



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE:** JANUARY 8, 2020

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

**SUBJECT:** JANUARY 2020 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its January meeting. On January 7, 2020, the PDC met to consider ten project items. The committee also reviewed administrative reports regarding recently opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, and the GASB 49 project list. The meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2019/2020 (Transmittal 2) are attached for your review.

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

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

The Board of Harbor Commissioners (Board) approved \$14,000,000 in the fiscal year 2019/2020 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 2019/2020 to date:

- 21 PDC-approved project totaling \$7,691,000
- 23 projects under \$100,000 totaling \$1,291,995

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.

*Mark Bleavins* For

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: January 2020 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2019/2020

AVG/mz

**BUDGET CHANGE, SCHEDULE CHANGE**

**SUBJECT** ORIGINAL PROJECT COST \$17,468,453  
**PORT POLICE 700 MHZ RADIO SYSTEM RE-BANDING – PHASE 2 (WO 2542100) –SCHEDULE AND BUDGET CHANGES**

**SUMMARY**

Staff requests approval to extend the implementation schedule for the Port Police 700 MHz Radio System Re-Banding Phase 2 project (WO 2542100), by fifteen months and to reduce the approved budget by \$3,988,675 by removing the three year extended warranty/support (effective one year after system acceptance), from the CIP project and adding financial responsibility to the annual Port Police Division budget (Fiscal Years 23-25). This requested change reduces the CIP project budget from 17,468,453 to \$13,479,778.

The Port Police Division recommends adding fifteen months to the project schedule (from June 30, 2021 to September 30, 2022) to accommodate delays in grant funding and sole source approval through the Mayor's Office, Port construction permit and environmental approval for new radio site at Knoll Hill and pending Board approval. The recommended budget reduction is based on instructions from the Harbor Department Finance and Administration Bureau to move the recurring maintenance and support amount of (\$3,988,675), which was initially included in the CIP budget, to the annual Port Police Division budget.

**PDC ACTION** Approved

**COMMENT** No comment.

**NEW PROJECT**

**SUBJECT** ORIGINAL PROJECT COST \$596,000  
**BERTH 161 FLOATING DOCK REPLACEMENT – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to replace the floating boat docks at Berth 161.

The proposed work includes replacing and extending the floating boat docks, adding pedestals, and replacing the gangway.

The total project cost is \$596,000 and the project will be completed by March 31, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST \$375,000****BERTHS 212-224 (YUSEN TERMINAL) – LOW VOLTAGE ELECTRICAL INFRASTRUCTURE IMPROVEMENT - NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to upgrade the electrical feeders at Berths 212-224 (Yusen Container Terminal).

The proposed work includes replacement of panel boards, feeders, and wires for low voltage electrical infrastructure.

The total project cost is \$375,000 and the project will be completed by December 31, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST \$160,000****BERTH 68 - PORT PILOT STATION HVAC UPGRADE – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to upgrade the heating, venting, and air conditioning (HVAC) system at the main building of the Berth 68 Port Pilot Station.

The proposed work includes the installation of one 4-ton outdoor rated split heat pump system, with air handler mounted on a new roof top platform, and air cooled condensing unit mounted on the existing concrete equipment.

The total project cost is \$160,000 and the project will be completed by August 30, 2020.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST \$1,085,000****SOUTH SEASIDE AVENUE STORM DRAIN RESTORATION – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to restore the existing South Seaside Avenue storm drain system that drains South Seaside Avenue in order to address flooding issues during rain events.

The proposed work includes design and construction to repair the existing South Seaside Avenue storm drain system in order to provide proper drainage of the street and surrounding properties (Al Larson Boat Shop, Southern California Ship Services parking lot, and the former Southwest Marine property). The repaired storm drain system will connect the existing storm drain pipes to the existing storm drain outfall.

The total project cost is \$1,085,000 and the project will be completed by March 3, 2022.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$210,000

**B.158 AND 160 - CONSTRUCTION & MAINTENANCE PARKING LOT IMPROVEMENTS – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project for parking lot improvements at the existing Construction & Maintenance (C&M) parking lot located at Berths 158 and 160.

The proposed work includes fence relocation, parking lot slurry sealing, relocation of wheel stops, striping and signage.

The total project cost is \$210,000 and the project will be completed by November 30, 2020.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$500,000

**BERTHS 212-224 (YUSEN TERMINAL) LEAK DETECTION EXPANSION-NEW PROJECT – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project to install a leak detection system at Berths 212-224, Yusen Terminals.

The proposed work includes the design and reconstruction of the existing water backflow assemblies to install three smart meters. These meters will communicate with our existing water monitoring program to identify anomalies in the system as a potential leak.

The total project cost is \$500,000 and the project will be completed by June 30, 2021.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST** \$250,000

**YUSEN TERMINAL BERTHS 218-220 LANDSIDE STOWAGE PIN RELOCATION – NEW PROJECT**

**SUMMARY**

Staff requests approval to initiate a new project at Yusen Terminals (YTI), the Berths 218-220 Landside Stowage Pin Relocation.

The proposed work includes removal and reconstruction of 10 landside crane stowage pin sockets located at Berths 218-220.

The total project cost is \$250,000 and the project will be completed by December 31, 2020.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE**

**SUBJECT**

**ORIGINAL PROJECT COST \$2,556,715**

**PORT POLICE - INTEGRATED COMPUTER AIDED DISPATCH/RECORDS MANAGEMENT SYSTEM (CAD/RMS) - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the implementation schedule for the Computer Aided Dispatch (CAD)/Records Management System (RMS) project by ten months with no additional increase to the budget.

The Port Police Division recommends adding ten months to the project schedule, to allow for a delay in the project dependent, "go-live" date, for the Los Angeles Police Department (LAPD) CAD system that slipped by several months, challenges with implementing secure network connectivity with the LAPD CAD server, and complexities with developing required interfaces for essential third party systems.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST \$1,335,000**

**PORT OF LOS ANGELES POLICE HEADQUARTERS – AIR CONDITIONING REPLACEMENT - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the air conditioning replacement at the Port Police Headquarters schedule by eight additional months with no additional increase in the budget.

The Construction & Maintenance Division (C&M) recommends adding eight additional months to the schedule to allow for delays due to delays in establishing the purchase order. C&M plans to present the purchase order to the Board of Harbor Commissioners at the February 6, 2020 meeting.

**PDC ACTION** Approved

**COMMENT** No comment.

**ADMINISTRATIVE ITEM**

No Grants Report. GASB49 Reviewed.

**ACTION ITEM FOLLOW UP**

**WORK ORDER REPORT**

REVIEWED

**UNALLOCATED BUDGET REPORT**

REVIEWED

**ADDITIONAL DISCUSSION**



Antonio V. Gioiello  
Development



Michael DiBernardo  
Marketing and Customer Relations

**Unallocated Capital Improvement Program Fund FY 19/20**  
**(Budget set in February)**

**\$ 14,000,000**

**PDC Approved Projects**

Port Cyber Resilience Center (25555)	\$	(1,600,000)
B. 84 - Maritime Museum - Plumbing Upgrades (25560)	\$	(745,000)
Port of Los Angeles Police Headquarters - Mass Notification System (25561)	\$	(388,000)
Harbor Department Administration Building - 1st Floor Employee Restrooms and Showers Remodel (25562)	\$	(200,000)
Wilmington Waterfront - Building Demolition ( 25570)	\$	(688,000)
Harbor Administration Bldg. - Lower Deck Patio (25572)	\$	(905,000)
B. 195-196 - Underwharf Backflow Work Platforms (25573)	\$	(185,000)
B. 91-93 - Passenger Terminal Gangways - Sheet Metal Replacement (25575)	\$	(50,000)
B. 100 - West Basin Container Terminal (WBCT) - Advanced Infrastructure Demonstration (25576)	\$	(250,000)
Pier 400 (APM) Terminal - Electrical Infrastructure for Electrical Container Handling Equipment (25587)	\$	(400,000)
Liberty Hill Plaza Atrium Skylights Replacement (25591)	\$	(600,000)
Banning's Landing Water Leaks and Damage Repair (25595)	\$	(75,000)
Berth 46 - Outer Harbor Cruise Terminal AMP (25599)	\$	(1,000,000)
San Pedro Waterfront - Harbor Boulevard from SP Slip to Berth 73C Roadway Imps (25600)	\$	(250,000)
South Seaside Avenue Storm Drain Restoration (_____)	\$	(60,000)
B. 212-214 (Yusen Terminal) - Leak Detection Expansion (_____)	\$	(30,000)
B. 218-220 (Yusen Terminal) Landside Stowage Pin Relocation (_____)	\$	(50,000)
B. 158 & 160 - Construction & Maintenance Parking Employee Lot Improvements (_____)	\$	(30,000)
B. 161 - Floating Dock Replacement (_____)	\$	(100,000)
B. 68 - Port Pilot Station HVAC Upgrade (_____)	\$	(60,000)
B. 212-224 (Yusen Terminal ) - Low Voltage Electrical Infrastructure Imps (_____)	\$	(25,000)
<b>Subtotal PDC Approved Projects</b>	<b>\$</b>	<b>(7,691,000)</b>

**Projects Under \$100,000**

B. 302-305 - Fenix Marine Services - Transportation Improvements Project (25564)	\$	(95,000)
B. 121 - Position Indicator Valve Replacement (25565)	\$	(90,000)
B. 300 - Rail Yard Control Switches Replacement (25566)	\$	(85,000)
B. 90-91 - Baggage Handling Building Fire Alarm Notification System (25567)	\$	(40,000)
Port of Los Angeles Police Headquarters - Furniture Reconfiguration (25569)	\$	(25,000)
300 Water Street - Electrical Upgrades (25574)	\$	(53,000)
B. 91-92 - Passenger Terminal - Check-In Counter Outlets (25577)	\$	(42,500)
B. 93 - Passenger Terminal - Workstation Outlets (25578)	\$	(12,000)
POLA Facilities - Front Entrance Public Safety (25581)	\$	(60,000)
Port of Los Angeles Police Headquarters - 9-1-1 Public Safety Answering Point (PSAP) System (25582)	\$	(33,000)
Liberty Hill Plaza - Change of Use Improvements (25583)	\$	(65,000)
Wilmington Waterfront Park Barbeque Grill Replacement (25584)	\$	(34,000)
B. 161 - HVAC Shop Re-Roof (25586)	\$	(90,000)

**Unallocated Capital Improvement Program Fund FY 19/20**

**(Budget set in February)**

	\$	<b>14,000,000</b>
B. 59 - Fire Protection System (25588)	\$	(95,506)
B. 60 - Fire Protection System (25589)	\$	(98,989)
B. 73 - Utro Building HVAC Unit Replacement (25590)	\$	(40,000)
B. 58 - Underwharf Sanitary Sewer Line Replacement (25592)	\$	(30,000)
300 Water Street - Maritime Law Enforcement Training Center Gym Facility (25593)	\$	(60,000)
B. 87 - Parking Lot Improvements (25594)	\$	(55,000)
San Pedro Waterfront - San Pedro Public Market - Soil Testing & Removal (Developer Site) (25596)	\$	(95,000)
B. 161 - Warehouse Heater Replacement (25597)	\$	(30,000)
Liberty Hill Plaza Light Inverter Replacement (25598)	\$	(47,000)
Harbor Administration Building - Boiler Recirculation Pumps Replacement (25604)	\$	(16,000)
	<b>Subtotal Projects Under \$100,000</b>	<b>\$ (1,291,995)</b>
<b>Balance as of December 30, 2019</b>	<b>\$</b>	<b>5,017,005</b>