



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: MAY 10, 2021

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: MAY 2021 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its May meeting. On May 5, 2021, the PDC met to consider eight project items. The committee also reviewed standing reports regarding newly opened work orders, the status of the unallocated Capital Improvement Program (CIP) fund budget, the financial model, and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2020/2021 (Transmittal 2).

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

- 1) Schedule change – Five 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 2020/2021 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 2020/2021 to date:

- 27 PDC-approved project totaling \$4,844,000
- 12 projects under \$100,000 totaling \$852,300

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 Blewins

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: May 2021 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2020/2021

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BUDGET CHANGE AND SCHEDULE CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$1,279,810**PORT POLICE 700 MHZ RADIO SYSTEM RE-BANDING PHASE I****SUMMARY**

Staff requests approval to increase the budget and to extend the schedule for the Port Police 700 MHz Radio System Re-Banding Phase I project.

The Information Technology Division recommends increasing the budget by \$200,000 and adding six (6) months to the project schedule due to delays in obtaining electrical services and extra installation costs to the Marine Exchange communications shelter.

PDC ACTION Approved**COMMENT** No comment.**NEW PROJECT****SUBJECT****ORIGINAL PROJECT COST** \$1,430,000**HARBOR BOULEVARD PARKWAY REMOVALS - 1ST STREET TO 3RD STREET PROJECT - NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project for the Harbor Boulevard Parkway Removals - 1st Street to 3rd Street Project along the eastern side of Harbor Boulevard.

Per an MOU approved by the Board of Harbor Commissioners on April 15, 2021, this project will serve as part of the Harbor Department's contribution to the Housing Authority of the City of Los Angeles' (HACLA) grant funded Harbor Boulevard Parkway Improvements Project. HACLA's project is located adjacent to the Harbor Boulevard Parkway on the Harbor Department's former rail right of way. HACLA's project will create an open space area with bike trail, community garden, and fitness stations for the Rancho San Pedro community. HACLA's project is an extension of the Port's existing Harbor Boulevard Parkway and will provide Rancho San Pedro residents improved access to the LA Waterfront.

The proposed project consists of site preparation for the larger HACLA project. Work includes removal of existing items such as rail, overhead contact system, fencing and curbs; and minimal site work.

The total project cost is \$1,430,000 and the project will be completed by December 15, 2021.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$875,000**INNER CABRILLO BEACH PARKING LOT - STORMWATER IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to incorporate stormwater management Best Management Practices (BMP) in the Inner Cabrillo Beach parking lot in an effort to comply with Los Angeles Regional Water Quality Control Board (LARWQCB) requirements for stormwater discharge.

The proposed work includes constructing infiltration basins at existing catch basin locations and installing pervious pavement to mitigate a 0.75-inch rainstorm.

The total project cost is \$875,000 and the project will be completed by December 31, 2022.

PDC ACTION Approved**COMMENT** No comment.**SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$146,000**REAR BERTH 301 PAVEMENT IMPROVEMENTS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Rear Berth 301 Pavement Improvements 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 in coordination of the design with the tenant and delivery delays of the test equipment. The updated completion of construction will be July 10, 2021.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$770,000**LIBERTY HILL PLAZA ATRIUM SKYLIGHT REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Liberty Hill Plaza (LHP) atrium skylight replacement schedule by nine additional months with no additional increase in the budget.

The Construction & Maintenance Division recommends adding nine additional months to the schedule to allow for delays due in submitting the purchase order for Board of Harbor Commissions (Board) approval.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$8,470,565**BERTH 100 (CHINA SHIPPING) - WEST BASIN CONTAINER TERMINAL (WBCT), ADVANCE ELECTRICAL INFRASTRUCTURE DEMONSTRATION****SUMMARY**

Staff requests approval to extend the Berth 100 (China Shipping) -West Basin Container Terminal (WBCT), Advance Electrical Infrastructure Demonstration project by six months with no additional increase in the budget.

The Engineering Division recommends adding six months to the schedule to allow for delays incurred specifying a replacement Battery Energy Storage System.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$250,000**BERTHS 218-220 YUSEN TERMINALS (YTI) LANDSIDE STOWAGE PIN RELOCATION****SUMMARY**

Staff requests approval to extend the Berths 218-220 Landside Stowage Pin Relocation schedule by six additional months with no additional increase in the budget.

The Engineering Division recommends adding six additional months to the schedule to allow for delays due to additional time needed to complete the design.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$205,000**BERTH 161-CONSTRUCTION AND MAINTENANCE (C&M) – NATURAL GAS LINE REPLACEMENT****SUMMARY**

Staff requests approval to extend the schedule for the Berth 161 – Construction and Maintenance (C&M) – Natural Gas Line Replacement by seven months with no additional increase in the budget.

The Engineering Division recommends adding seven months to the schedule to allow for delays in completing construction due to reduced resources and material availability due to the COVID-19 pandemic.

The new Construction Finish date will be December 31, 2021.

PDC ACTION Approved**COMMENT** No comment.

ADMINISTRATIVE ITEM GASB 49 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 20/21

(Budget set in February)

\$ 12,000,000

PDC Approved Projects

B. 84 - Maritime Museum - Fire Sprinkler (25625)	\$	(540,000)
B. 84 - Maritime Museum - Fire Alarm and Mass Notification System (25629)	\$	(490,000)
B. 54-55 - Building Cover Replacement (25630)	\$	(650,000)
B. 161 - Construction & Maintenance - Natural Gas Line Replacement (25631)	\$	(192,500)
B. 186-191 - MOTEMS - Vopak Environmental Assessment (24633)	\$	(250,000)
22nd Street, Via Cabrillo Marina, & Shoshonean Road - Lighting Upgrade (25636)	\$	(70,000)
B. 115 - Rail Crossing Replacement (25637)	\$	(100,000)
Harbor Administrative Building - 1st Floor Garage LED Lighting Upgrade (25639)	\$	(150,000)
B. 95 - Barge Landing Ramp Upgrade at Catalina Express (25640)	\$	(100,000)
B. 200 - Marine Improvements Contractor Laydown Area (25643)	\$	(200,000)
B. 161 - Former Administration Building Remodel (25644)	\$	(300,000)
Terminal Way and Barracuda Street - Removal of Abandoned Railroad Track (25645)	\$	(30,000)
Oracle ERP Cloud Migration (25648)	\$	-
Rear Berths 301 - Pavement Improvements (25649)	\$	(146,000)
B. 93A & B - World Cruise Center - Photovoltaic System Inverter Replacement (25656)	\$	(28,000)
B. 206-209 - Electrical Sub-Meter Installation (25657)	\$	(35,000)
B. 57-60 Wharf Reconstruction (25658)	\$	(180,000)
B. 153-155 - Wharf Repair (25659)	\$	(180,000)
B. 158-160 - C&M Employee Parking Lot Electrical Service Relocation (25660)	\$	(225,000)
Pavement Imps and Demolition of Southwest Marine Administration Bldg (25661)	\$	(50,000)
Wilmington Waterfront - Avalon Gateway (25662)	\$	(200,000)
HAB - 2nd Floor Remodel for Port Cyber Resilience Center (25664)	\$	(150,000)
B. 161 - Compressed Natural Gas (CNG) Compressor Replacement (25666)	\$	(70,000)
Port of Los Angeles Police Headquarters - UPS Battereis Replacement (25667)	\$	(327,500)
B. 72 - Municipal Fish Market Roof Drain Re-pipe (25672)	\$	(100,000)
Port Police Headquarters - Perimeter Enhancement (25673)	\$	(20,000)
Inner Cabrillo Beach Parking Lot - Stormwater Improvements (_____)	\$	(10,000)
Harbor Boulevard Parkway Removals - 1st Street to 3rd Street (_____)	\$	(50,000)

Subtotal PDC Approved Projects \$ ***(4,844,000)***

Projects Under \$100,000

Harbor Administrative Building - Patio Lighting Solution (25632)	\$	(60,000)
Port of Los Angeles Police Headquarters - Roll Up Doors Replacement (25634)	\$	(86,800)
272 S Fries Avenue - Overflow Parking Lot (25635)	\$	(72,500)
1410 S.Barracuda Steet - Fire Alarm System (25638)	\$	(55,200)
Anchorage Road Lighting Upgrade (24641)	\$	(98,000)
B. 91-92 - Passener Terminal - Emergency Lighting Inverter Replacement (25642)	\$	(99,000)
Port Of Los Angeles Police Headquarters - Handwashing Station(24646)	\$	(23,000)
South Access Road Speed Caliming Improvements (25647)	\$	(44,000)
Wilmington Waterfront Park - Camera Poles Replacement (25651)	\$	(47,000)

Unallocated Capital Improvement Program Fund FY 20/21

(Budget set in February)

\$ 12,000,000

B. 161 - Floating Dock Electrical Upgrades (25653)

\$ (97,000)

B. 120 - West Basin Container Terminal Temporary Employee Parking (25669)

\$ (70,000)

249 Cannery Street and Ways Street Improvements (25670)

\$ (99,800)

Subtotal Projects Under \$100,000 \$

(852,300)

Balance as of April 28, 2021

\$ 6,303,700












Audit Committee Report May 2021 Packet

Final Audit Report

2021-05-11

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