



AUDIT COMMITTEE

Report to the
Board of Harbor Commissioners

FOR INFORMATION ONLY

DATE: MAY 5, 2022

TO: THE BOARD OF HARBOR COMMISSIONERS THROUGH AUDIT COMMITTEE

SUBJECT: MAY 2022 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its May 2022 meeting. On May 4, 2022, 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, the financial model, and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1) and Unallocated CIP Fund Report FY 2021/2022 (Transmittal 2).

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

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

The Board of Harbor Commissioners (Board) approved \$12,000,000 in the fiscal year 2021/2022 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 2021/2022 to date:

- 19 PDC-approved projects totaling \$5,234,206
- 10 projects under \$100,000 totaling \$543,096

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 Bleavins

Marla Bleavins (May 6, 2022 11:17 PDT)

EUGENE D. SEROKA
Executive Director

Attachments:

Transmittal 1: May 2022 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2021/2022

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BUDGET CHANGE**SUBJECT** ORIGINAL PROJECT COST \$406,000**PROJECT #2568200 - BERTH 68 PORT PILOT STATION WHARF MODIFICATIONS –
BUDGET INCREASE REQUEST****SUMMARY**

Staff requests approval of a \$120,000 increase to the project budget for the previously approved Project #2568200 - Berth 68 Port Pilot Station Wharf Modifications.

The Berth 68 Port Pilot Station Wharf Modification Project was approved by the PDC on, September 15, 2021, with a budget of \$406,000. C&M started the project on 11/01/2021. The project has encountered a number of delays due to increased labor and materials costs. The project is currently at 70% completion and has projected a budget shortage. The Pilot Service is requesting an increase of \$120,000 to the project budget to cover the outstanding cost of labor and materials required to complete the project.

If approved the requested budget increase would bring the total project cost to \$526,000.

PDC ACTION Approved**COMMENT** No comment.**NEW PROJECT****SUBJECT** ORIGINAL PROJECT COST \$1,520,000**REAR BERTH 197 SITE IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to improve 3.8-acres at rear Berth 197, adjacent to WWL. Improvements consist of grading and placement of CMB.

The total project cost is \$1,520,000 and the project will be completed by October 31, 2022.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$17,700,000**BERTH 195-199 WALLENIUS WILHELMSSEN SOLUTIONS (WWL) TERMINAL ALTERNATIVE MARITIME POWER (AMP) – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project for Berth 195-199 Wallenius Wilhelmsen Solutions (WWL) Terminal Alternative Maritime Power (AMP) for Pure Car Carriers (PCC) vessels.

Proposed work includes installation of (2) new AMP vaults, 34.5KV main substation, transformer, substation, conduits, wires, and testing and commissioning.

If approved by PDC, total project cost would be \$17,700,000 and will be completed by January 30, 2026.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$152,000,000**BERTH 306 WHARF AND BACKLAND – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to design and construct a new wharf and associated backland at Berth 306. The proposed work includes the design and construction of the following:

- 1250 Lineal Feet of 100 Gage Concrete Wharf
- AMP – Construct 4 New Vaults
- 2.2 Acres of container terminal backland
- 200 Feet of Dredging at Berth 305
- Installation of 12.47 KV power, cable, and conduit for 24 cranes

The total project cost is \$152,000,000 and the project will be completed by June 30, 2025.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$6,610,000**HARBOR ADMINISTRATION BUILDING THIRD FLOOR WORKSPACE SOLUTIONS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project for Harbor Administration Building (HAB) Third (3rd) Floor Workspace Solutions Project.

Proposed work includes replacing existing 40-year old office furniture and associated infrastructure to meet Harbor Department office size standards and improve 3rd floor layout. Project would construct new workspaces for currently budgeted positions and consultant staff, enlarge Conference Room 316 equipped for training, and reconfiguration of floor space.

Total project cost is \$6,610,000 and project will be completed by July 31, 2026.

PDC ACTION Approved

COMMENT No comment.

SCHEDULE CHANGE**SUBJECT****ORIGINAL PROJECT COST** \$11,380,000**BERTHS 177-178 (PASHA STEVEDORING TERMINALS) WHARF RESTORATION – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 177-178 Wharf Restoration schedule by six additional months with no additional increase in the budget.

The Engineering Division recommends adding six months to the schedule to allow for delays due to combining this project with the Berths 179-181 Wharf and Bollard Repair and the Berth 182 Slope Erosion Repair projects. The time extension of three months is added to the design schedule to update the construction documents to combine the projects and three months is added to the construction duration.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$525,000**BERTHS 57-60 WHARF RECONSTRUCTION - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the schedule of Berths 57-60 Wharf Reconstruction Project by 17 months with no increase in the budget.

The Engineering Division recommends adding 17 months to the schedule to allow for additional time needed to select a consultant from the new on-call consultant agreements which will be in place by December 2022. A consultant was not selected from the current on-call consultant agreements due to a lack of available consultants to perform these specialized above and underwater inspections.

PDC ACTION Approved

COMMENT No comment.

SUBJECT**ORIGINAL PROJECT COST** \$1,530,000**BERTHS 179-181 WHARF AND BOLLARD REPAIR - SCHEDULE CHANGE****SUMMARY**

Staff is requesting approval to extend the Berths 179-181 Wharf and Bollard Repairs project by 23 months with no increase in the budget.

The Engineering Division recommends adding 23 additional months to the schedule to allow for the combining of this project with the Berths 177-178 Wharf Restoration project and the Berths 182 Slope Erosion Repair into one bid package. Construction for this project was previously planned to be executed by the existing Marine Improvements contractor, Manson Construction Company. It is in the Department's best interest to combine these three projects into one bid and award construction package due to their similarity in scope and proximity.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$1,521,800**BERTH 182 - SLOPE EROSION REPAIR – SCHEDULE CHANGE****SUMMARY**

Staff is requesting approval to extend the schedule of Berth 182 Slope Erosion Repair by 18 months with no increase in the budget.

The Engineering Division recommends adding 18 months to the schedule to allow for the combining of this project with the Berths 177-178 Wharf Restoration project and the Berths 179-181 Wharf and Bollard Repair project into one bid package. Construction for this project was previously planned to be executed by the existing Marine Improvements contractor, Manson Construction Company. It is in the Department's best interest to combine these three projects into one bid and award construction package due to their similarity in scope and proximity. Nine months will be added to the design phase, three months will be added to the Bid and Award phase and six months will be added to the Construction phase, for a total of eighteen months. These durations will allow for the completion of the scope of all three projects.

PDC ACTION Approved**COMMENT** No comment.

SUBJECT**ORIGINAL PROJECT COST** \$580,000**BERTHS 153-155 WHARF REPAIR – SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the schedule of Berths 153-155 Wharf Repair Project by 17 months with no increase in the budget.

The Engineering Division recommends adding 17 months to the schedule to allow for additional time needed to select a consultant from the new on-call consultant agreements which will be in place by December 2022. A consultant was not selected from the current on-call consultant agreements due to a lack of available consultants to perform these specialized above and underwater inspections.

The proposed work includes a detailed above-water and underwater assessment of the piles, wharf deck, seawall, and bollards; a detailed report of the inspections, and a list of repairs necessary to bring the wharf back to as-built conditions, including a cost estimate. The preliminary engineering effort will also include an analysis of the as-built wharf load capacity, as well as a downgraded capacity for as-is conditions. The proposed work will be performed by an engineering consultant. After completion of the preliminary engineering estimate, the Engineering Division will return to the PDC to request additional budget and schedule to prepare plans and specifications and construct the necessary repairs.

PDC ACTION Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$172,000**BERTH 68- PORT PILOT STATION - HVAC UPGRADE - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berth 68 - Port Pilot Station - HVAC Upgrade schedule by 3 additional months with no additional increase in the budget.

The Construction & Maintenance Division recommends adding 3 additional months to the schedule to allow the contractor to procure components to upgrade the controls for the HVAC system.

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

SUBJECT

ORIGINAL PROJECT COST \$456,514

BERTH 93 – ESCALATOR NO. 3 MODERNIZATION - BUDGET AND SCHEDULE CHANGE

SUMMARY

Staff requests approval to increase the budget and change the schedule for the Berth 93 – Escalator No. 3 Modernization.

The Construction & Maintenance Division recommends increasing the budget by \$56,323 to account for increase in the cost of materials being procured because of supply chain issues.

The Construction & Maintenance Division recommends adding 6 additional months to the schedule to allow for delays due to procurement problems because of supply chain issues.

The total project budget is \$512,837 and the project will be completed by 07/05/2023.

PDC ACTION Approved

COMMENT No comment.

ADMINISTRATIVE ITEM GASB49 Report and Grants Report reviewed.

ACTION ITEM FOLLOW UP


WORK ORDER REPORT REVIEWED

UNALLOCATED BUDGET REPORT REVIEWED

ADDITIONAL DISCUSSION



Antonio V. Gioiello
Development


Marla Bleavins (May 6, 2022 11:17 PDT)

Marla Bleavins
Finance and Administration

Unallocated Capital Improvement Program Fund FY 21/22

(Budget set in June)

\$ 12,000,000

PDC Approved Projects

B. 120 - WBCT - Placement of CAB (25677)	\$	(148,000)
Port Pilot Radio Upgrade (25678)	\$	(920,000)
Air Quality Monitoring Stations Upgrade (25680)	\$	(521,280)
B. 153- Clock Tower Water Damage Repair (25681)	\$	(200,000)
B. 68 - Port Pilot Station Wharf Modifications (25682)	\$	(344,000)
Good Movement Workforce Training Facility (25684)	\$	(500,000)
LAXT Cargo Support Facility (25686) (Estimate Taken from PICS Report)	\$	(494,836)
B. 161 - Block Wall Removal and Ice Machine Installation (25692)	\$	(157,833)
B. 93 - Escalator No. 3 Modernization (25691)	\$	(228,257)
B. 120 - Site Development (25695)	\$	(600,000)
POLA Electric Vehicle Charging Station Program - Phase 1 (25696)	\$	(200,000)
B. 44 Boatyard Site Preparations (25699)	\$	(100,000)
Mormon Island Street Reconstruction Program Phase 1 (25700)	\$	(50,000)
Everport Mitigation Cultural Resource Investigation (25701)	\$	(30,000)
B. 212-225 - Yusen Terminal Electric Utility Tractor Rig Chargers (25706)	\$	(10,000)
1025 S. Seaside Avenue - Demolition and Lot Conversion (25704)	\$	(150,000)
Harbor Administration Building - Third Floor Workspace Solutions ()	\$	(50,000)
R.B. 197 Site Improvements ()	\$	(30,000)
B. 306 Wharf and Backland ()	\$	(500,000)
<i>Subtotal PDC Approved Projects</i>	\$	<i>(5,234,206)</i>

Projects Under \$100,000

1500 Minor Street - Fence Installation (24683)	\$	(17,551)
Harbor Administration Building - Spare Conduits for Telecommunication Requirements (25685)	\$	(45,000)
LAXT Storm Water Discharge Line (24687)	\$	(40,664)
B. 174-181 - Administration Building In-Ground Roof Drain Piping (25688)	\$	(93,931)
Wilmington Waterfront - Avalon Pedestrian Bridge - DWP Marine Tank Farm Coordination (24690)	\$	(50,000)
Navy Way/Seaside Avenue Street Light Fixture Replacement (25693)	\$	(31,604)
B. 90-91 - Baggage Handling Building Emergency Ballast Replacement (25694)	\$	(85,160)
LAXT Access - Preliminary Engineering (25697)	\$	(31,597)
B. 45-47 - Mooring Upgrade Preliminary Engineering (25698)	\$	(52,589)
B. 52-53 - S.S. Lane Victory Relocation (25703)	\$	(95,000)
<i>Subtotal Projects Under \$100,000</i>	\$	<i>(543,096)</i>

Balance as of April 26, 2022

\$ 6,222,698









Audit Committee Report Packet May 2022

Final Audit Report

2022-05-06

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