



**LOS ANGELES BOARD OF  
HARBOR COMMISSIONERS**

Harbor Administration Building  
425 S. Palos Verdes Street  
San Pedro, California 90731

**AUDIT COMMITTEE  
THURSDAY, JANUARY 25, 2024 - NO SOONER THAN 11:30 AM  
IMMEDIATELY FOLLOWS THE ADJOURNMENT OF THE REGULAR BOARD MEETING  
HARBOR ADMINISTRATION BUILDING, BOARD ROOM**

**Audit Committee Members**

Commissioner Edward R. Renwick (Chair)  
Commissioner I. Lee Williams

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**OPPORTUNITIES FOR THE PUBLIC TO ATTEND THE MEETING  
AND PROVIDE PUBLIC COMMENTS**

- Members of the public may attend the Audit Committee meeting in person at the Harbor Administration Building located at 425 S. Palos Verdes St., San Pedro, CA 90731.
- In-Person Comments: Live, oral public comments will be taken in person, only, and not via teleconference. Members of the public will be given an opportunity to address the Audit Committee on (1) any item on the Audit Committee agendas prior to the Committee's consideration of that item; and (2) subjects within the subject matter jurisdiction of the Audit Committee (general public comment). Members of the public who wish to speak should complete a speaker card indicating the agenda item number on which they will comment, or designate "general public comment." Each speaker is allowed to speak up to 3 minutes per agenda item. The Presiding Officer shall, however, exercise discretion to determine if such period of time should be reduced or extended based upon, but not limited to, such factors as the length of the agenda or substance of the agenda items, the quantity of public comment speaker cards submitted, the need for the Committee to conclude its business as expeditiously as is practicable and/or the Committee is at risk of losing a quorum, among other factors. Members of the public who do not complete their comments within the time allotted, can submit their full comments in writing for inclusion in the record. Upon request, non-English speakers will be granted additional speaking time for translation assistance.
- Written comments or materials may be submitted by emailing [commissioners@portla.org](mailto:commissioners@portla.org) or brought to the meeting. If you request to distribute documents to the full Committee, please present the Board Secretary with five (5) copies. Otherwise, your materials will simply be added to the official meeting record. All written comments or materials submitted for this meeting will be provided to the Audit Committee. Please submit your written comments prior to 3:00pm on the day before the scheduled meeting.

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- *Para sumetir su comentario en español, se puede enviar a nuestro correo electrónico: [commissioners@portla.org](mailto:commissioners@portla.org), un día antes de la junta, o puede llamar a nuestra Oficina de Comisionados al (310) 732-3444 para grabar su mensaje. Alguien de nuestra oficina estará disponible para traducir su comentario en inglés y entregarlo a los Comisionados del Puerto.*

**ADDITIONAL INFORMATION**

- Please note that this agenda is subject to revision in accordance with the Brown Act. In the event the agenda is revised prior to the meeting, Port staff will post the revised agenda on the Port's web site ([www.portoflosangeles.org](http://www.portoflosangeles.org)). Updated agendas will also be available at the meeting.
- Notice to Paid Representatives: If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).
- As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and translation services may be provided. To ensure availability, 72-hour advance notice is required.
- If you have any questions regarding meeting procedures, please contact the Harbor Commission Office prior to the meeting at (310) 732-3444.

**AUDIT COMMITTEE**  
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**HARBOR ADMINISTRATION BUILDING, BOARD ROOM**

**ORDER OF BUSINESS**

- A. Roll Call**
- B. Comments from the Public on Non-Agenda Items**
- C. Regular Items**
  - 1. Report of the Internal Auditor
  - 2. Holdover and Compensation Reset Snapshot
    - [2a\) Cargo & Industrial Real Estate](#)
    - [2b\) Waterfront & Commercial Real Estate](#)
  - [3. Capital Improvement Program Report – January 2024](#)
  - 4. Project Development Committee Report
    - [4a\) December 2023](#)
    - [4b\) January 2024](#)
  - 5. Financial Performance Report
    - [5a\) November 2023](#)
    - [5b\) December 2023](#)
- D. Adjournment**

## 2a) Cargo & Industrial Real Estate



# ***Holdovers and Compensation Resets***

January 25, 2024

Presented by  
**Michael DiBernardo**  
Deputy Executive Director

**Cargo & Industrial Real Estate**



# Background



Currently the Cargo and Industrial Real Estate Division's portfolio includes 1,112 permits:

- Cargo Terminals
- Maritime and Cargo Support Uses
- Fish Processing Plants
- Pipelines
- Institutional Uses
- Joint-port permits (est. 841 of the total 1,112 permits listed above)



# Background

- 240 of the 1,112 permits concern POLA-owned property (i.e. not jointly-owned with POLB)
  - 89 of the 240 resulted from a 2019 property exchange with POLB – the files are under review and staff will provide a report on the status of each permit by July 1, 2024
  - This report focuses on the remaining 151 of 240 total permits
    - Of the 151, 20 are on holdover (i.e. permit expired), 19 have overdue compensation resets
    - Overall, majority of permits are compliant

# Holdovers

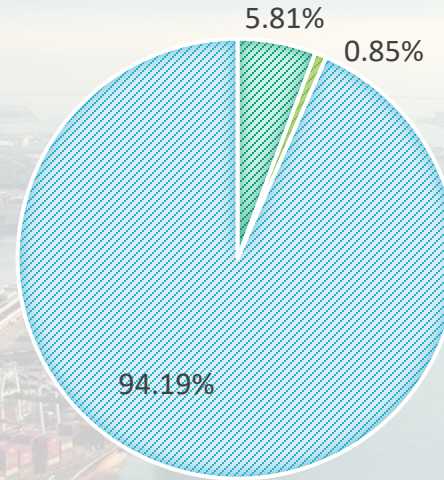


## HOLDOVERS

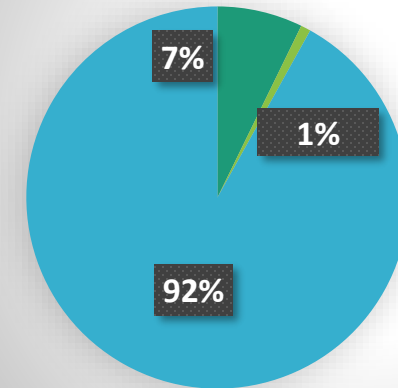
Agr #	Tenant Name	Effective Date	Comp. Reset Date	Expiry Date	Annual Compensation	% of Annual Revenue
P726	L.A. DEPT. OF WATER & POWER	9/1/1993	3/1/2026	8/31/1998	\$4,173.00	0.003%
P770	AL LARSON BOAT SHOP, INC.	5/1/1995	4/30/2000	4/30/2000	\$67,164.00	0.05%
P603	RIO DOCE PASHA TERMINAL	1/1/1986	12/31/2000	12/31/2000	\$5,400,000.00	4.32%
P473	CITY OF LOS ANGELES	8/21/1983	8/21/2003	8/21/2003	\$52,180.00	0.04%
O2560	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	7/8/1954	N/A	7/7/2004	N/A	N/A
P830	SO CAL SHIP SERVICES	5/1/2001	4/30/2006	4/30/2006	\$192,954.60	0.15%
O2837	CITY OF LONG BEACH	6/27/1990	6/15/2018	2/29/2008	\$9,015.00	0.01%
O3061	LOS ANGELES COUNTY, SANITATION DISTRICT NO.2	12/31/1960	N/A	12/30/2010	N/A	N/A
P872	DOW CHEMICAL U.S.A.	7/27/2006	1/1/2027	7/26/2011	\$60,556.72	0.05%
P645	CITY OF LOS ANGELES	2/18/1992	N/A	4/3/2012	N/A	N/A
P882	MILLENNIUM MARITIME, INC.	11/1/2011	10/31/2021	10/31/2021	\$717,600.72	0.57%
O4506	SOUTHERN CALIFORNIA GAS COMPANY	1/20/1972	N/A	1/19/2022	N/A	N/A
P923	EQUILON ENTERPRISES LLC	3/1/2017	3/1/2022	2/28/2022	\$101,062.01	0.08%
P924	CARDINAL PIPELINE L.P.	3/1/2017	2/28/2022	2/28/2022	\$31,278.34	0.02%
P238	EQUILON ENTERPRISES LLC	5/18/1972	5/17/2022	5/17/2022	\$93,522.56	0.07%
P861	CALIFORNIA SULPHUR CO.	6/27/2012	6/26/2022	6/26/2022	\$1,634,130.50	1.31%
P887	H. J. BAKER AND BRO., LLC	5/3/2013	5/2/2023	5/2/2023	\$622,511.16	0.50%
P927	MAX INTERAMERICAS, INC.	6/26/2018	6/25/2023	6/25/2023	\$119,612.40	0.10%
RP17-18	CRIMSON CALIFORNIA PIPELINE, L.P.	7/3/2018	N/A	N/A	N/A	N/A
RP95-25	DOW CHEMICAL U.S.A.	9/14/1995	1/1/2027	N/A	\$1,265.00	0.001%
TOTAL					\$9,107,026.01	7.27%

## HOLDOVERS SNAPSHOT

- Overdue Holdovers - 20 of 151
- Permits Expiring Within 6 Months - 1 of 151
- Compliant Permits - 131 of 151



## % OF ANNUAL REVENUE Total Annual Revenue = \$124,951,416.90



- Overdue Holdovers
- Permits Expiring Within 6 Months
- Compliant Permits

## PERMITS EXPIRING WITHIN 6 MONTHS

Agr #	Tenant Name	Effective Date	Comp. Reset Date	Expiry Date	Annual Compensation	% of Annual Revenue
P905	FISHERMAN'S PRIDE PROCESSORS	3/27/2014	3/26/2024	3/26/2024	\$1,064,060.28	0.61%
TOTAL 8/62					\$1,064,060.28	0.85%



# Overdue Compensation Resets



## OVERDUE COMPENSATION RESETS

Agr #	Tenant Name	Effective Date	Comp. Reset Date	Annual Compensation	% of Annual Revenue
O3290	CITY OF LOS ANGELES	10/9/1963	7/1/2018	\$12,221.00	0.01%
RP91-38	SOUTHERN CALIFORNIA EDISON CO.	8/10/1992	3/1/2021	\$3,464.05	0.003%
P309	PHILLIPS 66 COMPANY	6/13/1976	6/13/2021	\$70,604.85	0.06%
RP12-07	CHEMOIL TERMINALS CORP.	1/7/2013	9/14/2021	\$33,663.72	0.03%
RP11-08	LOMITA GASOLINE COMPANY, INC.	12/20/2012	9/14/2021	\$2,325.12	0.002%
P911	L.A. DEPT. OF WATER & POWER	11/8/2016	11/7/2021	\$192,376.00	0.15%
RP17-04	SOUTH BAY CENTER FOR COUNSELING	5/30/2017	5/29/2022	\$0.00	0.00%
RP97-17	CALIFORNIA STATE DEPT. OF TRANS	8/1/1997	5/31/2022	\$0.00	0.00%
RP16-35	CITY OF LONG BEACH, GAS & OIL DEPT	6/28/2017	6/27/2022	\$19,338.24	0.020%
P910	U.S.BORAX, INC.	11/6/2017	11/5/2022	\$306,158.03	0.24%
P892	CAL MARINE FISH COMPANY LLC	6/7/2011	11/5/2022	\$668,717.04	0.54%
RP12-05	PARAMOUNT PETROLEUM CORP	11/29/2012	11/28/2022	\$69,324.72	0.06%
RP12-08	PHILLIPS 66 COMPANY	3/6/2013	3/5/2023	\$2,604.16	0.002%
P931	LINDE, INC.	4/24/2018	4/24/2023	\$1,620,436.35	1.29%
RP18-06	SAN PEDRO FORKLIFT, INC. RP18-06	9/19/2018	9/19/2023	\$209,533.56	0.17%
RP18-07	MORTIMER & WALLACE, INC. RP18-07	9/19/2018	9/19/2023	\$191,786.88	0.15%
RP18-13	MR. G. TRUCKING, INC. RP NO. 18-13	11/1/2018	10/31/2023	\$47,883.24	0.04%
RP13-32	JORGE C. MEDRANO	8/9/2013	12/1/2023	\$39,251.40	0.03%
RP18-12	COBOS CONTAINER SERVICES, INC.	1/2/2019	1/1/2024	\$40,464.12	0.03%
<b>TOTAL</b>				<b>\$3,530,152.48</b>	<b>2.83%</b>

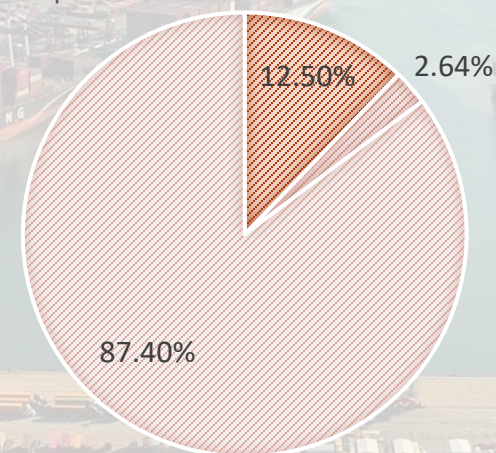
China Shipping Compensation Reset on hold pending litigation.

## COMPENSATION RESETS DUE WITHIN 6 MONTHS

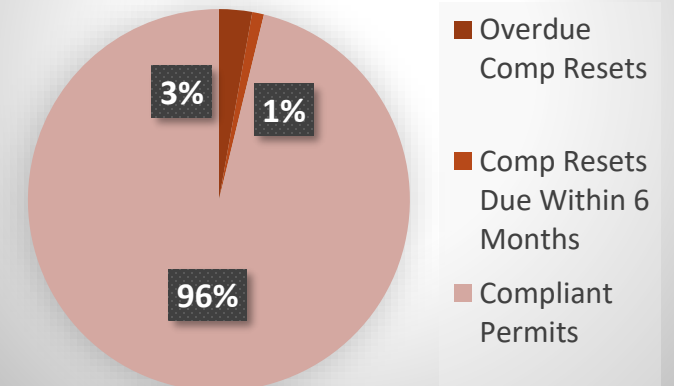
Agr #	Tenant Name	Effective Date	Comp. Reset Date	Annual Compensation	% of Total Annual Compensation
RP18-15	CSC LOGISTICS, INC.	2/1/2019	1/31/2024	\$42,069.72	0.03%
P905	FISHERMAN'S PRIDE PROCESSORS	3/27/2014	3/26/2024	\$1,074,700.88	0.86%
RP05-06	PACIFIC ENERGY GROUP, LLC	12/15/2005	6/1/2024	\$98,283.00	0.08%
<b>TOTAL</b>				<b>\$1,215,053.60</b>	<b>0.97%</b>

### COMPENSATION RESET SNAPSHOT

- Overdue Comp Resets - 19 of 151
- Comp Resets Due Within 6 months - 3 of 151
- Compliant Permits - 132 of 151



### % OF ANNUAL REVENUE Total Annual Revenue \$124,951,416.90



## **2b) Waterfront & Commercial Real Estate**



# ***Holdovers and Compensation Resets***

January 25, 2024

Presented by  
Mike Galvin

Waterfront and Commercial Real Estate

An aerial photograph of a large port facility, likely the Port of Los Angeles. The image shows numerous container ships docked at piers, with cranes visible on the ships and the shore. The water is a light blue-grey, and the sky is hazy. The text 'Waterfront and Commercial Real Estate' is overlaid in a large, bold, black font across the center of the image.

## **Waterfront and Commercial Real Estate**



# Background

Currently the Waterfront and Commercial Real Estate Division's portfolio includes 115 real estate agreements:

- **Leases/Permits/Agreements**

- o Recreational Marinas – 14 with 3,000 slips
- o Visitor Serving Leases
  - Battleship museum, restaurants, hotel, sportfishing landing, yacht clubs, commercial fueling, ferry and harbor tours
- o Nonprofits
  - Boys and Girls Club
  - LA Maritime Institute (Tallships)
- o Operating Agreements
  - Parking operations
  - Cruise terminal operations
  - Marina operations (1,092 wet and dry slip tenants)
  - Marine Aquarium
  - Maritime Museum
- o Fish processing plants
- o Institutional uses

# Holdovers

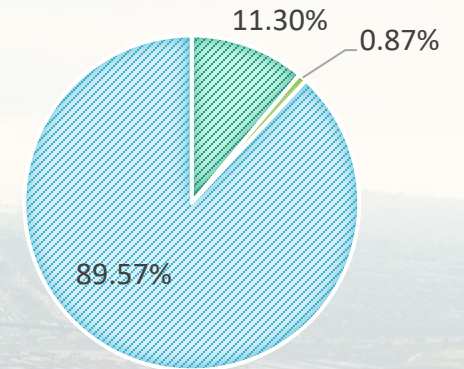


## OVERDUE HOLDOVERS

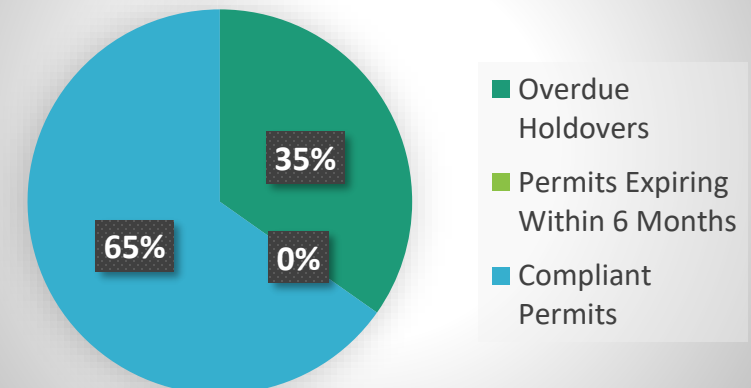
Agr #	Tenant Name	Effective Date	Comp. Reset Date	Expiry Date	Lease Status	Annual Compensation	% of Annual Revenue
P306	ULTRAMAR MARINE TERMINAL	1/2/1976	2/1/2024	1/1/2001	Affirmative Holdover	\$1,940,350.88	6.18%
P336	LOS ANGELES CITY, DEPT. OF REC & PARKS	3/19/1977	3/18/2002	3/18/2002	Holdover	\$0.00	0.00%
P828	UNIVERSITY OF SOUTHERN CALIFORNIA	2/24/2003	3/1/2026	2/22/2006	Holdover	\$31,788.00	0.10%
P599	CITY OF LOS ANGELES	10/6/1992		10/5/2012	Affirmative Holdover	\$0.00	0.00%
L448	LA COUNCIL BOY SCOUTS OF AMERICA	1/1/1983	12/31/2012	12/31/2012	Holdover	\$0.00	0.00%
P713	SHORE TERMINALS LLC	6/25/1994	6/24/2024	6/24/2014	Affirmative Holdover	\$563,118.40	1.79%
P712	SHORE TERMINALS LLC	6/25/1994	6/24/2024	6/25/2014	Affirmative Holdover	\$1,053,572.00	3.36%
P718	CROWLEY MARINE SERVICES, INC.	11/24/1996	11/23/2016	11/23/2016	Holdover	\$118,620.00	0.38%
P643	PHILLIPS 66 COMPANY	7/19/1988	7/18/2018	7/18/2018	Restoration	\$54,140.00	0.17%
P147	LOS ANGELES CITY, DEPT. OF REC & PARKS	9/1/1968	8/31/2018	8/31/2018	Holdover	\$0.00	0.00%
P560	VOPAK TERMINAL LOS ANGELES INC.	8/30/1993	8/30/2023	8/29/2023	Affirmative Holdover	\$7,007,864.52	22.32%
<b>TOTAL</b>						<b>\$10,769,453.80</b>	<b>34.30%</b>

## HOLDOVERS SNAPSHOT

- Overdue Holdovers - 13 of 115
- Permits Expiring Within 6 months - 1 of 115
- Compliant Permits - 103 of 115



## % of ANNUAL REVENUE Total Annual Revenue - \$31,402,027.75



## PERMITS EXPIRING WITHIN 6 MONTHS

Agr#	Tenant Name	Effective Date	Comp. Reset Date	Expiry Date	Annual Compensation	% of Annual Revenue
P384	LOS ANGELES CITY, DEPT. OF REC & PARKS	2/2/1979	2/14/2024	2/14/2024	\$0.00	0.00%
<b>TOTAL</b>					<b>\$0.00</b>	<b>0.00%</b>



# Compensation Resets

## OVERDUE COMPENSATION RESETS

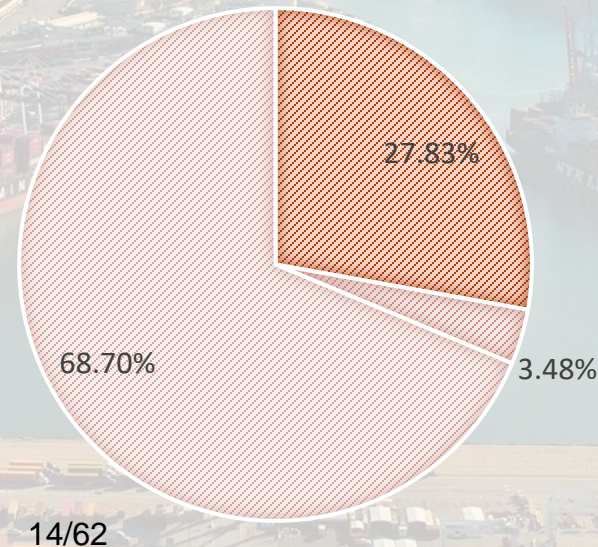
AGR #	Tenant Name	Effective Date	Comp. Reset Date	Annual Compensation	% of Annual Revenue
RP04-04	LOS ANGELES CITY, PUBLIC WORKS	2/23/2004	2/23/2019	\$0.00	0.00%
RP94-09	LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD) REAL ESTATE BRANCH	5/1/1994	4/30/2019	\$0.00	0.00%
P801	CALIFORNIA YACHT MARINA	11/1/1995	10/31/2020	\$138,799.56	0.44%
P805	CERRITOS YACHT ANCHORAGE	11/1/1995	10/31/2020	\$37,283.28	0.12%
P802	ISLAND YACHT ANCHORAGE, INC.	11/1/1995	10/31/2020	\$8,091.24	0.03%
P825	ISLAND YACHT ANCHORAGE, INC.	11/1/1995	10/31/2020	\$16,875.72	0.05%
P803	LIGHTHOUSE YACHT LANDING, INC.	11/1/1995	10/31/2020	\$39,783.72	0.13%
P808	MARINA VENTURES PARTNERSHIP	11/1/1995	10/31/2020	\$58,110.96	0.19%
P804	PEREL MARINAS, INC.	11/1/1995	10/31/2020	\$95,898.00	0.31%
P807	YACHT CENTRE, INC.	11/1/1995	10/31/2020	\$134,498.04	0.43%
P806	YACHT HAVEN MARINA, INC.	11/1/1995	10/31/2020	\$89,733.48	0.29%
P921	LEEWARD BAY MARINA	11/1/2015	11/1/2020	\$77,982.96	0.25%
RP91-10	CALIFORNIA STATE DEPT. OF TRANSPORTATION	3/1/1991	3/31/2021	\$6,510.24	0.02%
RP03-01	CITY OF LONG BEACH	7/1/2003	3/31/2021	\$2,571.59	0.01%
P873	LOS ANGELES CITY, PUBLIC WORKS	4/25/2011	4/25/2021	\$0.00	0.00%
CA517	CABRILLO BEACH YACHT CLUB	5/21/1986	5/20/2021	\$262,926.24	0.84%
RP15-10	LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEMS	8/10/2016	8/10/2021	\$0.00	0.00%
RP11-04	LOS ANGELES MARITIME INSTITUTE	10/20/2011	10/20/2021	\$0.00	0.00%
RP06-17	U.S. MERCHANT VETERANS OF WWII	12/4/2006	12/4/2021	\$0.00	0.00%
RP01-11	HARBOR COMMUNITY DEVELOPMENT CORP	1/1/2002	1/1/2022	\$0.00	0.00%
RP09-04	PORT LA DISTRIBUTION CENTER, LP.	2/18/2011	1/1/2022	\$2,410.20	0.01%
P520	LA SKY HARBOR, LLC	9/1/1987	1/23/2022	\$290,753.28	0.93%
A17-3464	WILMINGTON YOUTH SAILING CENTER	3/29/2017	3/28/2022	\$0.00	0.00%
P917	J. DELUCA FISH COMPANY, INC.	6/19/2017	6/18/2022	\$200,793.98	0.64%
L904A	ALTASEA AT THE PORT OF LOS ANGELES	8/23/2017	8/23/2022	\$0.00	0.00%
CA791	CALIFORNIA YACHT MARINA	8/1/1998	12/31/2022	\$1,299,355.80	4.14%
P920	J & D SEAFOODS, INC.	2/1/2018	1/31/2023	\$102,432.18	0.33%
P919	STANDARD FISHERIES CORP.	3/1/2018	2/28/2023	\$485,020.29	1.54%
P724	LOS ANGELES YACHT CLUB	3/4/1993	3/3/2023	\$43,086.24	0.14%
P708	KINDER MORGAN LIQUIDS TERMINALS LLC	4/14/1988	4/13/2023	\$2,115,449.00	6.74%
RP98-09	HARBOR AREA GANG ALTERNATIVES	9/1/1998	8/31/2023	\$0.00	0.00%
P896	CRAFTED AT THE PORT OF LOS ANGELES	12/16/2011	9/1/2023	\$70,474.20	0.22%
<b>TOTAL</b>				<b>\$5,578,840.20</b>	<b>17.77%</b>

## COMPENSATION RESETS DUE WITHIN 6 MONTHS

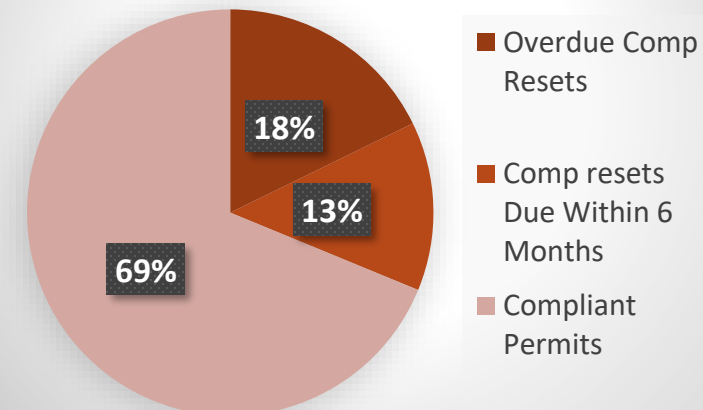
Agr#	Tenant Name	Effective Date	Comp. Reset Date	Expiry Date	Annual Compensation	% of Annual Revenue
P384	LOS ANGELES CITY, DEPT. OF REC & PARKS	2/2/1979	2/14/2024	2/14/2024	\$0.00	0.00%
P916	SHELL OIL COMPANY	3/26/2019	3/26/2024	3/25/2049	\$1,918,013.20	6.11%
P936	PBF ENERGY WESTERN REGION LLC	7/1/2019	7/1/2024	6/30/2049	\$1,822,911.02	5.81%
P897	CATALINA CHANNEL EXPRESS, INC.	3/30/2012	7/25/2024	3/29/2037	\$483,104.04	1.54%
<b>TOTAL</b>					<b>\$4,224,028.26</b>	<b>13.45%</b>

## COMPENSATION RESET SNAPSHOT

- Overdue Comp Resets - 32 of 115
- Comp Resets Due Within 6 months - 4 of 115
- Compliant Permits - 79 of 115



## % of Annual Revenue Total Annual Revenue \$31,402,027.75





### **3. Capital Improvement Program Report – January 2024**



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

DATE: JANUARY 25, 2024  
TO: AUDIT COMMITTEE OF THE BOARD OF HARBOR COMMISSIONERS  
SUBJECT: CAPITAL IMPROVEMENT PROGRAM REPORT

The following items are transmitted to the Audit Committee:

1. Fiscal Year 2023/2024 CIP Budget to Actual Expenditure Report– This document compares Fiscal Year 2022/2023 CIP budget to actual expenditures through November 2023.
2. January 2024 CIP Status Report – This document lists current CIP projects, project status, design and construction finish dates, budget, budget and schedule trends, project budget spent to date, percent of project budget spent to date, and comments.

A handwritten signature in black ink that reads 'Eugene D. Seroka'.

EUGENE D. SEROKA  
Executive Director

Attachments:

Transmittal 1: Fiscal Year 2023/2024 CIP Budget to Actual Expenditure Report

Transmittal 2: January 2024 CIP Status Report (Actuals thru November 2023)

Author: JAMES C. BROWN P.E.  
Chief Harbor Engineer

## Fiscal Year 2023/2024 CIP Budget to Actual Expenditure Report

		<u>Budget</u>	<u>Actuals Thru November 2023</u>	<u>Percentage Spent</u>
<b><u>In-House Labor</u></b>				
Engineering	\$	10,843,797	\$ 3,000,001	27.7%
Construction	\$	7,719,258	\$ 2,970,879	38.5%
Environmental	\$	492,900	\$ 73,947	15.0%
Const. and Maint.	\$	1,674,244	\$ 388,422	23.2%
<b><u>Consultants</u></b>				
Design Services	\$	12,957,298	\$ 610,216	4.7%
Env. Services	\$	6,248,409	\$ 2,123,755	34.0%
Construction Mgmt.	\$	8,655,564	\$ 864,786	10.0%
Misc. Prof Services	\$	1,084,206	\$ 267,552	24.7%
<b><u>Construction</u></b>	\$	115,836,757	\$ 20,269,785	17.5%
<b><u>Miscellaneous</u></b>				
Materials/Equipment	\$	13,858,933	\$ 1,949,080	14.1%
Other	\$	37,146,930	\$ 5,686,695	15.3%
<b><u>Grand Total</u></b>	\$	216,518,295	\$ 38,205,118	17.6%
Time Elapsed				41.7%



## Summary of Audit Committee Status Report

A: Total No. of CIP Projects	134		
B: Total Value of CIP Projects	\$2,041,050,013		
C: Number of projects on hold	10	●	7%
D: Total dollar value of projects on hold	\$299,289,650		
E: Total spent to date on projects on hold	\$3,946,929		1%
F: Number of "ACTIVE" Projects (A-C)	124		
G: Total dollar value of "ACTIVE" projects (B-D)	\$1,741,760,363		

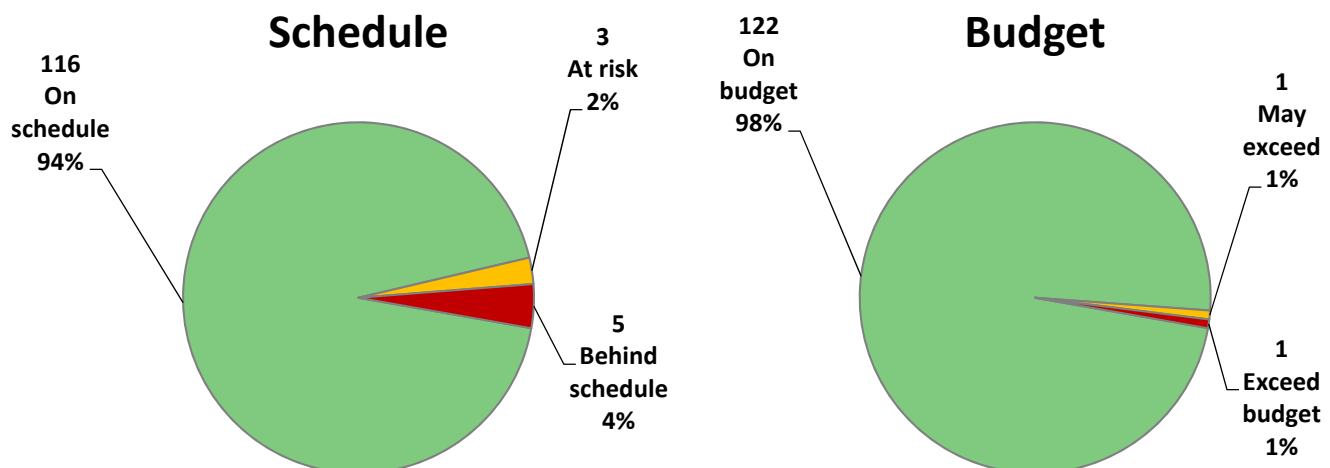
### Schedule

H: Number of projects on schedule	116	✓	94%
I: Number of projects at risk of falling behind schedule	3	!	2%
J: Number of projects behind schedule	5	✗	4%
K: Total dollar value of projects on schedule	\$1,715,425,305		98%

### Budget

L: Number of projects on budget	122	✓	98%
M: Number of projects which may exceed budget	1	!	1%
N: Number of projects requiring budget adjustment	1	✗	1%
O: Total dollar value of projects on budget	\$1,723,405,363		99%

The Engineering Division is currently tracking a total of 134 Capital projects representing over \$2 Billion in total project value. 10 projects are currently on hold leaving 124 active projects. From a budget perspective, 122 projects, or roughly 98% of all active projects, are currently tracking on budget.



**The 8 projects that are either behind schedule or at risk of falling behind schedule include:**

- 1) B. 93 - Vehicular Ramp Corrosion Mitigation project is behind schedule and will need PDC action to adjust the schedule.
- 2) B. 176-179 - Electrical Infrastructure Improvement project is behind schedule and will need PDC action to adjust the schedule.
- 3) B. 212-225 - Yusen Terminals (YTI) Electric E-Utility Tractor Rig (E-UTR) Chargers project is behind schedule and will need PDC action to adjust the schedule.
- 4) Container Terminals Alternative Maritime Power (AMP) Earth Switchgears Retrofit project is behind schedule and will need PDC action to adjust the schedule.
- 5) Harbor Administration Building - HVAC Replacement project is under review and may need PDC action to adjust the schedule.
- 6) B. 155A - Re-Roof and Drain Installation project is under review and may need PDC action to adjust the schedule.
- 7) Port of Los Angeles Police Headquarters - Vertiv/Liebert Condensers Replacement project is under review and may need PDC action to adjust the schedule.
- 8) 514 Pier A Street - Soils Lab Chiller Replacement project is behind schedule and will need PDC action to adjust the schedule.

**The 2 project that is either over budget or at risk of being over budget include:**

- 1) Harbor Administration Building - HVAC Replacement project is under review and may need PDC action to adjust the budget.
- 2) Harbor Administration Building - Board Hearing Room and Executive Session Room Remodel is over budget and will need PDC action to adjust the budget.

New Entries Shaded

**Projects Completed Since Last Report:**

- |   |              |
|---|--------------|
| 1) Wilmington Waterfront Promenade        | \$77,300,000 |
| 2) 272 S. Fries Ave. - Horizontal Re-Pipe | \$99,525     |

<b>Totals</b>	<b>\$77,399,525</b>
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**New Work Orders Opened Since Last Report:**

- |   |             |
|---|-------------|
| 1) B. 93 - World Cruise Center - Exit Sign Replacement        | \$57,351    |
| 2) Harbor Admin Bldg - Sm Conference Rooms to Private Offices | \$55,000    |
| 3) B. 191 - Badger Avenue Bridge - Motor Brake Replacement    | \$99,713    |
| 4) FY 24/25 CIP Deferred Maintenance Projects                 | \$9,850,000 |

<b>Totals</b>	<b>\$10,062,064</b>
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Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
<b>I. Terminals</b>													
<b>Cruise Terminals</b>													
<b>A. Berth 90-93 - World Cruise Center</b>													
1. B. 93 - Elevator No. 2 Renovation (2565200)	Construction		N/A	05/01/24	3%	✓	4	\$334,000	\$76,728	23%	✓	2	
2. B. 91-93 - Passenger Terminal Mobile Gangways Hydraulic Cylinder Replacement (2565300)	Construction		N/A	12/31/24	25%	✓	2	\$1,973,000	\$1,377,507	70%	✓	2	
3. B. 93 A & B - World Cruise Center Photovoltaic System Inverter Replacement (2565600)	Hold	03/31/23	10%	12/31/23	0%	●	2	\$415,000	\$20,482	5%	●		
4. B. 91-92 - Passenger Terminal - Roof Replacement (2567900)	Construction		N/A	01/02/25	18%	✓	1	\$2,811,000	\$589,248	21%	✓	1	
5. B. 93 - Escalator No. 3 Modernization (2569100)	Construction	07/03/22	100%	05/05/24	1%	✓	2	\$512,837	\$70	0%	✓	1	
6. B. 93 - Escalator Nos 1 & 2 Renovation (2571700)	Construction	01/31/23	100%	05/01/24	1%	✓	1	\$1,369,985	\$0	0%	✓		
7. B. 91-92 - Passenger Terminal Pedestrian Deck Coating (2572000)	Construction		N/A	04/29/25	60%	✓	1	\$5,037,040	\$2,522,224	50%	✓	1	Jan PDC-Schedule & Budget Change
8. B. 93 - Escalator Nos. 4 & 5 Modernization (2572100)	Bid (Adv.) and Award	10/12/22	100%	05/01/24	0%	✓	1	\$1,410,000	\$0	0%	✓	1	
11. B. 90-93 - Cruise Terminal Miscellaneous Items Replacement (2575400)	Construction		N/A	01/30/24	1%	✓		\$35,000	\$0	0%	✓		
12. B. 93 A & B - World Cruise Center - Photovoltaic System Repair (2023) (2575500)	Construction	06/30/23	100%	01/31/24	20%	✓		\$20,000	\$127	1%	✓		
13. B. 93 - Vehicular Ramp Corrosion Mitigation (2575800)	Design	12/27/23	15%	06/29/25	0%	✗		\$732,000	\$5,190	1%	✓		Needs PDC action for schedule
14. B. 91 - Security Access Installation (2577800)	Completed		N/A	12/10/23	100%	✓		\$17,900	\$10,357	58%	✓		
15. B. 93 - World Cruise Center - Exit Sign Replacement (2577700)	Planning		N/A	08/17/24	0%	✓		\$57,351	\$0	0%	✓		New Work Order
<b>BERTH 90-93 - WORLD CRUISE CENTER TOTAL</b>								<b>\$14,725,113</b>	<b>\$4,601,932</b>	<b>31%</b>			
<b>B. Berth 45-53 - Outer Harbor Cruise Facility</b>													
1. B. 49-51 Outer Harbor Cruise Terminal Development (2559900)	Design	12/31/24	75%	06/30/27	0%	✓	4	\$53,000,000	\$1,204,249	2%	✓	2	
2. B. 52-53 - S.S. Lane Victory Relocation (2570300)	Construction	03/06/22	100%	09/30/25	50%	✓	2	\$850,000	\$491,001	58%	✓	2	Jan PDC-Schedule & Budget Change
<b>BERTH 45-53 - OUTER HARBOR CRUISE FACILITY TOTAL</b>								<b>\$53,850,000</b>	<b>\$1,695,250</b>	<b>3%</b>			
<b>CRUISE TERMINALS TOTAL</b>								<b>\$68,575,113</b>	<b>\$6,297,182</b>	<b>9%</b>			

Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
<b>Berth 121-131 - Yang Ming Container Terminal</b>													
1. B. 121-131 - West Basin Intermodal Container Transfer Facility (WBICTF) Expansion (2481000)	Hold	04/10/16	10%	04/10/18	0%	●	1	\$11,100,000	\$565,578	5%	●	1	
2. B. 121-131 - Terminal Redevelopment - Planning and Environmental (2523200)	Environmental		N/A	06/30/24	60%	●	7	\$5,886,770	\$4,742,270	81%	●	9	Project removed from hold
<b>BERTH 121-131 - YANG MING CONTAINER TERMINAL TOTAL</b>								<b>\$16,986,770</b>	<b>\$5,307,848</b>	<b>31%</b>			
<b>Berth 171-181 - Pasha Terminal</b>													
1. B. 177-178 - Wharf Restoration (2538900)	Construction	03/13/23	100%	01/31/25	5%	●	11	\$21,980,000	\$1,649,809	8%	●	4	
2. B. 179-181 - Wharf and Bollard Repair (2543300)	Construction	03/13/23	100%	01/31/25	10%	●	8	\$2,361,438	\$218,464	9%	●	3	
3. B. 176-179 - Electrical Infrastructure Improvements (2544100)	Construction	08/31/20	100%	12/31/23	94%	✖	6	\$7,754,000	\$6,193,036	80%	●	3	Needs PDC action for schedule
4. B. 182 - Slope Erosion Repair (2554300)	Construction	03/13/23	100%	01/31/25	1%	●	7	\$2,104,780	\$291,891	14%	●	3	
5. B. 179-181 - Transit Shed and Administration Building Fire Alarm & Mass Notification System (2574400)	Construction	03/31/23	100%	03/31/24	80%	●		\$960,000	\$301,043	31%	●		
<b>BERTH 171-181 - PASHA TERMINAL TOTAL</b>								<b>\$35,160,218</b>	<b>\$8,654,242</b>	<b>25%</b>			
<b>Berth 212-224 - YTI Container Terminal</b>													
1. B. 212-224 - Yusen Terminal - Leak Detection Expansion (2560500)	Construction	03/31/21	100%	06/30/24	60%	●	4	\$500,000	\$289,828	58%	●		Jan PDC-Schedule Change
2. B. 212-225 - Yusen Terminals (YTI) Electric E-Utility Tractor Rig (E-UTR) Chargers (2570600)	Design	12/31/23	80%	09/30/24	0%	✖	1	\$250,000	\$37,327	15%	●		Needs PDC action for Schedule
<b>BERTH 212-224 - YTI CONTAINER TERMINAL TOTAL</b>								<b>\$750,000</b>	<b>\$327,155</b>	<b>44%</b>			
<b>Berth 300-306 - Fenix Terminal</b>													
2. B. 302-305 On-Dock Railyard Expansion (2562200)	Design	06/30/24	90%	12/31/26	0%	●	3	\$52,355,000	\$2,541,884	5%	●	1	
3. B. 306 - Container Wharf (2570900)	Hold	03/31/24	80%	03/31/26	0%	●	2	\$256,000,000	\$2,099,495	1%	●	1	
4. B. 302-305 RMG Crane Rail and Foundation (2571600)	Design	06/30/24	80%	12/31/26	0%	●	1	\$38,700,000	\$829,104	2%	●		
<b>BERTH 300-306 - FENIX TERMINAL TOTAL</b>								<b>\$347,055,000</b>	<b>\$5,470,483</b>	<b>2%</b>			
<b>Berth 400-409 - APMT Terminal</b>													
1. Pier 400 - Corridor Storage Tracks Expansion (2543500)	Construction	12/31/20	100%	05/05/24	50%	●	5	\$73,211,625	\$51,806,283	71%	●	4	



Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
<b><i>BERTH 400-409 - APMT TERMINAL TOTAL</i></b>								<b>\$73,211,625</b>	<b>\$51,806,283</b>	<b>71%</b>			
<b>Motems</b>													
1. B. 238-239 - MOTEMS - PBF Energy (2489900)	Bid (Adv.) and Award	03/13/23	100%	12/03/26	0%	✓	12	\$35,001,031	\$5,372,862	15%	✓	3	
2. B. 167-169 - MOTEMS - Shell (2493600)	Construction	10/06/20	100%	07/31/26	90%	✓	8	\$44,832,908	\$28,310,885	63%	✓	3	Dec PDC-Schedule Change
3. B. 163 - MOTEMS - NuStar (2493700)	Design	01/31/28	1%	01/31/28	N/A	✓	4	\$2,440,446	\$1,540,446	63%	✓	2	
4. B. 150-151 - MOTEMS - Phillips 66 (2493800)	Design	01/31/28	10%	01/31/28	N/A	✓	4	\$3,630,929	\$2,730,929	75%	✓	2	
5. B. 164 - MOTEMS - Valero (2493900)	Design	01/31/28	1%	01/31/28	N/A	✓	6	\$4,804,888	\$3,904,888	81%	✓	3	
6. B. 187-190 - MOTEMS - Vopak (2494000)	Design	01/31/28	1%	01/31/28	N/A	✓	2	\$4,188,944	\$3,288,944	79%	✓	2	
7. B. 187-190 - MOTEMS - Vopak Environmental Assessment (2563300)	Environmental		N/A	01/31/24	30%	✓	2	\$375,000	\$182,343	49%	✓	1	
<b><i>MOTEMS TOTAL</i></b>								<b>\$95,274,146</b>	<b>\$45,331,297</b>	<b>48%</b>			
<b>Miscellaneous Terminal Improvements</b>													
2. R.B. 147-156 - Sanitary Sewer Rehabilitation (2548200)	Construction	04/30/23	100%	12/31/24	5%	✓	3	\$735,000	\$88,218	12%	✓	1	Dec PDC-Schedule Change
3. B. 57-60 - Wharf Reconstruction Assessment and Preliminary Engineering (2565800)	Design	05/31/24	1%	05/31/24	N/A	✓	3	\$700,000	\$82,946	12%	✓	1	
4. B. 153-155 - Wharf Repair (2565900)	Design	07/29/24	1%	07/31/24	N/A	✓	2	\$602,402	\$42,155	7%	✓		
5. Southwest Marine Administration Building Demolition and Pavement Improvements (2566100)	Bid (Adv.) and Award	09/30/23	100%	03/31/25	0%	✓	5	\$1,090,000	\$131,230	12%	✓	1	
8. B. 44 - Boatyard Site Preparations (2569900)	Design	06/30/25	10%	12/31/26	0%	✓	1	\$5,830,000	\$81,870	1%	✓		
9. R.B. 197 Site Improvements (2571100)	Hold	01/09/23	100%	08/31/23	1%	●	2	\$1,520,000	\$65,841	4%	●		Placed on hold pending review of scope
10. B. 208-209 CFS Building - Demolition (2572400)	Design	12/31/24	10%	03/31/26	0%	✓	1	\$8,300,000	\$161,114	2%	✓		Dec PDC-Schedule Change
11. Terminal Island Maritime Support Facility (2573500)	Design	02/28/25	1%	08/31/27	0%	✓		\$194,630,000	\$185,412	0%	✓		
<b><i>MISCELLANEOUS TERMINAL IMPROVEMENTS TOTAL</i></b>								<b>\$213,407,402</b>	<b>\$838,786</b>	<b>0%</b>			
<b>TERMINALS TOTAL</b>								<b>\$850,420,274</b>	<b>\$124,033,276</b>	<b>15%</b>			
<b>II. Transportation</b>													

Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
<b>Transportation Improvements</b>													
1. State Route 47/Vincent Thomas Bridge & Front St./Harbor Blvd Interchange Reconfiguration (2533400)	Bid (Adv.) and Award	03/20/23	100%	11/30/26	0%	✓	5	\$130,000,000	\$13,937,724	11%	✓	4	Jan PDC-Budget Change
4. Southern California International Gateway (SCIG) Environmental Assessment (2552500)	Hold		N/A	11/04/23	50%	●	4	\$812,000	\$583,401	72%	●	2	
5. C Street/I-110 Access Ramp Improvements Right of Way Transfer (2552800)	Construction		N/A	08/30/24	17%	✓		\$99,999	\$6,385	6%	✓		
6. B. 200 - Roadway Improvements & Extension (2554000)	Design	11/30/24	25%	11/30/26	0%	✓	1	\$13,900,000	\$803,228	6%	✓	1	
7. CALTRANS Pedestrian Path and Parking Restriping (Phase 2B) (2562600)	Bid (Adv.) and Award	01/03/23	100%	06/30/24	0%	✓	5	\$889,500	\$94,418	11%	✓		
8. B. 115 - Rail Crossing Replacement (2563700)	Design	12/30/23	99%	01/31/25	0%	✓	4	\$2,000,000	\$108,916	5%	✓	1	
11. Navy Way/Seaside Avenue Street Light Fixture Replacement (2569300)	Hold		N/A	12/31/23	25%	●	1	\$612,650	\$74,110	12%	●	1	Placed on hold pending review of scope
12. Terminal Island Grade Separation (2569700)	Design	06/30/25	10%	08/31/27	0%	✓	2	\$39,230,000	\$310,480	1%	✓	1	
13. Mormon Island Street Reconstruction Program Phase I (2570000)	Hold		N/A	02/28/25	0%	●		\$9,500,000	\$99,561	1%	●		
14. Knoll Drive Street Lighting (2573100)	Construction	06/30/23	100%	01/31/25	5%	✓	1	\$690,000	\$43,993	6%	✓		
15. Navy Way and Seaside Avenue Interchange Improvements (2573200)	Design	03/30/25	5%	06/30/28	0%	✓		\$65,650,000	\$78,298	0%	✓		
16. New Dock Street Traffic Calming Improvements (2577600)	Design	03/31/24	95%	12/31/24	0%	✓		\$220,000	\$165	0%	✓		
<b>TRANSPORTATION IMPROVEMENTS TOTAL</b>								<b>\$263,604,149</b>	<b>\$16,140,679</b>	<b>6%</b>			
<b>TRANSPORTATION TOTAL</b>								<b>\$263,604,149</b>	<b>\$16,140,679</b>	<b>6%</b>			
<b>III. Security</b>													
<b>Homeland Security</b>													
1. Port Police - 700 MHz Radio System - Phase II (2542100)	Construction	02/28/20	100%	12/31/24	75%	✓	5	\$14,950,000	\$12,318,132	82%	✓	5	
2. Port Cyber Resilience Center (2555500)	Construction	05/31/19	100%	12/31/24	85%	✓	1	\$10,500,000	\$5,004,740	48%	✓	1	
3. New Fiber Optic Line - Port of Los Angeles Harbor Administration Building to 110 Freeway On/Off Ramp (2566800)	Design	04/30/24	90%	06/30/25	0%	✓	2	\$175,000	\$20,336	12%	✓		
4. Port of Los Angeles Police Headquarters - Perimeter Security Enhancements (2567300)	Construction	04/11/22	100%	06/30/24	35%	✓	1	\$1,250,000	\$319,544	26%	✓		
5. Port Police - Fixed Automated License Plate Recognition (ALPR) System (2572700)	Bid (Adv.) and Award		N/A	12/31/24	0%	✓	1	\$497,745	\$0	0%	✓		

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6. 22nd Street Park Surveillance (2573800)	Construction		N/A	03/31/24	10%	✓		\$84,500	\$0	0%	✓		
7. Port Police Dive Boat Purchase (2577100)	Bid (Adv.) and Award	12/15/23	0%	06/30/24	0%	✓		\$4,500,000	\$0	0%	✓		
<b>HOMELAND SECURITY TOTAL</b>								<b>\$31,957,245</b>	<b>\$17,662,752</b>	<b>55%</b>			
<b>SECURITY TOTAL</b>								<b>\$31,957,245</b>	<b>\$17,662,752</b>	<b>55%</b>			
<b>IV. Public Access/Environmental Enhancements and Zero Emissions</b>													
<b>Port-Wide Public Enhancements</b>													
1. Front Street Beautification (2504700)	Construction	04/25/22	100%	09/30/24	75%	✓	8	\$11,200,000	\$6,856,267	61%	✓	5	Jan PDC-Schedule & Budget Change
<b>PORT-WIDE PUBLIC ENHANCEMENTS TOTAL</b>								<b>\$11,200,000</b>	<b>\$6,856,267</b>	<b>61%</b>			
<b>Los Angeles Waterfront</b>													
<b>1. Public Access Investment Plan (PAIP)</b>													
<b>A. Public Access Investment Plan San Pedro Waterfront</b>													
3. San Pedro Waterfront - 34.5KV Electric Utility Service (2548400)	Construction	01/31/21	100%	12/31/24	90%	✓	4	\$4,000,000	\$227,486	6%	✓		
4. San Pedro Waterfront - B. 74-83 Promenade - Phase II (2552600)	Construction	04/25/22	100%	03/31/25	10%	✓	3	\$31,440,000	\$6,464,917	21%	✓	2	
5. San Pedro Waterfront - West Harbor - Soil Testing and Removal (Developer Site) (2559600)	Construction		N/A	12/31/26	14%	✓	1	\$500,000	\$34,894	7%	✓	1	
6. San Pedro Waterfront - Harbor Boulevard from SP Slip to 22nd Roadway Improvements (2560000)	Planning	05/31/26	0%	11/30/27	0%	✓	1	\$22,000,000	\$1,712,243	8%	✓	1	
8. 208 East 22nd Street Parking Lot Improvements (2573900)	Design	11/30/24	54%	05/31/26	0%	✓	1	\$31,800,000	\$138,407	0%	✓	1	
<b>PUBLIC ACCESS INVESTMENT PLAN SAN PEDRO WATERFRONT TOTAL</b>								<b>\$89,740,000</b>	<b>\$8,577,947</b>	<b>10%</b>			
<b>B. Public Access Investment Plan Wilmington Waterfront</b>													
1. Wilmington Waterfront Promenade (2533000)	Completed	02/18/20	100%	09/26/23	100%	✓	10	\$77,300,000	\$62,486,661	81%	✓	5	Project Substantially Complete
2. Wilmington Waterfront - Avalon Pedestrian Bridge and Promenade Gateway (2537700)	Design	04/30/24	85%	04/30/27	0%	✓	7	\$65,000,000	\$4,050,371	6%	✓	2	
3. Wilmington Waterfront - Site Characterization Assessments (2545600)	Environmental		N/A	04/30/24	50%	✓	3	\$680,000	\$484,469	71%	✓	2	
4. Wilmington Youth Sailing and Aquatic Center (2553600)	Design	03/23/24	10%	09/30/25	0%	✓	2	\$4,600,000	\$784,412	17%	✓	1	

Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
5. Wilmington Waterfront - Avalon Pedestrian Bridge - DWP Marine Tank Farm Coordination (2569000)	Design	04/30/24	60%	10/31/27	N/A	✓	1	\$7,000,000	\$56,222	1%	✓	1	
<b>PUBLIC ACCESS INVESTMENT PLAN WILMINGTON WATERFRONT TOTAL</b>								<b>\$154,580,000</b>	<b>\$67,862,134</b>	<b>44%</b>			
<b>PUBLIC ACCESS INVESTMENT PLAN (PAIP) TOTAL</b>								<b>\$244,320,000</b>	<b>\$76,440,081</b>	<b>31%</b>			
2. Miscellaneous Projects San Pedro Waterfront													
2. San Pedro Waterfront - B. 57 - AltaSea Environmental Assessment (2531800)	Environmental		N/A	07/31/25	25%	✓	3	\$1,000,000	\$220,306	22%	✓		
4. San Pedro Waterfront - B. 78 Chevron Clean Up - Phase II (2552300)	Construction	04/25/22	100%	03/31/25	10%	✓	3	\$3,890,000	\$499,967	13%	✓	1	
5. B. 72 Parking Lot Light Replacement (2572900)	Design	06/30/24	50%	01/31/26	0%	✓	1	\$440,000	\$73,208	17%	✓		
6. B. 58-60 - AltaSea Soil Testing and Disposal (2574800)	Construction		N/A	06/30/25	20%	✓	1	\$6,000,000	\$180,388	3%	✓	1	
7. San Pedro Waterfront - West Harbor Development Environmental Monitoring (2575600)	Construction		N/A	12/24/24	40%	✓	1	\$400,000	\$76,736	19%	✓	2	
8. San Pedro Waterfront - Gateway Fanfare Fountain Water Treatment System (2576200)	Design	04/15/24	10%	06/17/24	0%	✓		\$61,000	\$0	0%	✓		
<b>MISCELLANEOUS PROJECTS SAN PEDRO WATERFRONT TOTAL</b>								<b>\$11,791,000</b>	<b>\$1,050,604</b>	<b>9%</b>			
<b>LOS ANGELES WATERFRONT TOTAL</b>								<b>\$256,111,000</b>	<b>\$77,490,685</b>	<b>30%</b>			
<b>Environmental Enhancements and Zero Emissions</b>													
1. B. 100 - Advance Electrical Infrastructure Demonstration (2557600)	Construction	09/30/21	100%	07/31/24	75%	✓	4	\$10,250,000	\$4,072,454	40%	✓	1	
2. Pier 400 - Electrical Charging Infrastructure for Electrical Container Handling Equipment (2558700)	Construction	04/05/20	100%	03/31/24	95%	✓	2	\$700,000	\$582,423	83%	✓		
3. Container Terminals Alternative Maritime Power (AMP) Earth Switchgears Retrofit (2561600)	Construction	06/14/22	100%	12/31/23	80%	✗	3	\$2,000,000	\$119,176	6%	✓		Needs PDC action for Schedule
4. Inner Cabrillo Beach Parking Lot - Storm Water Improvements (2567400)	Design	03/31/25	40%	06/30/26	0%	✓	2	\$1,420,000	\$11,753	1%	✓	1	
5. Air Quality Monitoring Stations Upgrade (2568000)	Construction		N/A	03/31/24	36%	✓	5	\$703,200	\$546,951	78%	✓	3	
6. B. 195-199 - WWL Terminal Alternative Maritime Power (2570800)	Hold	01/02/24	95%	07/31/26	0%	●	1	\$17,700,000	\$231,632	1%	●		
7. Electrical Infrastructure Improvement Program (2574200)	Planning	12/07/24	0%	06/30/35	0%	✓		\$299,000,000	\$17,062	0%	✓	1	
9. B. 136-139 - Alternative Marine Power (AMP) Box Heaters (2577300)	Bid (Adv.) and Award	12/22/23	100%	04/15/25	0%	✓		\$95,000	\$0	0%	✓		
<b>ENVIRONMENTAL ENHANCEMENTS AND ZERO EMISSIONS TOTAL</b>								<b>\$331,868,200</b>	<b>\$5,581,449</b>	<b>2%</b>			
<b>PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS AND ZERO EMISSIONS TOTAL</b>								<b>\$599,179,200</b>	<b>\$89,928,402</b>	<b>15%</b>			



Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
<b>V. Maritime Services</b>													
<b>Harbor Department Facilities</b>													
1. Harbor Administration Building - HVAC Replacement (2509600)	Design	02/28/24	80%	09/01/25	0%	⚠	11	\$13,950,000	\$2,710,928	19%	⚠	4	May need PDC action for schedule and budget
2. Harbor Administration Building - Board Hearing Room and Executive Session Room Remodel (2551900)	Bid (Adv.) and Award	11/04/22	100%	07/14/24	0%	✅	3	\$4,405,000	\$1,004,659	23%	❌	1	Will need PDC action based on construction bids received
4. Liberty Hill Plaza - Change of Use Improvements (2558300)	Construction	08/14/22	100%	06/28/24	90%	✅		\$65,000	\$19,342	30%	✅		
7. Klein Billing and Port Pilot Systems Enhancement - Phase II (2561700)	Construction		N/A	08/17/25	65%	✅		\$1,518,682	\$445,688	29%	✅		
8. B. 161 - Former Administration Building Remodel (2564400)	Design	09/27/24	9%	01/31/27	0%	✅	1	\$8,250,000	\$340,937	4%	✅	1	
9. Oracle ERP Cloud Migration (2564800)	Construction	06/30/22	100%	06/30/24	80%	✅	2	\$28,595,134	\$6,902,226	24%	✅	2	
11. B. 161 - Compressed Natural Gas (CNG) Compressor Replacement (2566600)	Bid (Adv.) and Award	07/27/21	100%	12/31/25	0%	✅	1	\$750,000	\$1,221	0%	✅		
12. Port Pilot Radio Upgrade Project (2567800)	Construction		N/A	03/01/24	90%	✅	2	\$1,518,571	\$1,172,351	77%	✅		Dec PDC-Schedule Change
13. POLA Electric Vehicle Charging Stations - Phase 1 (2569600)	Design	02/05/24	97%	03/31/26	0%	✅	1	\$5,000,000	\$565,915	11%	✅		
14. Harbor Administration Building - Third Floor Work Solutions (2571000)	Hold	10/01/25	0%	09/30/27	0%	✅	1	\$6,610,000	\$78,677	1%	✅		
15. Port-wide Skylights Replacement (2572200)	Construction		N/A	09/15/24	5%	✅	1	\$530,000	\$17,528	3%	✅	1	
16. B. 161 - Marine Ways Gate Modification (2572500)	Design	12/31/24	80%	04/30/26	0%	✅	1	\$940,000	\$19,315	2%	✅	1	Dec PDC-Schedule & Budget Change
17. B. 155A - Re-Roof and Drain Installation (2572600)	Construction	12/16/22	100%	03/31/24	1%	⚠		\$1,320,000	\$4,560	0%	✅		May need PDC action for schedule
18. Harbor Administration Building - Conference Room Teleconferencing Solutions (2572800)	Construction	03/30/23	100%	04/30/24	20%	✅		\$55,000	\$47,190	86%	✅		
20. Harbor Administration Building - First Floor Mailroom Relocation (2574600)	Design	05/01/24	3%	01/03/26	0%	✅	1	\$720,000	\$47,409	7%	✅		
21. Harbor Administration Building - Second Floor Workspace Solutions (2574700)	Design	05/01/24	3%	03/31/26	0%	✅	1	\$2,500,000	\$36,323	1%	✅	1	
22. 272 S. Fries Ave. - Horizontal Re-Pipe (2575000)	Completed	04/06/23	100%	11/17/23	100%	✅		\$99,525	\$64,768	65%	✅		Project Complete
23. Harbor Administration Building - Fifth Floor Commissioner's Conference Room (2576000)	Design	05/02/24	5%	09/04/25	0%	✅	1	\$373,662	\$12,305	3%	✅	1	Jan PDC-Schedule Change
24. Harbor Administration Building - Fifth Floor Lobby Conference Room (2576400)	Design	05/02/24	30%	09/04/25	0%	✅	1	\$515,929	\$13,846	3%	✅	1	Jan PDC-Schedule Change
25. Port of Los Angeles Police Headquarters - Vertiv/Liebert Condensers Replacement (2576500)	Bid (Adv.) and Award		N/A	01/27/24	0%	⚠		\$161,672	\$0	0%	✅		May need PDC action for schedule

**Audit Committee Status Report**  
**(Actuals Thru: November 2023)**

Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
26. C&M Admin Building Boiler Replacement (2576600)	Bid (Adv.) and Award		N/A	06/30/24	10%	✓		\$34,700	\$0	0%	✓		
27. 801 Reeves Avenue - Design of New Fire Alarm System per POLA Specifications (2576700)	Design	02/01/24	1%	02/01/24	N/A	✓		\$34,500	\$0	0%	✓		
28. 272 S. Fries Ave - Capital Projects Building Fire Alarm Replacement (2576800)	Bid (Adv.) and Award		N/A	04/18/24	0%	✓		\$396,000	\$0	0%	✓		
29. 514 Pier A Street - Soils Lab Chiller Replacement (2576900)	Construction		N/A	01/14/24	5%	✗		\$167,386	\$0	0%	✓		Needs PDC action for schedule
30. B. 58-60 - AltaSea Warehouse and Site Improvements (2577000)	Construction		N/A	12/31/24	5%	✓		\$6,000,000	\$0	0%	✓		
31. Port-wide Fire Alarm Mass Notification System Upgrade (2577400)	Bid (Adv.) and Award		N/A	06/30/24	0%	✓		\$400,000	\$0	0%	✓		
32. Harbor Administration Building - Small Conference Rooms to Private Offices (2578300)	Planning	03/28/24	0%	08/25/24	0%	✓		\$55,000	\$0	0%	✓		New Work Order
<b>HARBOR DEPARTMENT FACILITIES TOTAL</b>								<b>\$84,965,761</b>	<b>\$13,505,186</b>	<b>16%</b>			
<b>Miscellaneous Projects</b>													
1. POLA Sidewalk Repair Program - POLA Sidewalks (2546300)	Construction	01/31/24	20%	06/30/24	90%	✓	1	\$3,600,000	\$1,595,475	44%	✓		
3. 1050 Ways Street (Starkist) - Demolition and Storage Lot Conversion (2554200)	Bid (Adv.) and Award	09/30/23	100%	03/31/25	0%	✓	7	\$13,154,445	\$1,441,999	11%	✓	3	
4. B. 58-60 Shed - Seismic Bracing Improvements (2555200)	Construction	03/21/19	100%	06/01/24	20%	✓	2	\$1,167,000	\$614,262	53%	✓	2	
5. South Seaside Avenue Storm Drain Restoration (2560800)	Bid (Adv.) and Award	10/04/23	100%	03/31/25	0%	✓	5	\$1,425,000	\$158,793	11%	✓	1	
6. B. 150-195 - Underwharf Pipeline Hangers Replacement (2561300)	Construction		N/A	06/30/24	2%	✓	3	\$400,000	\$18,857	5%	✓		
7. B. 95 - Catalina Channel Express - Barge Landing Ramp Upgrade (2564000)	Hold		N/A	06/30/24	0%	●	3	\$1,390,000	\$205,765	15%	●	2	
8. Badger Avenue Bridge Gearbox Replacement (2565400)	Hold		N/A	12/31/22	7%	●	1	\$240,000	\$1,065	0%	●		
9. Pile-Driving Barge, Barge-Mounted Crane, and Barge Support Workboat (2567100)	Bid (Adv.) and Award	02/01/22	100%	12/31/25	0%	✓	1	\$14,300,000	\$0	0%	✓		
11. B. 153 - Clock Tower Water Damage Repair (2568100)	Construction	12/31/21	100%	04/30/25	40%	✓	1	\$2,698,784	\$742,695	28%	✓	1	Jan PDC-Schedule & Budget Change
12. Port of Los Angeles and Port of Long Beach Goods Movement Workforce Training Facility (2568400)	Design	07/31/26	1%	01/31/29	0%	✓	1	\$150,000,000	\$1,109,191	1%	✓	1	
13. 1025 S Seaside Ave - Demolition and Lot Conversion (2570400)	Bid (Adv.) and Award	10/04/23	100%	03/31/25	0%	✓	3	\$2,500,000	\$91,600	4%	✓		
14. Port-wide Leak Detection Expansion Program (2572300)	Design	03/31/24	40%	10/15/26	0%	✓		\$4,700,000	\$60,721	1%	✓		
15. B. 93 - Parking Deck Waterproofing Improvement (2573000)	Construction	01/31/23	100%	12/31/24	30%	✓		\$3,730,000	\$2,669,436	72%	✓		

Project Title	Project Status	Design Finish	Percent Design Complete	Constr. Finish	Percent Constr. Complete	Sched. Trend	No. of PDC Revs.	Projected Cost	Spent To Date	Percent Spent To Date	Budg. Trend	No. of PDC Revs.	Comments
16. PMA-ILWU Local 13 Dispatch Hall Surplus Parking Lot Improvements (2573300)	Design	10/31/24	20%	06/30/25	0%	✓	2	\$179,000	\$63,334	35%	✓		Dec PDC-Schedule Change
17. Badger Avenue Bridge Grating Replacement (2574000)	Bid (Adv.) and Award		N/A	04/16/24	0%	✓		\$544,442	\$66,114	12%	✓		
18. Badger Avenue Bridge Wire Ropes Replacement (2574100)	Bid (Adv.) and Award		N/A	12/31/24	0%	✓	2	\$3,800,000	\$0	0%	✓	3	Dec PDC-Schedule & Budget Change, Jan PDC-Budget Change
20. B. 189 - Underwharf Fire Sprinkler System Replacement (2574300)	Construction	03/31/23	100%	06/30/24	0%	✓	1	\$1,325,000	\$367	0%	✓	1	
22. Port of Los Angeles - Energy Monitoring System (2575700)	Design	06/08/24	10%	06/10/26	0%	✓		\$5,620,000	\$3,149	0%	✓		
23. B. 95 - Catalina Express Parking Lot Gates (2577200)	Design	01/17/24	95%	05/03/24	0%	✓		\$50,000	\$2,112	4%	✓		
24. B. 191 - Badger Avenue Bridge - Motor Brake Replacement (2577900)	Bid (Adv.) and Award	01/07/24	0%	02/18/24	0%	✓		\$99,713	\$0	0%	✓		New Work Order
<b>MISCELLANEOUS PROJECTS TOTAL</b>								<b>\$210,923,384</b>	<b>\$8,844,935</b>	<b>4%</b>			
<b>MARITIME SERVICES TOTAL</b>								<b>\$295,889,145</b>	<b>\$22,350,121</b>	<b>8%</b>			
<b>CIP TOTAL COST</b>								<b>\$2,041,050,013</b>	<b>\$270,115,230</b>	<b>13%</b>			

## 4a) December 2023



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: DECEMBER 7, 2023**

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

**SUBJECT: DECEMBER 2023 PROJECT DEVELOPMENT COMMITTEE REPORT**

This report highlights the actions taken by the Project Development Committee (PDC) at its December 2023 meeting. On December 6, 2023, the PDC met to consider seven 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, grants and the GASB 49 project list. Attached for review are the meeting minutes (Transmittal 1), Unallocated CIP Fund Report FY 2023/2024 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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 – Two items were submitted and approved.

The Board of Harbor Commissioners (Board) approved \$15,000,000 in the fiscal year 2023/2024 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 2023/2024:

- 10 PDC-approved projects totaling \$8,177,791
- 5 projects under \$100,000 totaling \$136,500

As of November 29, 2023, the remaining balance is \$6,685,709.



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 (Dec 11, 2023 14:59 PST)

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: December 2023 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2023/2024

Transmittal 3: CIP Status Report – Completed Projects

  
DAZ

DAZ/mz

SCHEDULE CHANGE

**SUBJECT** ORIGINAL PROJECT COST \$735,000

**REAR BERTH 147-151 SANITARY SEWER REHABILITATION - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the Rear Berths 147-151 Sanitary Sewer Rehabilitation schedule by 12 months with no additional increase in the project budget of \$735,000.

The Engineering Division recommends adding 12 months to the schedule to allow for delays due to a lack of resources. The new completion date is December 31, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT** ORIGINAL PROJECT COST \$44,832,908

**BERTHS 167-169 (SHELL) MARINE OIL TERMINAL ENGINEERING AND MAINTENANCE STANDARDS (MOTEMS) – SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the Berths 167-169 (Shell) – Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) project schedule by two years and nine months with no additional increase in the project budget of \$44,832,908.

The Engineering Division recommends adding two years and nine months to the schedule to allow for delays. The Phase 1 construction of this project was substantially completed May 17, 2023. The Phase 1 schedule needs to be extended by one year and three months to align with substantial construction completion. Phase 2 of the project needs to be extended one year and six months to allow time required for the tenant to commission the new unloading platform at Berth 168 and decommission the existing unloading platform at Berths 169, as well as allowing time due to performing work within limited work windows. The new completion date is July 31, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT** ORIGINAL PROJECT COST \$179,000

**PMA/ILWU LOCAL 13 DISPATCH HALL SURPLUS PARKING LOT IMPROVEMENTS - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the schedule for the PMA/ILWU Local 13 Dispatch Hall Surplus Parking Lot Improvements project by 21 months, to accommodate delays due to additional permitting requirements, including street dedication and landscaping. The project budget will remain \$179,000, but may require a future PDC amendment depending on the scope of the permitting requirements. The new construction completion date will be June 30, 2025.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$1,518,571**PORT PILOT RADIO UPGRADE PROJECT – PROJECT TIMELINE EXTENSION****SUMMARY**

Staff requested and were approved in July of 2021 to initiate a new project to upgrade the Los Angeles Pilot Service's (Port Pilots) voice and data communications system. The purpose of the request was to elevate voice and data communications for improved coverage, functionality, resiliency, redundancy, safety, and reliability at the Pilot Station, seagoing vessels calling, departing, or shifting within Los Angeles Harbor, and VHF radios within the Los Angeles-Long Beach Harbor area. The upgraded radio system will also facilitate enhanced interoperability with the United States Coast Guard on the VHF band and Port Police on the 700 MHz band when needed in an emergency.

The approved work has included:

- Significant enhancement of the Marine Radio Communications on Very High Frequency (VHF), including coverage locally in the Port of Los Angeles and extended range to 25 nautical miles from the Pilot Station to communicate with incoming and outgoing cargo vessels and the United States Coast Guard
- Access to the Port Police 700 MHz radio system (segregated in a separate talk group exclusively for Port Pilot communications) for data and voice communications with Port Pilot Dispatchers and, on an as-needed basis, voice and data communications with Port Police Dispatchers.
- Global Positioning System (GPS) data communications to and from Port Pilot handheld VHF radios for the safety and security of Port Pilots at sea or in the harbor,
- Replacement handheld and base station radios for enhanced communications on multiple frequency bands with added safety features, including:
  - o Waterproof handheld radios capable of 4 hours of submersion up to 2 meters
  - o Intrinsically safe radios for use in hazardous classified atmospheres (e.g., tank vessels)
  - o Multi-frequency capable of communicating on VHF and 700 MHz
  - o GPS enabled for sharing location information.
  - o Wi-Fi enabled for data communications.
  - o Drop resistant.
- Extended range with enhanced radio equipment, long-range antennas, and microwave dishes at the Port Police radio site at the Marine Exchange, Pilot Station, and Warehouse 1.
- Integration with the Port Police upgraded 700 MHz radio system.
- Access to the Port Police Catalina Island radio site for improved range off the coast of the Port of Los Angeles on the 700 MHz band
- Improved radio equipment and antennas at the Pilot Station for improved coverage locally in the Los Angeles Harbor area and extended range off the coast.

The total project cost remains at \$1,518,571, which is forecast to be completed on March 1, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE, BUDGET CHANGE**

**SUBJECT****ORIGINAL PROJECT COST** \$3,500,000**BADGER AVENUE BRIDGE WIRE ROPES REPLACEMENT - BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the budget and change the schedule for the Badger Avenue Bridge Wire Ropes Replacement.

The Construction & Maintenance Division recommends increasing the budget by \$200,000 to account for the price volatility of materials.

The Construction & Maintenance Division recommends adding 6 additional months to the schedule to allow for delays due to procurement timelines.

The total project budget is \$3,700,000 and the project will be completed by December 31, 2024

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE, BUDGET CHANGE, SCOPE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$40,000**BERTH 161 – MARINE WAYS GATE MODIFICATION –  
SCOPE, BUDGET AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change to the Berth 161 – Marine Ways Gate Modification project.

The additional work includes extending the crane boom, raising the marine ways wing walls, modifying the marine ways gate, replacing the existing water pump and replacing the winch equipment and housing. These additional scope items are needed to allow for the full functionality of the marine ways. Without these additional improvements, the marine ways is not able to fully function as a dry dock to perform vessel maintenance.

The revised budget is increasing by \$900,000 from \$40,000 to a new project budget of \$940,000 to account for costs associated with the additional scope. The revised schedule is increased by 24 months to a new completion date of April 1, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SCHEDULE CHANGE, SCOPE CHANGE, TITLE CHANGE**

**SUBJECT****ORIGINAL PROJECT COST** \$8,300,000**BERTHS 208-209 CFS BUILDING – DEMOLITION AND LOT CONVERSION –  
TITLE, SCOPE, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to revise the project title to Berths 208-209 CFS Building Demolition, revise scope, and extend the schedule with no additional increase in the project budget of \$8,300,000 for the Berths 208-209 CFS Building – Demolition and Lot Conversion project.

Based on revised design analysis and updated construction cost estimates, an revised scope to solely demolish the building and leave the foundation in place is proposed. The revised scope includes demolition of the building, including removal of lead and asbestos. The building foundation will be left in place and incorporated for use within the surrounding site. Also included in the revised scope are fence installation and pavement repair.

The Engineering Division recommends adding 11 months to the schedule to allow for delays due to staff resources, design analysis, and cost option evaluations. The new completion date is March 31, 2026.

**PDC ACTION** Approved**COMMENT** No comment.**ADMINISTRATIVE ITEM**

GASB 49 Report, Projects for Discussion, Grants Report, and Completed Projects CIP Report reviewed.

**ACTION ITEM FOLLOW UP****WORK ORDER REPORT****UNALLOCATED BUDGET REPORT** REVIEWED**ADDITIONAL DISCUSSION**

Dina Aryan-Zahlan  
Development

  
Marla Bleavins (Dec 11, 2023 14:59 PST)

Marla Bleavins  
Finance and Administration



**Unallocated Capital Improvement Program Fund FY 23/24**

<b><u>(Budget set in July)</u></b>	<b>\$</b>	<b>15,000,000</b>
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**PDC Approved Projects**

Portwide Power Monitoring System (2575700)	\$	(60,000)
B. 93 Vehicular Ramp Repair (2575800)	\$	(165,000)
Harbor Administrative Building - Fifth Floor Commissioner's Conference Rooms (2576000)	\$	(112,417)
Harbor Administrative Building - Fifth Floor Lobby Conference Rooms (2576400)	\$	(151,900)
514 Pier A Street - Soils Lab Chiller Replacement (2576900)	\$	(167,386)
272 S. Fries Ave. - Capital Projects Bldg. Fire Alarm System Replacement (2576800)	\$	(300,000)
B. 58-60 Alta Sea Warehouse & Site Improvements (2577000)	\$	(4,000,000)
Port Police Dive Boat Purchase (2577100)	\$	(2,761,088)
New Dock Street Transportation Improvements ( 2577400)	\$	(65,000)
Port-Wide Fire Alarm Mass Notification System Upgrade (2577600)	\$	(395,000)

<b><i>Subtotal PDC Approved Projects</i></b>	<b>\$</b>	<b>(8,177,791)</b>
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**Projects Under \$100,000**

Avalon Blvd and Water Street - Logistics Swing Gate Installation (2575900)	\$	(8,400)
San Pedro Waterfront - Gateway Fanfare Fountain Water Treatment System (2576200)	\$	(42,750)
C&M Admin Building Boiler Replacement (2576600)	\$	(34,700)
801 Reeves Avenue - Design of New Fire Alarm System per POLA Specifications (2576700)	\$	(32,750)
B. 91 Security Access Installation (2577800)	\$	(17,900)

<b><i>Subtotal Projects Under \$100,000</i></b>	<b>\$</b>	<b>(136,500)</b>
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<b><i>Balance as of November 29, 2023</i></b>	<b>\$</b>	<b>6,685,709</b>
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# CIP Status Report

## Completed Projects

Sorted By: Project Number

Actuals Thru: October 2023

Where Construction Finish Date is: >= 10/26/2023 <= 11/29/2023

Expend. Org.	Project No.	Project Title	Project Manager	Status	Projected Cost	Design			Percent Design Complete	Construction			Percent Const. Complete
						Start Baseline	Projected	Finish Projected		Start Baseline	Projected	Finish Projected	

Grand Total: \$0










# Audit Committee Report Packet December 2023

Final Audit Report

2023-12-11

Created:	2023-12-07
By:	Karine Lurvey (klurvey@portla.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAywg7ffxWZROs_AxH-LXK_WqBSzDxjmFb

## "Audit Committee Report Packet December 2023" History

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-  Email viewed by Dina Zahlan (daryan-zahlan@portla.org)  
2023-12-07 - 7:54:40 PM GMT- IP address: 199.245.255.5
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Signature Date: 2023-12-07 - 7:55:10 PM GMT - Time Source: server- IP address: 199.245.255.5
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2023-12-11 - 10:59:02 PM GMT- IP address: 199.245.255.5
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Signature Date: 2023-12-11 - 10:59:04 PM GMT - Time Source: server- IP address: 199.245.255.5
-  Agreement completed.  
2023-12-11 - 10:59:04 PM GMT

## 4b) January 2024



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE:** JANUARY 11, 2024

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

**SUBJECT:** JANUARY 2024 PROJECT DEVELOPMENT COMMITTEE REPORT

This report highlights the actions taken by the Project Development Committee (PDC) at its January 2024 meeting. On January 10, 2024, the PDC met to consider ten 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 2023/2024 (Transmittal 2), and CIP Status Report – Completed Projects (Transmittal 3).

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

- 1) Schedule change – Three items were submitted and approved.
- 2) Budget/Schedule/Scope change – Six items were 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 2023/2024 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 2023/2024:

- 10 PDC-approved projects totaling \$8,177,791
- 7 projects under \$100,000 totaling \$293,564

As of January 3, 2024, the remaining balance is \$6,528,645.



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 (Jan 11, 2024 13:34 PST)

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: January 2024 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2023/2024

Transmittal 3: CIP Status Report – Completed Projects

  
DAZ

DAZ/mz

## BUDGET CHANGE

## SUBJECT

ORIGINAL PROJECT COST \$3,700,000

BADGER AVENUE BRIDGE WIRE ROPES REPLACEMENT - BUDGET INCREASE

## SUMMARY

Staff requests approval to increase the budget for the Badger Avenue Bridge Wire Ropes Replacement.

The Construction & Maintenance Division recommends increasing the budget by \$100,000 to account for the material/equipment rental taxes.

The new total project budget is \$3,800,000 and the project will be completed by December 31, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

## SUBJECT

ORIGINAL PROJECT COST \$110,000,000

STATE ROUTE 47 (SR-47)/VINCENT THOMAS BRIDGE AND FRONT STREET/HARBOR BOULEVARD INTERCHANGE RECONFIGURATION - BUDGET INCREASE

## SUMMARY

Staff requests approval to increase the project cost for the State Route 47 (SR-47)/Vincent Thomas Bridge & Front St. / Harbor Blvd. Interchange Reconfiguration (Project).

The Board of Harbor Commissioners awarded the project construction contract to Skanska on November 29, 2023 in the amount of \$90,988,550.

The Engineering Division recommends increasing the budget by \$20,000,000 from \$110,000,000 to \$130,000,000 to account for the recent construction contract award total and additional costs for construction inspection, Engineering and Construction in-house staff and consultants, and utility relocation. No change is proposed to the current schedule. The completion date is November 30, 2026.

The Department has secured a total of \$73,053,000 in grant funds from MARAD (\$9,880,000), State of California (\$13,383,000), and Metro Measure R funds (\$49,790,000).

**PDC ACTION** Approved

**COMMENT** No comment.

## BUDGET CHANGE, SCHEDULE CHANGE

**SUBJECT****ORIGINAL PROJECT COST** \$635,000**BERTHS 52-53 S.S. LANE VICTORY RELOCATION - BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase cost and schedule to complete the permanent Department of Water & Power (DWP) power service for the Berths 52-53 S.S. Lane Victory Relocation project.

The revised budget is increased by \$215,000 to a new project budget of \$850,000. The revised schedule is increased by 21 months to a new completion date of September 30, 2025.

The schedule extension is due to delays in receiving commitment drawings from DWP and long lead times for equipment. Our initial service request to DWP was made in June 2022 and the Port received commitment drawings in October 2023. The additional budget is to complete the construction of permanent electrical infrastructure which has increased in cost due to inflation and also to account for higher than budgeted costs for work that has already been completed.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$10,300,000**FRONT STREET BEAUTIFICATION PROJECT - BUDGET AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval to increase cost and schedule to complete the Front Street Beautification Project.

The Board of Harbor Commissioners awarded the construction contract to Griffith Company on October 11, 2022 in the amount of \$6,473,373.

The Engineering Division recommends increasing the budget by \$900,000 from \$10,300,000 to \$11,200,000. The additional budget is required for additional staff charges due to extensive field monitoring and direction provided by department staff. Additional staff charges were incurred due to unforeseen removals, field changes directed by LADOT inspectors, and the rerouting of water lines due to conflicts. A schedule extension of six months is also requested to accommodate any future unforeseen, for a new completion date of September 30, 2024.

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

**SUBJECT****ORIGINAL PROJECT COST** \$2,255,905**B. 91-92 – PASSENGER TERMINAL PEDESTRIAN DECK COATING – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, budget increase, and schedule change to B. 91-92 – Passenger Terminal Pedestrian Deck Coating.

The previously approved scope includes the mobilization and transportation of necessary materials/equipment, cutting and removal of approximately 32 ft2 of 3 in thick, lightweight concrete, replacement of all damaged drains, drain sleeves and couplings, and finally, installation and testing of the new waterproofing membrane.

The proposed additional scope includes changing the concrete mix, the removal and replacement of 17 deck benches, replace damaged ceiling tiles (500), replace 2 expansion joints and replace handrails which will require lead abatement around all handrail posts. A 14-month extension, along with a \$2,781,135 budget increase is requested to account for the added scope, abatement, labor increases and procurement of all materials/equipment.

The total project budget is \$5,037,040 and the project will be completed by April 29, 2025.

**PDC ACTION** Approved

**COMMENT** Project budget rounded up to \$5,100,000.

**SUBJECT****ORIGINAL PROJECT COST** \$1,929,500**BERTH 153 – CLOCK TOWER WATER DAMAGE REPAIR – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, budget increase, and schedule change to Berth 153 – Clock Tower Water Damage Repair.

The additional scope includes the removal and replacement of dry rot damaged framing members (floor joist, ledgers, and blocking), not previously included in the scope of the project. This damage required concrete removal and replacement, new drains, additional stucco and sheet metal flashing work. A budget increase of \$769,284 is requested to account for this additional scope of work and increases in the labor rate, material cost, scaffolding cost and abatement cost. A 16-month extension to the schedule is requested due to delays in securing scaffolding and lighting vendors for the project and because of unforeseen conditions of structural damage to the clock tower from major dry rot due to water intrusion.

The proposed total project budget is \$2,698,784 and the project will be completed by April 30, 2025.

**PDC ACTION** Approved

**COMMENT** Project budget rounded up to \$2,700,000.

**NEW PROJECT**



**SUBJECT****ORIGINAL PROJECT COST** \$9,850,000**FY 2024-25 C&M DEFERRED MAINTENANCE CIP PROJECTS – NEW PROJECTS****SUMMARY**

The Construction & Maintenance Division (C&M) requests \$9,850,000 in Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP) funding for six major repair, remodel, and upgrade projects throughout the Port that largely have been deferred for years due to budgetary limitations. In coordination with the Engineering, Cargo & Industrial Real Estate, and Waterfront & Commercial Real Estate Divisions all six projects were identified this fiscal year (see the attached list). Projects may be added or removed from the C&M deferred maintenance program due to changing priorities and circumstances as the FY proceeds.

**PDC ACTION** Approved**COMMENT** No comment.**SCHEDULE CHANGE****SUBJECT****ORIGINAL PROJECT COST** \$500,000**BERTHS 212-224 (YUSEN TERMINAL) LEAK DETECTION EXPANSION –  
SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 212-224 Leak Detection Expansion schedule by six months with no additional increase in the project budget of \$500,000.

The Engineering Division recommends adding six months to the schedule to allow for limited staff resources to complete the work. The new completion date is June 30, 2024. Material has already been procured for the project, and construction will be scheduled to take advantage of the Lunar New Year slow down.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$7,000,000**WILMINGTON WATERFRONT –AVALON PEDESTRIAN BRIDGE – DWP MARINE TANK FARM COORDINATION – SCHEDULE  
CHANGE****SUMMARY**

Staff requests approval to modify the schedule to the DWP Marine Tank Farm Coordination project. The Engineering Division recommends adding four months to the design schedule. The additional time is needed to complete plan production for site demolition, building demolition and site remediation of Los Angeles Department Water and Power (LADWP) Parcel B. The new design completion date is April 30, 2024 with no change to the construction completion date of October 31, 2027. The proposed schedule will align with the Avalon Pedestrian Bridge and Promenade Gateway (W.O. 2537700).

There is no change to the project budget. The project costs will be reimbursable to the Harbor Department through an MOU between the two departments.

**PDC ACTION** Approved**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST**    \$900,000

**HARBOR ADMINISTRATION BUILDING FIFTH FLOOR CONFERENCE ROOMS –  
SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the HAB Fifth Floor Conference Rooms schedule by six additional months with no additional increase in the project budget of \$900,000.

The Engineering Division recommends adding six months to the schedule to allow for staff to work with Executive Management Team to consider and evaluate additional alternatives for HAB Fifth Floor conference rooms/media studio, and to update the design drawings. If approved by PDC, the new completion date would be September 4, 2025.

**PDC ACTION**    Approved

**COMMENT**    No comment.

**ADMINISTRATIVE ITEM**                      GASB 49 Report, Projects for Discussion, and Completed Projects CIP Report reviewed.

**ACTION ITEM FOLLOW UP**

**WORK ORDER REPORT**                      REVIEWED

**UNALLOCATED BUDGET REPORT**        REVIEWED

**ADDITIONAL DISCUSSION**

*Dina Aryan-Zahlan*

Dina Aryan-Zahlan  
Development

*Michael DiBernardo*

Michael DiBernardo  
Marketing and Customer Relations

**Unallocated Capital Improvement Program Fund FY 23/24**

<b><u>(Budget set in July)</u></b>	<b>\$</b>	<b>15,000,000</b>
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**PDC Approved Projects**

Portwide Power Monitoring System (2575700)	\$	(60,000)
B. 93 Vehicular Ramp Repair (2575800)	\$	(165,000)
Harbor Administrative Building - Fifth Floor Commissioner's Conference Rooms (2576000)	\$	(112,417)
Harbor Administrative Building - Fifth Floor Lobby Conference Rooms (2576400)	\$	(151,900)
514 Pier A Street - Soils Lab Chiller Replacement (2576900)	\$	(167,386)
272 S. Fries Ave. - Capital Projects Bldg. Fire Alarm System Replacement (2576800)	\$	(300,000)
B. 58-60 Alta Sea Warehouse & Site Improvements (2577000)	\$	(4,000,000)
Port Police Dive Boat Purchase (2577100)	\$	(2,761,088)
New Dock Street Transportation Improvements ( 2577400)	\$	(65,000)
Port-Wide Fire Alarm Mass Notification System Upgrade (2577600)	\$	(395,000)
<b><i>Subtotal PDC Approved Projects</i></b>	<b>\$</b>	<b><i>(8,177,791)</i></b>

**Projects Under \$100,000**

Avalon Blvd and Water Street - Logistics Swing Gate Installation (2575900)	\$	(8,400)
San Pedro Waterfront - Gateway Fanfare Fountain Water Treatment System (2576200)	\$	(42,750)
C&M Admin Building Boiler Replacement (2576600)	\$	(34,700)
801 Reeves Avenue - Design of New Fire Alarm System per POLA Specifications (2576700)	\$	(32,750)
B. 91 Security Access Installation (2577800)	\$	(17,900)
B.93 World Cruise Center - Exit Sign Replacement (2577700)	\$	(57,351)
B. 191 Badger Avenue Bridge - Motor Brake Replacement (2577900)	\$	(99,713)
<b><i>Subtotal Projects Under \$100,000</i></b>	<b>\$</b>	<b><i>(293,564)</i></b>

<b><i>Balance as of January 3, 2024</i></b>	<b>\$</b>	<b>6,528,645</b>
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CIP Status Report

Completed Projects

Sorted By: Project Number

Actuals Thru: November 2023

Where Construction Finish Date is: >= 11/30/2023 <= 1/3/2024

Expend. Org.	Project No.	Project Title	Project Manager	Status	Projected Cost	Design				Percent Design Complete	Construction				Percent Const. Complete
						Start		Finish			Start		Finish		
						Baseline	Projected	Baseline	Projected		Baseline	Projected	Baseline	Projected	
1007	2577800	B. 91 - Security Access Installation	Reeser, Kenneth	Completed	\$17,900	10/27/23	^ 10/27/23	10/27/23	^ 10/27/23	N/A	11/27/23	^ 11/27/23	12/10/23	^ 12/10/23	100 %

Grand Total: \$17,900












# Audit Committee Report Packet January 2024

Final Audit Report

2024-01-11

Created:	2024-01-11
By:	Karine Lurvey (klurvey@portla.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5zO29MOORN1bldwrtlfWiK_oLGBuJX4T

## "Audit Committee Report Packet January 2024" History

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## 5a) November 2023











**“FOR INFORMATION ONLY”**

**DATE: DECEMBER 15, 2023**

**TO: BOARD OF HARBOR COMMISSIONERS**

**SUBJECT: FINANCIAL PERFORMANCE RESULTS FOR  
FISCAL YEAR 2023/24 ENDED NOVEMBER 30, 2023**

Financial performance results for the first five months of the Fiscal Year 2023/24 are below and have been summarized relative to both budget and the prior fiscal year. For the month of November, cargo volumes (as measured by TEUs or twenty-foot equivalent units) decreased by 5.3% relative to budget and 0.5% relative to the prior fiscal year. In summary, performance results for the Harbor Department are as follows:

<b>FYTD November 2023</b>	<b>Actuals</b> (Cargo Volumes in Thousands, \$ in Millions)	<b>Actual-to- Budget Comparison</b>	<b>Year-on-Year Comparison</b>
<b>Cargo Volumes</b>	3,750	 (5.3%)	 (0.5%)
<b>Operating Revenues</b>	\$279.3	 (3.3%)	 8.6%
<b>Operating Expenses</b>	\$109.5	 (27.8%)	 4.7%
<b>Operating Income</b>	\$169.8	 23.9%	 11.2%
<b>Net Income</b>	\$118.7	 77.1%	 33.7%

Shipping Services decreased relative to budget due to lower cargo volumes but increased relative to the prior year as lower cargo volumes were more than offset by higher container rates. Relative to budget, Operating Revenues decreased by 3.3% primarily due to lower wharfage, lower utility charges and lower operating reimbursements. In comparison to the prior fiscal year, total Operating Revenues increased by 8.6% due to higher wharfage, higher rentals, and higher Clean Truck Fund revenue.

Operating Expenses were 27.8% lower than budget primarily due to lower salaries and benefits expenses, timing of outside services, timing of city service invoices, delay in

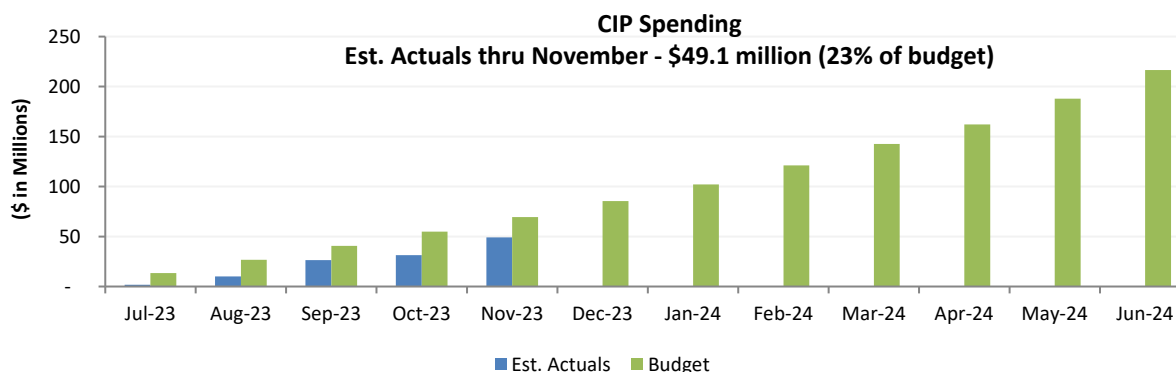
**SUBJECT: FINANCIAL PERFORMANCE RESULTS**

recording of payment for electricity, and delay in container incentive payouts. Relative to the prior fiscal year, total Operating Expenses increased by 4.7% due to higher salary and benefits and higher electricity costs which were partially offset by a delay in processing container incentives and lower spend on city services.

Operating Margin through the month of November was 60.8% versus a budget of 47.5% and a prior year-to-date figure of 59.3%.

**Capital Improvement Program (CIP)**

CIP spending for the five-month period ended November 30, 2023, was estimated to reach \$49.1 million or about 23% of the total \$216.5 million CIP adopted budget.



*Marla Bleavins*

MARLA BLEAVINS  
Deputy Executive Director & Chief Financial Officer

**Transmittals:**

1. TEU Throughput Comparison – FYTD November 2023
2. Actual-to-Budget FY 2022/23 – November
3. Year-to-Year Performance Report YTD November 30, 2023 and 2022

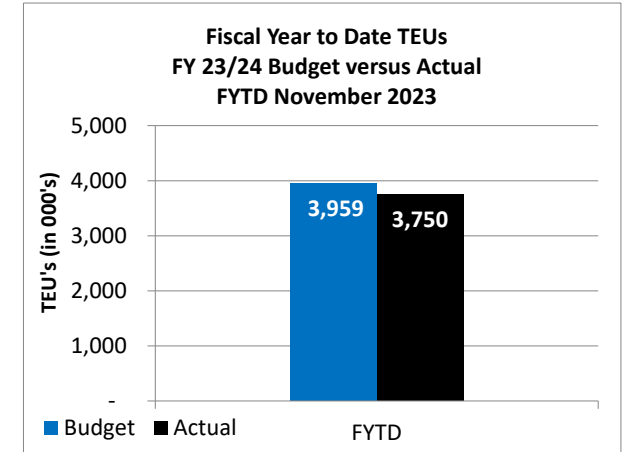
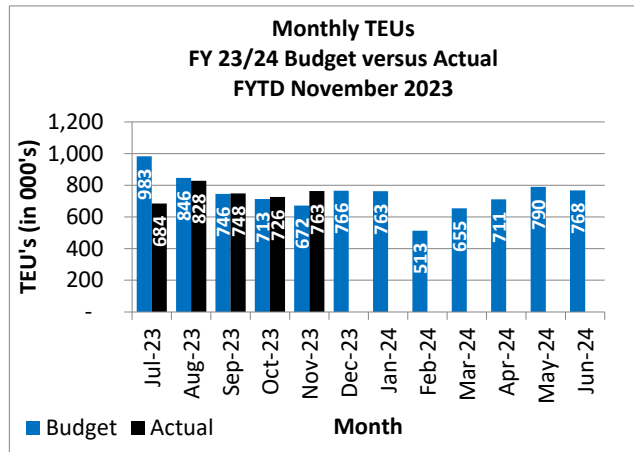
Author: E. Wang  
MB:JS:MM/Finance  
cc: Deputy Executive Directors

# HARBOR DEPARTMENT OF THE CITY OF LOS ANGELES TEU THROUGHPUT COMPARISON - FYTD NOVEMBER 2023

TRANSMITTAL 1

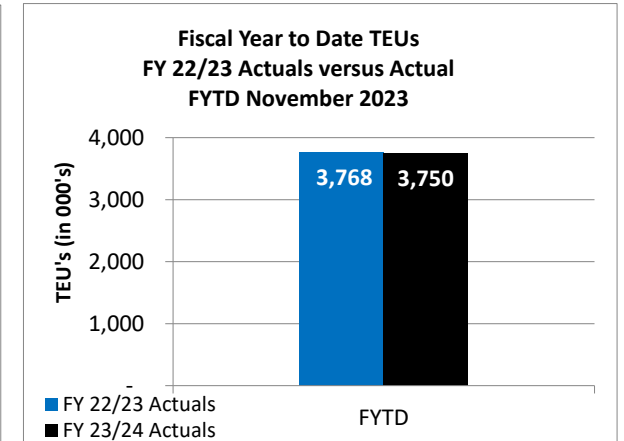
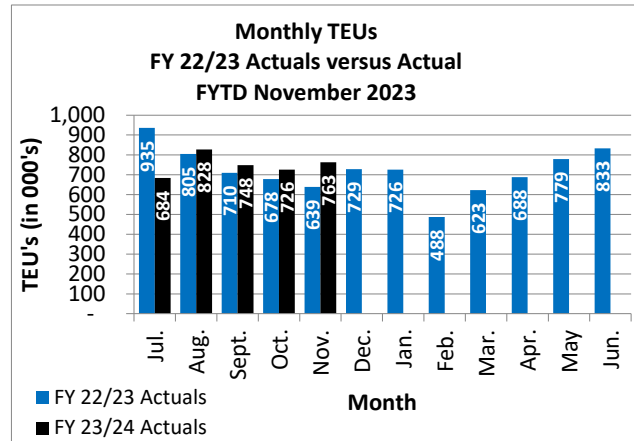
## Budget versus Actuals Comparison FY 23/24 Budget vs. FY 23/24 Actuals

(in 000's)	TEU's			
Month	FY 23/24 Budget	FY 23/24 Actuals	% Δ	Δ
Jul-23	983	684	-30.4%	↓
Aug-23	846	828	-2.1%	↓
Sep-23	746	748	0.3%	↑
Oct-23	713	726	1.8%	↑
Nov-23	672	763	13.6%	↑
Dec-23	766		-100.0%	↓
Jan-24	763		-100.0%	↓
Feb-24	513		-100.0%	↓
Mar-24	655		-100.0%	↓
Apr-24	711		-100.0%	↓
May-24	790		-100.0%	↓
Jun-24	768		-100.0%	↓
FYTD	3,959	3,750	-5.3%	↓
FY 23/24 Budget	8,925			



## Year-to-Year Actuals Comparison FY 22/23 Actuals vs. FY 23/24 Actuals

(in 000's)	TEU's			
Month	FY 22/23 Actuals	FY 23/24 Actuals	% Δ	Δ
Jul.	935	684	-26.8%	↓
Aug.	805	828	2.8%	↑
Sept.	710	748	5.4%	↑
Oct.	678	726	7.0%	↑
Nov.	639	763	19.4%	↑
Dec.	729		-100.0%	↓
Jan.	726		-100.0%	↓
Feb.	488		-100.0%	↓
Mar.	623		-100.0%	↓
Apr.	688		-100.0%	↓
May	779		-100.0%	↓
Jun.	833		-100.0%	↓
FYTD	3,768	3,750	-0.5%	↓
FY 22/23 Actuals	8,635			



The Port of Los Angeles - Harbor Department  
FYTD NOVEMBER 30, 2023

TRANSMITTAL 2

\$ in thousands	Fiscal Year Actual FY 2023/24 Fiscal YTD - Nov 2023	Fiscal Year Budget FY 2023/24 Fiscal YTD - Nov 2023	Actual-to-Budget Comparison	
			\$	%
<b>Operating Revenues</b>				
Shipping Services	206,959	215,566	(8,607)	(4.0%)
Rentals	47,811	44,674	3,137	7.0%
Royalties, Fees and Other Revenues	9,183	13,171	(3,988)	(30.3%)
Clean Truck Program Revenues	15,384	15,365	20	0.1%
<b>Total Operating Revenues</b>	<b>279,337</b>	<b>288,775</b>	<b>(9,438)</b>	<b>(3.3%)</b>
<b>Operating Expenses</b>				
Gross Salaries & Benefits	71,013	80,739	9,726	12.0%
Capitalization	(14,863)	(6,493)	8,370	(128.9%)
Net Salaries & Benefits	56,149	74,245	18,096	24.4%
Marketing & Public Relations	599	1,566	967	61.7%
Travel	348	545	197	36.2%
Outside Services	8,800	20,343	11,543	56.7%
Materials & Supplies	2,236	2,685	449	16.7%
City Services	21,903	27,715	5,813	21.0%
Allocations to Capital - Overhead		(8,213)	(8,213)	100.0%
Other Operating Expenses	17,840	30,107	12,268	40.7%
Clean Truck Program Expenses	1,655	2,682	1,028	38.3%
<b>Total Operating Expenses</b>	<b>109,530</b>	<b>151,677</b>	<b>42,147</b>	<b>27.8%</b>
<b>Income Before Depreciation</b>	<b>169,807</b>	<b>137,098</b>	<b>32,709</b>	<b>23.9%</b>
Provision For Depreciation	62,199	65,160	2,961	4.5%
<b>Income From Operations</b>	<b>107,608</b>	<b>71,938</b>	<b>35,670</b>	<b>49.6%</b>
Non-Operating Revenue	18,276	8,895	9,382	105.5%
Non-Operating Expenses	7,160	13,788	6,629	48.1%
<b>Net Income</b>	<b>118,725</b>	<b>67,044</b>	<b>51,681</b>	<b>77.1%</b>



The Port of Los Angeles - Harbor Department  
FYTD November 30, 2022 and 2023

TRANSMITTAL 3

\$ in thousands	Fiscal Year Actual FY 2023/24 Fiscal YTD - Nov 2023	Prior Fiscal Year FY 2022/23 Fiscal YTD - Nov 2022	Year-over-Year Change	
			(Unfavorable)/Favorable	
			\$	%
<b>Operating Revenues</b>				
Shipping Services	206,959	189,528	17,431	9.2%
Rentals	47,811	41,210	6,601	16.0%
Royalties, Fees and Other Revenues	9,183	14,116	(4,933)	(34.9%)
Clean Truck Program Revenues	15,384	12,444	2,940	23.6%
<b>Total Operating Revenues</b>	<b>279,337</b>	<b>257,299</b>	<b>22,038</b>	<b>8.6%</b>
<b>Operating Expenses</b>				
Gross Salaries & Benefits	71,013	66,568	(4,445)	(6.7%)
Capitalization	(14,863)	(11,699)	3,164	(27.0%)
Net Salaries & Benefits	56,149	54,868	(1,281)	(2.3%)
Marketing & Public Relations	599	1,033	434	42.0%
Travel	348	360	12	3.5%
Outside Services	8,800	9,173	373	4.1%
Materials & Supplies	2,236	1,960	(276)	(14.1%)
City Services	21,903	22,236	333	1.5%
Other Operating Expenses	17,840	14,332	(3,507)	(24.5%)
Clean Truck Program Expenses	1,655	682	(973)	(142.5%)
<b>Total Operating Expenses</b>	<b>109,530</b>	<b>104,646</b>	<b>(4,884)</b>	<b>(4.7%)</b>
<b>Income Before Depreciation</b>	<b>169,807</b>	<b>152,653</b>	<b>17,154</b>	<b>11.2%</b>
Provision For Depreciation	62,199	65,080	2,881	4.4%
<b>Income From Operations</b>	<b>107,608</b>	<b>87,573</b>	<b>20,035</b>	<b>22.9%</b>
Non-Operating Revenue	18,276	9,958	8,318	83.5%
Non-Operating Expenses	7,160	8,728	1,568	18.0%
<b>Net Income</b>	<b>118,725</b>	<b>88,803</b>	<b>29,922</b>	<b>33.7%</b>

## 5b) December 2023

**“FOR INFORMATION ONLY”**

**DATE: JANUARY 17, 2024**

**TO: BOARD OF HARBOR COMMISSIONERS**

**SUBJECT: FINANCIAL PERFORMANCE RESULTS FOR  
FISCAL YEAR 2023/24 ENDED DECEMBER 31, 2023**

Financial performance results for the first six months of Fiscal Year 2023/24 are below and have been summarized relative to both budget and the prior fiscal year. For the month of December, cargo volumes (as measured by TEUs or twenty-foot equivalent units) decreased by 4.8% relative to budget and were approximately flat relative to the prior fiscal year. In summary, performance results for the Harbor Department are as follows:

<b>FYTD December 2023</b>	<b>Actuals</b> (Cargo Volumes in Thousands, \$ in Millions)	<b>Actual-to- Budget Comparison</b>	<b>Year-on-Year Comparison</b>
<b>Cargo Volumes</b>	4,497	↓ (4.8%)	↓ (0.0%)
<b>Operating Revenues</b>	\$332.2	↓ (2.6%)	↑ 2.9%
<b>Operating Expenses</b>	\$126.4	↓ (30.9%)	↑ 2.0%
<b>Operating Income</b>	\$205.8	↑ 30.1%	↑ 3.4%
<b>Net Income</b>	\$144.1	↑ 86.4%	↑ 17.2%

Shipping Services decreased relative to budget due to lower cargo volumes and decreased relative to the prior year due to lower space assignments. Relative to budget, Operating Revenues decreased by 2.6% primarily due to lower wharfage. In comparison to the prior fiscal year, total Operating Revenues increased by 2.9% due to higher rentals and higher wharfage which were only partially offset by lower space assignments.

Operating Expenses were 30.9% lower than budgeted primarily due to lower salaries and benefits expenses as well as invoicing/payment delays related to outside services, city services, container incentive payouts and electricity payments. Relative to the prior fiscal

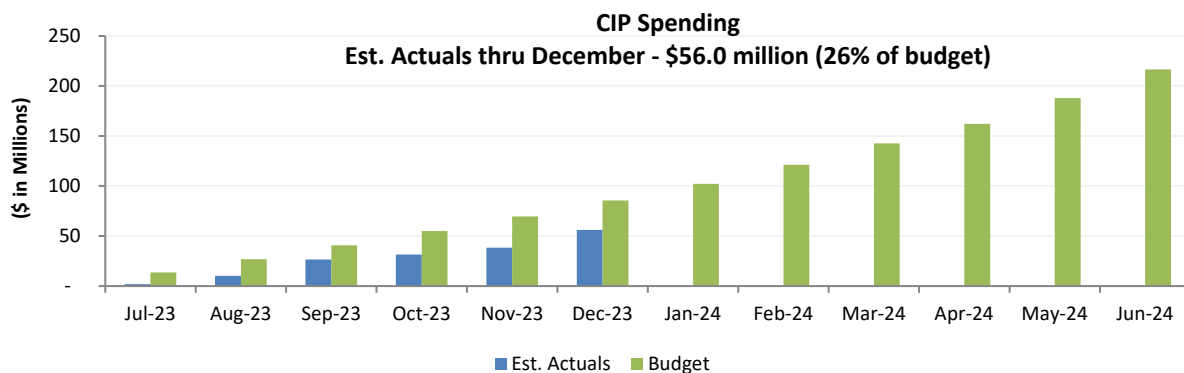
**SUBJECT: FINANCIAL PERFORMANCE RESULTS**

year, total Operating Expenses increased by 2.0% primarily due to higher salaries and benefits.

Operating Margin through the month of December was 62.0% versus a budget of 46.4% and a prior year-to-date figure of 61.6%.

**Capital Improvement Program (CIP)**

CIP spending for the six-month period ended December 31, 2023, was estimated to reach \$56.0 million or about 26% of the total \$216.5 million CIP adopted budget.



*Marla Bleavins*

**MARLA BLEAVINS**

Deputy Executive Director & Chief Financial Officer

**Transmittals:**

1. TEU Throughput Comparison – FYTD December 2023
2. Actual-to-Budget FY 2023/24 – December
3. Year-to-Year Performance Report YTD December 31, 2023 and 2022

Author: E. Wang

MB:JS:MM/Finance

cc: Deputy Executive Directors

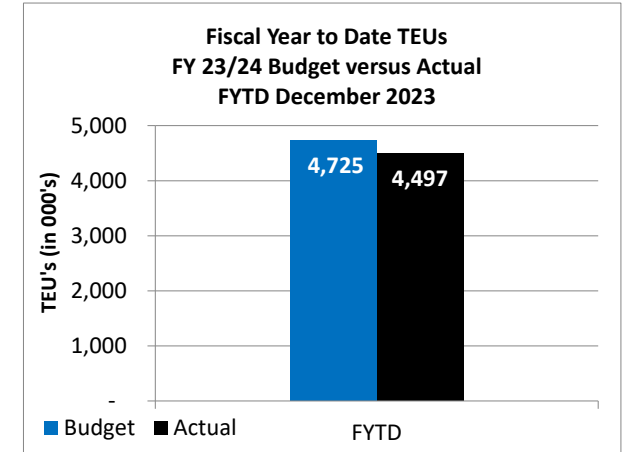
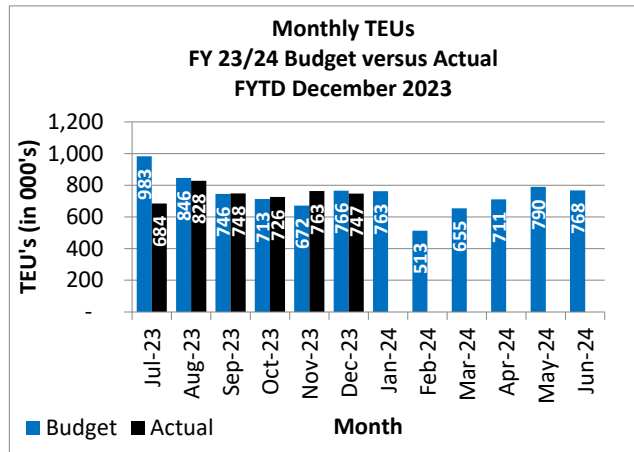
# HARBOR DEPARTMENT OF THE CITY OF LOS ANGELES

## TEU THROUGHPUT COMPARISON - FYTD DECEMBER 2023

TRANSMITTAL 1

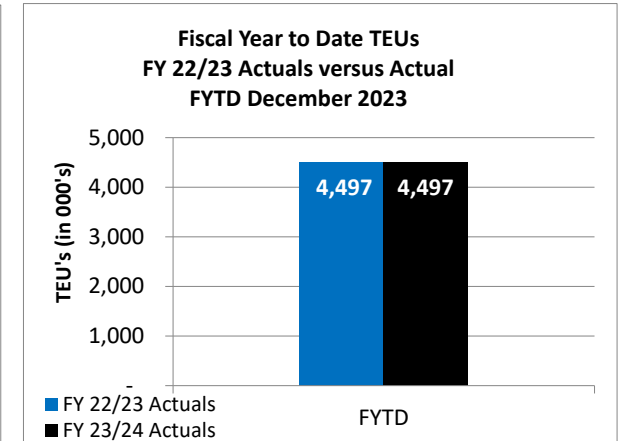
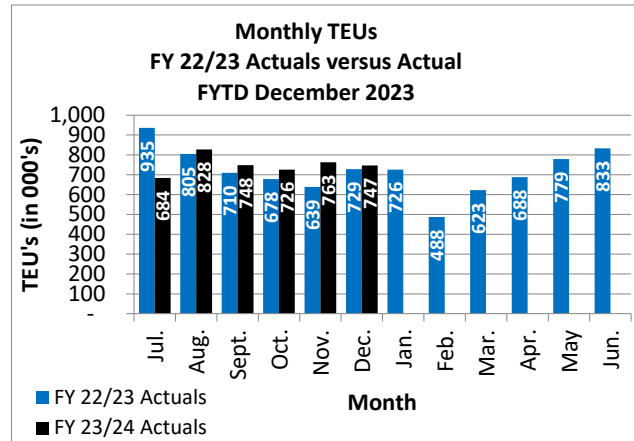
### Budget versus Actuals Comparison FY 23/24 Budget vs. FY 23/24 Actuals

(in 000's)	TEU's			
Month	FY 23/24 Budget	FY 23/24 Actuals	% Δ	Δ
Jul-23	983	684	-30.4%	↓
Aug-23	846	828	-2.1%	↓
Sep-23	746	748	0.3%	↑
Oct-23	713	726	1.8%	↑
Nov-23	672	763	13.6%	↑
Dec-23	766	747	-2.4%	↓
Jan-24	763		-100.0%	↓
Feb-24	513		-100.0%	↓
Mar-24	655		-100.0%	↓
Apr-24	711		-100.0%	↓
May-24	790		-100.0%	↓
Jun-24	768		-100.0%	↓
FYTD	4,725	4,497	-4.8%	↓
FY 23/24 Budget	8,925			



### Year-to-Year Actuals Comparison FY 22/23 Actuals vs. FY 23/24 Actuals

(in 000's)	TEU's			
Month	FY 22/23 Actuals	FY 23/24 Actuals	% Δ	Δ
Jul.	935	684	-26.8%	↓
Aug.	805	828	2.8%	↑
Sept.	710	748	5.4%	↑
Oct.	678	726	7.0%	↑
Nov.	639	763	19.4%	↑
Dec.	729	747	2.5%	↑
Jan.	726		-100.0%	↓
Feb.	488		-100.0%	↓
Mar.	623		-100.0%	↓
Apr.	688		-100.0%	↓
May	779		-100.0%	↓
Jun.	833		-100.0%	↓
FYTD	4,497	4,497	0.0%	↓
FY 22/23 Actuals	8,635			



The Port of Los Angeles - Harbor Department  
FYTD DECEMBER 31, 2023

TRANSMITTAL 2

\$ in thousands	Fiscal Year Actual FY 2023/24 Fiscal YTD - Dec 2023	Fiscal Year Budget FY 2023/24 Fiscal YTD - Dec 2023	Actual-to-Budget Comparison	
			\$	%
<b>Operating Revenues</b>				
Shipping Services	241,530	256,352	(14,822)	(5.8%)
Rentals	58,914	50,669	8,245	16.3%
Royalties, Fees and Other Revenues	12,562	15,759	(3,197)	(20.3%)
Clean Truck Program Revenues	19,159	18,283	876	4.8%
<b>Total Operating Revenues</b>	<b>332,166</b>	<b>341,063</b>	<b>(8,897)</b>	<b>(2.6%)</b>
<b>Operating Expenses</b>				
Gross Salaries & Benefits	83,152	96,759	13,607	14.1%
Capitalization	(16,644)	(7,792)	8,852	(113.6%)
Net Salaries & Benefits	66,508	88,967	22,459	25.2%
Marketing & Public Relations	1,159	1,750	591	33.8%
Travel	396	593	197	33.2%
Outside Services	10,963	24,043	13,079	54.4%
Materials & Supplies	2,785	3,284	500	15.2%
City Services	22,484	33,242	10,757	32.4%
Allocations to Capital - Overhead		(9,855)	(9,855)	100.0%
Other Operating Expenses	20,896	39,361	18,465	46.9%
Clean Truck Program Expenses	1,196	1,520	324	21.3%
<b>Total Operating Expenses</b>	<b>126,387</b>	<b>182,904</b>	<b>56,516</b>	<b>30.9%</b>
<b>Income Before Depreciation</b>	<b>205,779</b>	<b>158,160</b>	<b>47,619</b>	<b>30.1%</b>
Provision For Depreciation	74,364	77,725	3,361	4.3%
<b>Income From Operations</b>	<b>131,415</b>	<b>80,434</b>	<b>50,980</b>	<b>63.4%</b>
Non-Operating Revenue	21,294	13,443	7,851	58.4%
Non-Operating Expenses	8,590	16,546	7,956	48.1%
<b>Net Income</b>	<b>144,119</b>	<b>77,331</b>	<b>66,788</b>	<b>86.4%</b>



The Port of Los Angeles - Harbor Department  
FYTD December 31, 2022 and 2023

TRANSMITTAL 3

\$ in thousands	Fiscal Year Actual FY 2023/24 Fiscal YTD - Dec 2023	Prior Fiscal Year FY 2022/23 Fiscal YTD - Dec 2022	Year-over-Year Change (Unfavorable)/Favorable	
			\$	%
<b>Operating Revenues</b>				
Shipping Services	241,530	244,234	(2,704)	(1.1%)
Rentals	58,914	47,076	11,838	25.1%
Royalties, Fees and Other Revenues	12,562	16,112	(3,550)	(22.0%)
Clean Truck Program Revenues	19,159	15,533	3,627	23.4%
<b>Total Operating Revenues</b>	<b>332,166</b>	<b>322,955</b>	<b>9,211</b>	<b>2.9%</b>
<b>Operating Expenses</b>				
Gross Salaries & Benefits	83,152	78,660	(4,491)	(5.7%)
Capitalization	(16,644)	(13,654)	2,990	(21.9%)
Net Salaries & Benefits	66,508	65,007	(1,501)	(2.3%)
Marketing & Public Relations	1,159	1,158	(1)	(0.1%)
Travel	396	381	(16)	(4.1%)
Outside Services	10,963	12,417	1,454	11.7%
Materials & Supplies	2,785	2,356	(428)	(18.2%)
City Services	22,484	24,645	2,161	8.8%
Other Operating Expenses	20,896	17,219	(3,677)	(21.4%)
Clean Truck Program Expenses	1,196	747	(449)	(60.0%)
<b>Total Operating Expenses</b>	<b>126,387</b>	<b>123,930</b>	<b>(2,457)</b>	<b>(2.0%)</b>
<b>Income Before Depreciation</b>	<b>205,779</b>	<b>199,026</b>	<b>6,753</b>	<b>3.4%</b>
Provision For Depreciation	74,364	78,118	3,754	4.8%
<b>Income From Operations</b>	<b>131,415</b>	<b>120,907</b>	<b>10,507</b>	<b>8.7%</b>
Non-Operating Revenue	21,294	12,256	9,037	73.7%
Non-Operating Expenses	8,590	10,217	1,627	15.9%
<b>Net Income</b>	<b>144,119</b>	<b>122,947</b>	<b>21,172</b>	<b>17.2%</b>