



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: **APRIL 10, 2025**

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

SUBJECT: **APRIL 2025 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its April 2025 meeting. On April 8, 2025, the PDC met to consider twelve 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 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 – Ten items were submitted and approved.
- 2) Budget/Schedule change – One item was submitted and approved.
- 3) New project – One item was 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:

- 15 PDC-approved projects totaling \$7,341,979
- 12 projects under \$100,000 totaling \$717,000

As of March 25, 2025, the remaining balance is \$6,941,021.

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: April 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**SUBJECT****ORIGINAL PROJECT COST** \$35,001,031**BERTHS 238-239 MARINE OIL TERMINAL ENGINEERING AND MAINTENANCE STANDARDS – PBF ENERGY – BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for cost increase and schedule change to Berths 238-239 Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) – PBF Energy.

The revised budget is increased by \$4,287,435 from \$35,001,031 to a new project budget of \$39,288,466. The revised schedule is increased by eight months to a new construction completion date of March 31, 2027.

The total project cost is \$39,288,466 and the project will be completed by March 31, 2027.

PDC ACTION Approved

COMMENT Permit No. 936 obligates the Harbor Department to construct new MOTEMS-compliant loading platforms and a mooring system for PBF. The Harbor Department will be responsible for \$7,500,000 based on the MOTEMS Implementation Strategy (MIS) and PBF will be responsible for all costs thereafter.

NEW PROJECT**SUBJECT****ORIGINAL PROJECT COST** \$450,000**801 REEVES AVENUE – NEW FIRE ALARM SYSTEM INSTALLATION – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to replace the fire alarm system at two buildings located at 801 Reeves Avenue.

The proposed work includes the procurement and installation of the new fire alarm system which will be installed with both professional contractors and in-house labor. The obsolete fire panels are no longer supported and a new fire system meeting POLA, LADBS & LAFD standards was designed and approved.

The total project budget is \$450,000 and the project will be completed by November 30, 2025.

PDC ACTION Approved

COMMENT No comment.

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 11 months with no additional increase in the project budget of \$690,000.

The Engineering Division recommends adding 11 months to the schedule to coordinate construction with the ongoing State Route 47/Vincent Thomas Bridge and Front St/Harbor Blvd Interchange Reconfiguration (SR47) project and coordinate execution of the work by the Construction & Maintenance Division (C&M). If approved by PDC, the new completion date would be December 31, 2025.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$200,000**514 PIER A STREET – SOILS LAB CHILLER REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the 514 Pier A Street Soils Lab Chiller Replacement project schedule by 12 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 12 months to the schedule to allow for the vendor to acquire the parts necessary for the manufacturing of the equipment.

The proposed completion date is December 31, 2025.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$396,000**272 S. FRIES AVE. – CAPITAL PROJECTS BUILDING FIRE ALARM SYSTEM REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the 272 S. Fries Avenue Capital Projects Building – Fire Alarm System 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 contract and procurement delays.

The proposed completion date is December 31, 2025.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$39,230,000**TERMINAL ISLAND GRADE SEPARATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Terminal Island Rail System Grade Separation schedule by twelve months with no additional increase in the project budget of \$39,230,000.

The Engineering Division recommends adding twelve months to the schedule to accommodate the additional time required to obtain design consultant services and align with the Trade Corridor Enhancement Program (TCEP) grant deadlines. The new proposed completion date is August 31, 2028.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$1,255,000**BERTHS 153-155 WHARF REPAIR ASSESSMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 153-155 Wharf Repair Project schedule by three months with no additional increase in the project budget of \$1,255,000.

The Engineering Division recommends adding three months to the schedule to allow for additional time to inspect 150 timber piles and timber wharf component (ex. timber pile cap, deck, etc.) which were discovered during the ongoing inspection. These wharf components were not shown on the record drawing set. The new completion date is June 30, 2025.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$940,000**BERTH 161 – MARINE WAYS GATE MODIFICATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 161 – Marine Ways Gate Modification project schedule by 12 months with no additional increase to the project budget of \$940,000.

The Engineering Division recommends revising the Design, Bid and Award, and Construction schedules to allow for changes due to shifting project priorities and changes in the delivery method from Construction and Maintenance (C&M) to a Contractor Bid and Award process.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$1,190,000**BERTHS 302-305 PANZERBELT IMPROVEMENTS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 302-305 Panzerbelt Improvements schedule by 10 months with no additional increase to the project budget of \$1,190,000.

The Engineering Division recommends adding 10 months to the schedule to allow for delays due to limited terminal access to perform full depth inspection of the 4,100 feet of Panzerbelt trench and stainless steel liner. Additional time is needed to design the liner removal method. Engineering requested Construction & Maintenance (C&M) to remove a small segment of the liner but due to the original construction methods the planned removal method is not feasible. The new completion date is May 31, 2027.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$460,000**B. 93 WORLD CRUISE CENTER – PLC MODERNIZATION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the B. 93 World Cruise Center PLC Modernization project schedule by 11 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 11 months to the schedule to allow for equipment procurement delays.

The proposed completion date is December 31, 2025.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$161,672**PORT OF LOS ANGELES POLICE HEADQUARTERS – VERTIV/LIEBERT CONDENSERS REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Port of Los Angeles Police Headquarters – Vertiv/Liebert Condensers Replacement Project schedule by 12 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 12 months to the schedule to allow for the vendor to procure the necessary materials required for the manufacturing the equipment that will be installed. A Purchase Order has been issued to the vendor and a 12-month extension is needed for project completion.

The proposed completion date is December 31, 2025.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$218,000**WILMINGTON WATERFRONT PARK – NEW PUMPROOM ENTRY - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Wilmington Waterfront Park – New Pumproom Entry schedule by six months with no increase to the budget.

The Construction & Maintenance Division recommends adding six months to the schedule to allow for the approval of designs submitted by Engineering.

The proposed completion date is March 31, 2026.

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

Dina Aryan-Zahlan
Development



Erica Calhoun
Administration

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)

Subtotal PDC Approved Projects \$ ***(7,341,979)***

Projects Under \$100,000

Least Tern Nesting Site Improvements (2581300)	\$	(50,000)
San Pedro Waterfront - Harbor Blvd. Gateway (2581500)	\$	(50,000)
Wilmington Waterfront - California Coastal 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)

Subtotal Projects Under \$100,000 \$ ***(717,000)***

Balance as of March 25, 2025

\$ 6,941,021

CIP Status Report

COMPLETED PROJECTS

Sorted By: Project Number

Actuals Thru: February 2025

Where Construction Finish Date is: >= 2/27/2025 <= 3/25/2025

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				
1002	(2554300) B. 182 - Slope Erosion Repair	Nguyen, Long	Completed	\$2,104,780	02/07/19	^ 02/07/19	03/13/23	^ 03/13/23	11/06/23	^ 11/06/23	05/31/25	^ 02/28/25	100 %	

Grand Total: \$2,104,780









Audit Committee Report Packet April 2025

Final Audit Report

2025-04-14

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