barge Support Workboat project schedule by 24 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 24 months to the schedule to allow for an agreement to be drafted with the firm selected to repair, design, and fabricate all components of the barge, crane and workboat required to meet all Port of LA regulatory standards.

The proposed completion date is December 31, 2027, with no change to the project budget of \$14,300,000.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM GASB 49 Report and Completed Projects CIP Report reviewed.

ACTION ITEM FOLLOW UP

WORK ORDER REPORT REVIEWED

UNALLOCATED BUDGET REPORT REVIEWED

ADDITIONAL DISCUSSION

Michael DiBernardo

Dina Aryan-Zahlan

Michael DiBernardo
Marketing and Customer Relations

Dina Aryan-Zahlan
Development

Unallocated Capital Improvement Program Fund FY 24/25**(Budget set in July)****\$ 15,000,000****PDC Approved Projects**

Terminal Island Rail Infrastructure Improvement Project (65000027)	\$	(310,000)
B. 126-129 Wharf Redevelopment (65000023)	\$	(1,500,000)
Port-Wide - HVL Load Interrupter Switch Replacement (65000029)	\$	(100,000)
B. 93 World Cruise Center - Programmable Logic Controller (PLC) Modernization (65000028)	\$	(400,000)
S.P. Waterfront - West Harbor - Soil Testing, Removal and Unforeseen Conditions (2559600)	\$	(965,000)
West Harbor - City Improvements (65000034)	\$	(1,470,000)
B. 174-176 Wharf Repairs (65000030)	\$	(40,000)
North Gaffey Street Beautification - Phase II Supplemental Work (65000037)	\$	(1,375,447)
B. 200 - G&H Repairs (63000035)	\$	(246,532)
B. 100 Crane Breakers Replacement (65000043)	\$	(100,000)
B. 121-126 - AMP Switchgear Breaker Replacement (65000044)	\$	(100,000)
B. 400-405 - Crane Breaker Replacement (65000045)	\$	(100,000)
Terminal Way Solar Street Lighting Solution (65000047)	\$	(20,000)
Harbor Administration Building - Basement Media Center Relocation (65000056)	\$	(200,000)
B. 86 - Former Crowley Marine Building - Tenant Improvements (65000058)	\$	(415,000)
Harbor Administration Building - 5th Floor Workspace Addition ()	\$	(10,000)
Subtotal PDC Approved Projects	\$	(7,351,979)

Projects Under \$100,000

Least Tern Nesting Site Improvements (2581300)	\$	(50,000)
San Pedro Waterfront - Harbor Blvd. Gateway (2581500)	\$	(50,000)
Wilmington Waterfront - California Costal Trail Promenade (2581600)	\$	(50,000)
Port-Wide - Tubular Barrier Gates Installation (2582100)	\$	(77,000)
B. 161 - Carpenter Shop - Roll Up Door Replacement (2582200)	\$	(16,000)
B. 90-92 - World Cruise Center - ADA Ramp Extension (2582300)	\$	(20,000)
B. 136 - Transformer Replacement (2582400)	\$	(98,000)
Digital Twin Pilot (2582500)	\$	(70,000)
210 Whalers Walk - Long Dock House Demolition (65000039)	\$	(93,000)
Wilmington Waterfront Park - Oldcastle Flogard Storm Drain Filters (65000040)	\$	(96,000)
Test Lab Building Updates (65000062)	\$	(47,000)
2500 Navy Way APM - Lift Stations 2,6 & 8 Electrical Box Upgrade (65000072)	\$	(50,000)
B. 161 - C&M Yard Garage - Waste Oil Tanks Installation (65000081)	\$	(20,000)
Badger Avenue Bridge - LED Lighting Upgrade (65000082)	\$	(89,000)
West Basin Container Terminal - LED Stop Sign Replacement (65000083)	\$	(16,000)
S.P. Waterfront - B. 91-92 Cruise Terminal - Wall Partition System (65000085)	\$	(99,950)
Subtotal Projects Under \$100,000	\$	(941,950)

Balance as of April 30, 2025**\$ 6,706,071**

CIP Status Report COMPLETED PROJECTS

Sorted By: Project Number

Actuals Thru: March 2025

Where Construction Finish Date is: >= 3/26/2025 <= 4/29/2025

Expend. Org.	Project No.	Project Title	Project Manager	Status	Projected Cost	Design			Construction			Percent Design Complete	Percent Const. Complete
						Start Baseline	Projected	Finish Projected	Start Baseline	Projected	Finish Projected		
1186	2577300	B. 136-139 - Alternative Marine Power (AMP) Box Heaters	Basha, George	Completed	\$95,000	11/23/23	11/23/23	12/22/23	06/20/24	06/20/24	04/15/25	100 %	100 %
1205	2579300	Pier 500 Project Needs Statement	Newbold, Adrienne	Completed	\$96,432	03/02/24	03/02/24	12/31/24	12/31/24	03/31/25	12/31/24	100 %	N/A
1169	2580400	San Pedro Waterfront - Harbor Gateway Fanfare Fountain Water Feature Upgrade	Hazelett, Phil	Completed	\$270,000	03/31/24	03/31/24	03/31/24	06/01/24	06/01/24	03/31/25	N/A	100 %

Grand Total: \$461,432












Audit Committee Report Packet May 2025

Final Audit Report

2025-05-21

Created:	2025-05-20
By:	Karine Lurvey (klurvey@portla.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4uJ2yYkHPuhRBjnzi_70rWfbsFrTsSis

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