



**LOS ANGELES BOARD OF  
HARBOR COMMISSIONERS**

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

**AUDIT COMMITTEE  
THURSDAY, MARCH 28, 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.

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**ORDER OF BUSINESS**

- A. Roll Call**
- B. Comments from the Public on Non-Agenda Items**
- C. Regular Items**
- [1. Capital Improvement Program Report – March 2024](#)
2. Project Development Committee Report
- [2a\) February 2024](#)
- [2b\) March 2024](#)
3. Financial Performance Report
- [3a\) January 2024](#)
- [3b\) February 2024](#)
4. Report of the Internal Auditor
- Internal Audit Charter
  - Fraud Prevention & Internal Controls
  - Crafted Lease Compliance Report
- D. Adjournment**

# 1. Capital Improvement Program Report – March 2024



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

DATE: MARCH 28, 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 January 2024.
2. March 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.



EUGENE D. SEROKA  
Executive Director

Attachments:

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

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

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 January 2024</u>	<u>Percentage Spent</u>
<b><u>In-House Labor</u></b>				
Engineering	\$	10,843,797	\$ 4,167,299	38.4%
Construction	\$	7,719,258	\$ 4,185,619	54.2%
Environmental	\$	492,900	\$ 97,444	19.8%
Const. and Maint.	\$	1,674,244	\$ 572,696	34.2%
<b><u>Consultants</u></b>				
Design Services	\$	12,957,298	\$ 1,473,542	11.4%
Env. Services	\$	6,248,409	\$ 2,677,380	42.8%
Construction Mgmt.	\$	8,655,564	\$ 1,308,950	15.1%
Misc. Prof Services	\$	1,084,206	\$ 413,063	38.1%
<b><u>Construction</u></b>	\$	115,836,757	\$ 29,401,787	25.4%
<b><u>Miscellaneous</u></b>				
Materials/Equipment	\$	13,858,933	\$ 3,068,522	22.1%
Other	\$	37,146,930	\$ 9,024,041	24.3%
<b><u>Grand Total</u></b>	\$	216,518,295	\$ 56,390,344	26.0%
Time Elapsed				58.3%

## Summary of Audit Committee Status Report

A: Total No. of CIP Projects	146		
B: Total Value of CIP Projects	\$2,008,608,654		
C: Number of projects on hold	10	●	7%
D: Total dollar value of projects on hold	\$43,640,579		
E: Total spent to date on projects on hold	\$1,894,187		4%
F: Number of "ACTIVE" Projects (A-C)	136		
G: Total dollar value of "ACTIVE" projects (B-D)	\$1,964,968,075		

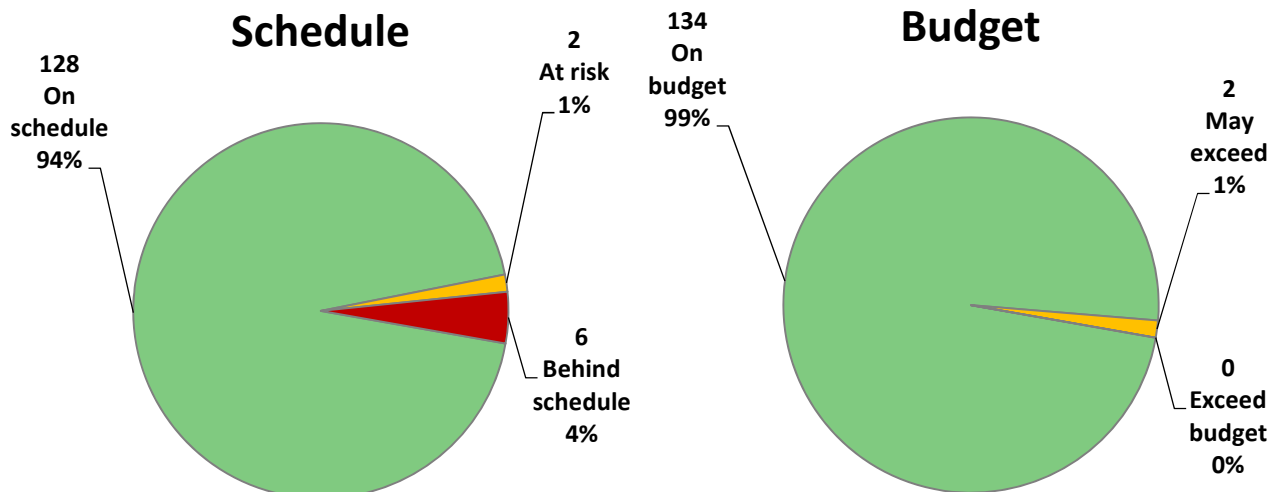
### Schedule

H: Number of projects on schedule	128	✓	94%
I: Number of projects at risk of falling behind schedule	2	!	1%
J: Number of projects behind schedule	6	✗	4%
K: Total dollar value of projects on schedule	\$1,827,850,274		93%

### Budget

L: Number of projects on budget	134	✓	99%
M: Number of projects which may exceed budget	2	!	1%
N: Number of projects requiring budget adjustment	0	✗	0%
O: Total dollar value of projects on budget	\$1,946,018,075		99%

The Engineering Division is currently tracking a total of 146 Capital projects representing over \$2 Billion in total project value. 10 projects are currently on hold leaving 136 active projects. From a budget perspective, 134 projects, or roughly 99% 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. 121-131 - Terminal Redevelopment - Planning and Environmental is under review and may need PDC action to adjust the schedule.
- 2) B. 238-239 - MOTEMS - PBF Energy is under review and may need PDC action to adjust the schedule.
- 3) Wilmington Waterfront - Avalon Pedestrian Bridge and Promenade Gateway is behind schedule and will need PDC action to adjust the schedule.
- 4) Wilmington Waterfront - Site Characterization Assessments is behind schedule and will need PDC action to adjust the schedule.
- 5) Wilmington Youth Sailing and Aquatic Center is behind schedule and will need PDC action to adjust the schedule.
- 6) Wilmington Waterfront - Avalon Pedestrian Bridge - DWP Marine Tank Farm is behind schedule and will need PDC action to adjust the schedule.
- 7) Harbor Administration Building - HVAC Replacement is behind schedule and will need PDC action to adjust the schedule.
- 8) POLA Electric Vehicle Charging Stations - Phase 1 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) POLA Electric Vehicle Charging Stations - Phase 1 is under review and may need PDC action to adjust the budget.

New Entries Shaded

**Projects Completed Since Last Report:**

- |   |             |
|---|-------------|
| 1) B. 90-93 - Cruise Terminal Miscellaneous Items Replacement | \$35,000    |
| 2) B. 187-190 - MOTEMS - Vopak Environmental Assessment       | \$375,000   |
| 3) Air Quality Monitoring Stations Upgrade                    | \$703,200   |
| 4) Port Pilot Radio Upgrade Project                           | \$1,518,571 |

<b>Totals</b>	<b>\$3,334,971</b>
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**New Work Orders Opened Since Last Report:**

- |   |              |
|---|--------------|
| 1) Cruise Terminal Parking Lot Improvements                                 | \$50,000     |
| 2) B. 97-109 China Shipping Container Terminal Revised Supplemental EIR     | \$1,000,000  |
| 3) B. 302-305 Panzerbelt Improvements                                       | \$1,190,000  |
| 4) Pier 400 Roadability Canopy Improvements                                 | \$3,500,000  |
| 5) B. 172-179 - Fire Water Line Replacement                                 | \$850,000    |
| 6) Pier 500 Project Needs Statement   | \$96,432     |
| 7) New Dock Street Pump Station - Force Main Diversion Project              | \$2,239,000  |
| 8) New Dock Street Pump Station - Stormwater Disinfection System            | \$520,000    |
| 9) Cannery St. & Barracuda St. Facilities Demolition & Improvements         | \$18,400,000 |
| 10) Cabrillo Marine Aquarium Life Support System - PAIP                     | \$1,200,000  |
| 11) Wilmington Waterfront Park West End Restroom and Site Restoration       | \$6,900,000  |
| 12) Port of Los Angeles Police Headquarters - Flagpole Uplight LED Retrofit | \$8,500      |
| 13) B.161 - Boat Shop 10 Ton Jib Crane Replacement                          | \$57,000     |
| 14) World Tots Shade Fabric Addition and Replacement                        | \$50,000     |

<b>Totals</b>	<b>\$36,060,932</b>
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Audit Committee Status Report  
(Actuals Thru: January 2024)

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
I. Terminals													
Cruise Terminals													
A. Berth 90-93 - World Cruise Center													
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	35%	✓	2	\$2,273,000	\$1,411,125	62%	✓	3	Feb PDC-Budget Increase
4. B. 91-92 - Passenger Terminal - Roof Replacement (2567900)	Construction		N/A	01/02/25	20%	✓	1	\$2,811,000	\$918,588	33%	✓	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	08/31/22	N/A	04/29/25	60%	✓	1	\$5,037,040	\$2,915,109	58%	✓	1	
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	02/29/24	100%	✓		\$35,000	\$27,124	77%	✓		Project substantially complete
12. B. 93 A & B - World Cruise Center - Photovoltaic System Repair (2023) (2575500)	Completed	06/30/23	100%	06/30/24	50%	✓		\$20,000	\$127	1%	✓		
13. B. 93 - Vehicular Ramp Corrosion Mitigation (2575800)	Design	06/30/24	40%	01/31/26	0%	✓	1	\$4,200,000	\$8,997	0%	✓	1	Feb PDC-Schedule and Budget Change
15. B. 93 - World Cruise Center - Exit Sign Replacement (2577700)	Bid (Adv.) and Award		N/A	08/17/24	0%	✓		\$57,351	\$1,500	3%	✓		
16. Cruise Terminal Parking Lot Improvements (2579200)	Planning	12/31/24	0%	01/02/25	0%	✓		\$50,000	\$0	0%	✓		New Work Order
BERTH 90-93 - WORLD CRUISE CENTER TOTAL								\$18,110,213	\$5,359,368	30%			
B. Berth 45-53 - Outer Harbor Cruise Facility													
1. B. 49-51 Outer Harbor Cruise Terminal Development (2559900)	Design	12/31/24	50%	06/30/27	0%	✓	4	\$53,000,000	\$1,254,988	2%	✓	2	
2. B. 52-53 - S.S. Lane Victory Relocation (2570300)	Construction	03/06/22	100%	09/30/25	60%	✓	2	\$850,000	\$499,403	59%	✓	2	
BERTH 45-53 - OUTER HARBOR CRUISE FACILITY TOTAL								\$53,850,000	\$1,754,391	3%			
CRUISE TERMINALS TOTAL								\$71,960,213	\$7,113,759	10%			
Berth 100-102 - China Shipping Container Terminal													
1. B. 97-109 China Shipping Container Terminal Revised Supplemental EIR (2578700)	Construction	02/01/24	100%	02/01/25	1%	✓		\$1,000,000	\$0	0%	✓		New Work Order

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 100-102 - CHINA SHIPPING CONTAINER TERMINAL TOTAL</i></b>								<b>\$1,000,000</b>	<b>\$0</b>	<b>0%</b>			
<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	\$4,774,104	81%		9	May need PDC action for schedule
<b><i>BERTH 121-131 - YANG MING CONTAINER TERMINAL TOTAL</i></b>								<b>\$16,986,770</b>	<b>\$5,339,682</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	15%		11	\$21,980,000	\$1,811,197	8%		4	
2. B. 179-181 - Wharf and Bollard Repair (2543300)	Construction	03/13/23	100%	01/31/25	10%		8	\$2,361,438	\$237,468	10%		3	
3. B. 176-179 - Electrical Infrastructure Improvements (2544100)	Construction	08/31/20	100%	04/30/24	95%		7	\$7,754,000	\$6,411,054	83%		3	Feb PDC-Schedule Change
4. B. 182 - Slope Erosion Repair (2554300)	Construction	03/13/23	100%	01/31/25	50%		7	\$2,104,780	\$307,405	15%		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><i>BERTH 171-181 - PASHA TERMINAL TOTAL</i></b>								<b>\$35,160,218</b>	<b>\$9,068,168</b>	<b>26%</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%			
2. B. 212-225 - Yusen Terminals (YTI) Electric E-Utility Tractor Rig (E-UTR) Chargers (2570600)	Hold	12/31/23	80%	09/30/24	0%		1	\$250,000	\$37,327	15%			Placed on hold based on need for tenant input
<b><i>BERTH 212-224 - YTI CONTAINER TERMINAL TOTAL</i></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	\$2,647,364	5%		1	
3. B. 306 - Container Wharf (2570900)	Design	03/31/24	80%	03/31/26	0%		2	\$256,000,000	\$2,524,594	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	\$1,064,405	3%			
5. B. 302-305 Panzerbelt Improvements (2579700)	Planning	06/30/24	0%	10/31/26	0%			\$1,190,000	\$0	0%			New Work Order
<b><i>BERTH 300-306 - FENIX TERMINAL TOTAL</i></b>								<b>\$348,245,000</b>	<b>\$6,236,363</b>	<b>2%</b>			
<b>Berth 400-409 - APMT Terminal</b>													

**Audit Committee Status Report**  
(Actuals Thru: January 2024)

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1. Pier 400 - Corridor Storage Tracks Expansion (2543500)	Construction	12/31/20	100%	05/05/24	85%	✓	5	\$73,211,625	\$55,595,973	76%	✓	4	
2. Pier 400 Roadability Canopy Improvements (2579800)	Planning	04/30/25	0%	07/31/27	0%	✓		\$3,500,000	\$0	0%	✓		New Work Order
<b>BERTH 400-409 - APMT TERMINAL TOTAL</b>								<b>\$76,711,625</b>	<b>\$55,595,973</b>	<b>72%</b>			
<b>Motems</b>													
1. B. 238-239 - MOTEMS - PBF Energy (2489900)	Bid (Adv.) and Award	03/13/23	100%	03/11/27	0%	!	12	\$35,001,031	\$5,389,959	15%	✓	3	PDC action may be need to revise schedule due to tenant delays
2. B. 167-169 - MOTEMS - Shell (2493600)	Construction	10/06/20	100%	07/31/26	90%	✓	8	\$44,832,908	\$28,518,652	64%	✓	3	
3. B. 163 - MOTEMS - NuStar (2493700)	Design	01/31/28	1%	01/31/28	N/A	✓	4	\$2,440,446	\$1,540,446	63%	✓	1	
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)	Completed		N/A	01/31/24	100%	✓	2	\$375,000	\$187,269	50%	✓	1	Project completed; work will be completed under a reimbursement work order
<b>MOTEMS TOTAL</b>								<b>\$95,274,146</b>	<b>\$45,561,088</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	\$88,470	12%	✓	1	
3. B. 57-60 - Wharf Reconstruction Assessment and Preliminary Engineering (2565800)	Design	05/31/24	33%	05/31/24	N/A	✓	3	\$700,000	\$85,984	12%	✓	1	
4. B. 153-155 - Wharf Repair (2565900)	Design	07/29/24	1%	07/31/24	N/A	✓	2	\$602,402	\$50,041	8%	✓		
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	\$164,385	15%	✓	1	
8. B. 44 - Boatyard Site Preparations (2569900)	Design	06/30/25	10%	12/31/26	0%	✓	1	\$5,830,000	\$136,490	2%	✓		
9. R.B. 197 Site Improvements (2571100)	Hold	01/09/23	100%	08/31/23	1%	●	2	\$1,520,000	\$68,727	5%	●		
10. B. 208-209 CFS Building - Demolition (2572400)	Design	12/31/24	40%	03/31/26	0%	✓	1	\$8,300,000	\$165,506	2%	✓		
11. Terminal Island Maritime Support Facility (2573500)	Design	02/28/25	1%	08/31/27	0%	✓		\$194,630,000	\$280,012	0%	✓		
13. B. 172-179 - Fire Water Line Replacement (2578500)	Design	12/31/24	5%	06/30/26	0%	✓		\$850,000	\$0	0%	✓		New Work Order
14. Pier 500 Project Needs Statement (2579300)	Design	08/31/24	1%	09/02/24	0%	✓		\$96,432	\$0	0%	✓		New Work Order

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
15. New Dock Street Pump Station - Force Main Diversion Project (2579400)	Planning	09/30/25	0%	03/31/27	0%	✓		\$2,239,000	\$0	0%	✓		New Work Order
16. New Dock Street Pump Station - Stormwater Disinfection System (2579500)	Planning	11/30/24	0%	03/31/25	0%	✓		\$520,000	\$0	0%	✓		New Work Order
17. Cannery St. & Barracuda St. Facilities Demolition & Improvements (2579600)	Planning	12/01/25	0%	06/01/27	0%	✓		\$18,400,000	\$0	0%	✓		New Work Order
<b>MISCELLANEOUS TERMINAL IMPROVEMENTS TOTAL</b>								<b>\$235,512,834</b>	<b>\$1,039,617</b>	<b>0%</b>			
<b>TERMINALS TOTAL</b>								<b>\$881,600,806</b>	<b>\$130,281,804</b>	<b>15%</b>			
<b>II. Transportation</b>													
<b>Transportation Improvements</b>													
1. State Route 47/Vincent Thomas Bridge & Front St./Harbor Blvd Interchange Reconfiguration (2533400)	Construction	03/20/23	100%	11/30/26	1%	✓	5	\$130,000,000	\$14,119,377	11%	✓	4	
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	\$811,358	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	\$94,671	11%	✓		
8. B. 115 - Rail Crossing Replacement (2563700)	Bid (Adv.) and Award	01/18/24	100%	01/31/25	0%	✓	4	\$2,000,000	\$112,188	6%	✓	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	
12. Terminal Island Grade Separation (2569700)	Design	06/30/25	10%	08/31/27	0%	✓	2	\$39,230,000	\$386,838	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	\$111,183	0%	✓		
16. New Dock Street Traffic Calming Improvements (2577600)	Design	03/31/24	99%	12/31/24	0%	✓		\$220,000	\$5,437	2%	✓		
<b>TRANSPORTATION IMPROVEMENTS TOTAL</b>								<b>\$263,604,149</b>	<b>\$16,448,502</b>	<b>6%</b>			
<b>TRANSPORTATION TOTAL</b>								<b>\$263,604,149</b>	<b>\$16,448,502</b>	<b>6%</b>			
<b>III. Security</b>													
<b>Homeland Security</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
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	\$5,164,451	49%	✓	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	\$30,133	17%	✓		
4. Port of Los Angeles Police Headquarters - Perimeter Security Enhancements (2567300)	Construction	04/11/22	100%	06/30/24	35%	✓	1	\$1,250,000	\$343,584	27%	✓		
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%	✓		
6. 22nd Street Park Surveillance (2573800)	Construction		N/A	12/31/24	10%	✓		\$84,500	\$0	0%	✓		
7. Port Police Dive Boat Purchase (2577100)	Bid (Adv.) and Award		N/A	06/30/24	0%	✓		\$4,500,000	\$0	0%	✓		
<b>HOMELAND SECURITY TOTAL</b>								<b>\$31,957,245</b>	<b>\$17,856,300</b>	<b>56%</b>			
<b>SECURITY TOTAL</b>								<b>\$31,957,245</b>	<b>\$17,856,300</b>	<b>56%</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	90%	✓	8	\$11,200,000	\$7,477,572	67%	✓	5	
<b>PORT-WIDE PUBLIC ENHANCEMENTS TOTAL</b>								<b>\$11,200,000</b>	<b>\$7,477,572</b>	<b>67%</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	91%	✓	4	\$4,000,000	\$231,672	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	\$7,552,813	24%	✓	2	
5. San Pedro Waterfront - West Harbor - Soil Testing and Removal (Developer Site) (2559600)	Construction		N/A	12/31/26	14%	✓	1	\$500,000	\$36,930	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	60%	05/31/26	0%	✓	1	\$31,800,000	\$151,200	0%	✓	1	
9. Cabrillo Marine Aquarium Life Support System - PAIP (2578600)	Bid (Adv.) and Award	02/08/24	N/A	09/30/25	0%	✓		\$1,200,000	\$0	0%	✓		New Work Order
<b>PUBLIC ACCESS INVESTMENT PLAN SAN PEDRO WATERFRONT TOTAL</b>								<b>\$90,940,000</b>	<b>\$9,684,858</b>	<b>11%</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>B. Public Access Investment Plan Wilmington Waterfront</b>													
2. Wilmington Waterfront - Avalon Pedestrian Bridge and Promenade Gateway (2537700)	Design	04/30/24	85%	04/30/27	0%	✖	7	\$65,000,000	\$4,337,451	7%	✔	2	Needs PDC action for schedule
3. Wilmington Waterfront - Site Characterization Assessments (2545600)	Environmental		N/A	04/30/24	50%	✖	3	\$680,000	\$499,141	73%	✔	2	Needs PDC action for schedule
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	Needs PDC action for schedule
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	\$62,304	1%	✔	1	Needs PDC action for schedule
<b>PUBLIC ACCESS INVESTMENT PLAN WILMINGTON WATERFRONT TOTAL</b>								<b>\$77,280,000</b>	<b>\$5,683,308</b>	<b>7%</b>			
<b>PUBLIC ACCESS INVESTMENT PLAN (PAIP) TOTAL</b>								<b>\$168,220,000</b>	<b>\$15,368,166</b>	<b>9%</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	\$220,402	22%	✔		
4. San Pedro Waterfront - B. 78 Chevron Clean Up - Phase II (2552300)	Construction	04/25/22	100%	03/31/25	83%	✔	3	\$3,890,000	\$871,901	22%	✔	1	
5. B. 72 Parking Lot Light Replacement (2572900)	Design	06/30/24	50%	01/31/26	0%	✔	1	\$440,000	\$76,260	17%	✔		
6. B. 58-60 - AltaSea Soil Testing and Disposal (2574800)	Construction		N/A	06/30/25	45%	✔	1	\$6,000,000	\$190,664	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>\$1,435,963</b>	<b>12%</b>			
<b>3. Miscellaneous Projects Wilmington Waterfront</b>													
3. Wilmington Waterfront Park West End Restroom and Site Restoration (2579900)	Planning	09/30/25	0%	06/30/27	0%	✔		\$6,900,000	\$0	0%	✔		New Work Order
<b>MISCELLANEOUS PROJECTS WILMINGTON WATERFRONT TOTAL</b>								<b>\$6,900,000</b>	<b>\$0</b>	<b>0%</b>			
<b>LOS ANGELES WATERFRONT TOTAL</b>								<b>\$186,911,000</b>	<b>\$16,804,129</b>	<b>9%</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	\$4,211,339	41%	✔	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	\$582,876	83%	✔		
3. Container Terminals Alternative Maritime Power (AMP) Earth Switchgears Retrofit (2561600)	Construction	06/14/22	100%	12/31/24	80%	✔	4	\$2,000,000	\$242,411	12%	✔		Feb PDC-Schedule Change

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
4. Inner Cabrillo Beach Parking Lot - Storm Water Improvements (2567400)	Design	03/31/25	40%	06/30/26	0%	✓	2	\$1,420,000	\$13,955	1%	✓	1	
5. Air Quality Monitoring Stations Upgrade (2568000)	Completed	09/16/21	N/A	02/01/24	100%	✓	5	\$703,200	\$642,796	91%	✓	3	Project substantially complete
6. B. 195-199 - WWL Terminal Alternative Maritime Power (2570800)	Hold	01/02/24	95%	07/31/26	0%	●	1	\$17,700,000	\$238,347	1%	●		
7. Electrical Infrastructure Improvement Program (2574200)	Planning	12/07/24	0%	06/30/35	0%	✓		\$299,000,000	\$47,839	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	\$8,506	9%	✓		
<b>ENVIRONMENTAL ENHANCEMENTS AND ZERO EMISSIONS TOTAL</b>								<b>\$331,868,200</b>	<b>\$5,988,069</b>	<b>2%</b>			
<b>PUBLIC ACCESS/ENVIRONMENTAL ENHANCEMENTS AND ZERO EMISSIONS TOTAL</b>								<b>\$529,979,200</b>	<b>\$30,269,770</b>	<b>6%</b>			
<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	\$2,786,517	20%	⚠	4	Needs 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	\$1,040,405	24%	✓	1	
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	08/17/21	N/A	08/17/25	65%	✓		\$1,518,682	\$465,136	31%	✓		
8. B. 161 - Former Administration Building Remodel (2564400)	Design	09/27/24	9%	01/31/27	0%	✓	1	\$8,250,000	\$350,557	4%	✓	1	
9. Oracle ERP Cloud Migration (2564800)	Construction	06/30/22	100%	06/30/24	88%	✓	2	\$28,595,134	\$8,785,264	31%	✓	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)	Completed	08/01/21	N/A	02/28/24	N/A	✓	2	\$1,518,571	\$1,172,351	77%	✓		Project substantially complete
13. POLA Electric Vehicle Charging Stations - Phase 1 (2569600)	Design	02/05/24	97%	03/31/26	0%	✗	1	\$5,000,000	\$614,876	12%	⚠		Needs PDC action for schedule and budget
14. Harbor Administration Building - Third Floor Work Solutions (2571000)	Hold	10/01/25	0%	09/30/27	0%	✓	1	\$6,610,000	\$79,719	1%	✓		
15. Port-wide Skylights Replacement (2572200)	Construction	03/08/23	N/A	09/15/24	7%	✓	1	\$530,000	\$32,071	6%	✓	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	
17. B. 155A - Re-Roof and Drain Installation (2572600)	Construction	12/16/22	100%	07/31/25	1%	✓	1	\$1,600,000	\$5,570	0%	✓	1	Mar PDC-Schedule and Budget Change
18. Harbor Administration Building - Conference Room Teleconferencing Solutions (2572800)	Construction	03/30/23	100%	04/30/24	20%	✓		\$55,000	\$48,309	88%	✓		

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
20. Harbor Administration Building - First Floor Mailroom Relocation (2574600)	Design	05/01/24	3%	01/03/26	0%	✓	1	\$720,000	\$56,478	8%	✓		
21. Harbor Administration Building - Second Floor Workspace Solutions (2574700)	Design	05/01/24	30%	03/31/26	0%	✓	1	\$2,500,000	\$44,283	2%	✓	1	
23. Harbor Administration Building - Fifth Floor Commissioner's Conference Room (2576000)	Design	05/02/24	10%	09/04/25	0%	✓	1	\$373,662	\$19,295	5%	✓	1	
24. Harbor Administration Building - Fifth Floor Lobby Conference Room (2576400)	Hold	05/02/24	30%	09/04/25	0%	●	1	\$515,929	\$14,441	3%	●	1	
25. Port of Los Angeles Police Headquarters - Vertiv/Liebert Condensers Replacement (2576500)	Bid (Adv.) and Award		N/A	08/25/24	0%	✓	1	\$161,672	\$0	0%	✓		Feb PDC-Schedule Change
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	03/22/24	80%	03/22/24	N/A	✓		\$34,500	\$0	0%	✓		
28. 272 S. Fries Ave - Capital Projects Building Fire Alarm Replacement (2576800)	Bid (Adv.) and Award		N/A	10/31/24	0%	✓	1	\$396,000	\$0	0%	✓		Mar PDC-Schedule Change
29. 514 Pier A Street - Soils Lab Chiller Replacement (2576900)	Construction		N/A	12/31/24	5%	✓	1	\$200,000	\$0	0%	✓	1	Mar PDC-Schedule and Budget Change
30. B. 58-60 - AltaSea Warehouse and Site Improvements (2577000)	Construction		N/A	12/31/24	45%	✓		\$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)	Design	03/28/24	5%	08/25/24	0%	✓		\$55,000	\$0	0%	✓		
33. B. 161 - Plumbing Shop Workspace Solution (2578800)	Design	10/01/24	1%	12/13/26	0%	✓		\$900,000	\$0	0%	✓		
34. Port of Los Angeles Police Headquarters - Flagpole Uplight LED Retrofit (2578900)	Bid (Adv.) and Award		N/A	04/14/24	0%	✓		\$8,500	\$0	0%	✓		New work order
35. B.161 - Boat Shop 10 Ton Jib Crane Replacement (2579000)	Bid (Adv.) and Award		N/A	06/30/24	0%	✓		\$57,000	\$0	0%	✓		New work order
36. World Tots Shade Fabric Addition and Replacement (2579100)	Design	03/31/24	1%	08/31/24	0%	✓		\$50,000	\$0	0%	✓		New work order
<b>HARBOR DEPARTMENT FACILITIES TOTAL</b>								<b>\$86,194,350</b>	<b>\$15,555,149</b>	<b>18%</b>			
<b>Miscellaneous Projects</b>													
1. POLA Sidewalk Repair Program - POLA Sidewalks (2546300)	Construction	06/30/24	100%	06/30/26	90%	✓	2	\$3,600,000	\$1,634,656	45%	✓		Mar PDC-Schedule Change
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	\$1,502,159	11%	✓	3	
4. B. 58-60 Shed - Seismic Bracing Improvements (2555200)	Construction	03/21/19	100%	06/01/24	20%	✓	2	\$1,642,000	\$668,622	41%	✓	3	Feb PDC-Budget Increase
5. South Seaside Avenue Storm Drain Restoration (2560800)	Bid (Adv.) and Award	10/04/23	100%	03/31/25	0%	✓	5	\$1,425,000	\$162,333	11%	✓	1	
6. B. 150-195 - Underwharf Pipeline Hangers Replacement (2561300)	Construction	01/14/20	N/A	06/30/24	2%	✓	3	\$400,000	\$18,857	5%	✓		

**Audit Committee Status Report**  
(Actuals Thru: January 2024)

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
7. B. 95 - Catalina Channel Express - Barge Landing Ramp Upgrade (2564000)	Hold	04/30/23	100%	06/30/24	0%	●	3	\$1,390,000	\$211,631	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	\$755,329	28%	✓	1	
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	\$1,173,121	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	\$66,557	1%	✓		
15. B. 93 - Parking Deck Waterproofing Improvement (2573000)	Construction	01/31/23	100%	12/31/24	35%	✓		\$6,805,000	\$3,441,334	51%	✓		
16. PMA-ILWU Local 13 Dispatch Hall Surplus Parking Lot Improvements (2573300)	Design	10/31/24	20%	06/30/25	0%	✓	2	\$179,000	\$68,253	38%	✓		
17. Badger Avenue Bridge Grating Replacement (2574000)	Bid (Adv.) and Award		N/A	09/30/24	0%	✓	1	\$544,442	\$66,114	12%	✓		Feb PDC - Schedule Change
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	
20. B. 189 - Underwharf Fire Sprinkler System Replacement (2574300)	Construction	03/31/23	100%	06/30/24	0%	✓	1	\$2,025,000	\$726,367	36%	✓	2	Feb PDC-Budget Increase
22. Port of Los Angeles - Energy Monitoring System (2575700)	Design	06/08/24	10%	06/10/26	0%	✓		\$5,620,000	\$3,601	0%	✓		
23. B. 95 - Catalina Express Parking Lot Gates (2577200)	Design	03/08/24	100%	05/31/24	0%	✓		\$50,000	\$2,774	6%	✓		
24. Badger Avenue Bridge - Motor Brake Replacement (2577900)	Bid (Adv.) and Award		N/A	08/31/24	0%	✓		\$99,713	\$0	0%	✓		
26. 900 Ways Street Lot Improvements (2578400)	Design	03/24/24	95%	10/20/24	0%	✓		\$99,520	\$0	0%	✓		
<b>MISCELLANEOUS PROJECTS TOTAL</b>								<b>\$215,272,904</b>	<b>\$10,594,374</b>	<b>5%</b>			
<b>MARITIME SERVICES TOTAL</b>								<b>\$301,467,254</b>	<b>\$26,149,523</b>	<b>9%</b>			
<b>CIP TOTAL COST</b>								<b>\$2,008,608,654</b>	<b>\$221,005,899</b>	<b>11%</b>			

## 2a) February 2024



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: FEBRUARY 8, 2024**

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

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

This report highlights the actions taken by the Project Development Committee (PDC) at its February 2024 meeting. On February 7, 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 – Four items were submitted and approved.
- 2) Budget change – Three items were submitted and approved.
- 3) New project – Three 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:

- 13 PDC-approved projects totaling \$8,777,791
- 8 projects under \$100,000 totaling \$315,671

As of January 30, 2024, the remaining balance is \$5,906,538.

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 (Feb 8, 2024 17:14 PST)

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: February 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 \$1,167,000

**B. 58-60 – SEISMIC BRACING IMPROVEMENTS - BUDGET INCREASE**

## SUMMARY

Staff requests approval to increase the approved project total for the B. 58-60 – Seismic Bracing Improvements.

The Construction & Maintenance Division recommends increasing the approved budget of \$1,167,000 by \$475,000 for a revised budget total of \$1,642,000, to account for 4 change orders per Los Angeles Department of Building and Safety (LABDS) and the tenant's, AltaSea, changes to the construction scope of work. Additional connections to the fire system are required by LABDS so that the inverter emergency power can be identified on the control panel. The high pile storage sprinkler system design has been resubmitted and accepted by LABDS.

There is no change to the project schedule.

The proposed total project budget is \$1,642,000 and will be completed by June 1, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

## SUBJECT

ORIGINAL PROJECT COST \$1,973,000

**B. 91-93 PASSENGER TERMINAL MOBILE GANGWAYS HYDRAULIC CYLINDER REPLACEMENT - BUDGET INCREASE**

## SUMMARY

Staff requests approval to increase the approved project total for the B. 91-93 Passenger Terminal Mobile Gangways Hydraulic Cylinder Replacement.

The Construction & Maintenance Division recommends increasing the budget of \$1,973,000 by \$300,000 for a revised total of \$2,273,000 to account for the restriction in work hours due to the shipping schedule.

There is no change to the project schedule.

The proposed project budget is \$2,273,000 and will be completed on schedule, December 31, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$1,325,000**BERTH 189 UNDERWHARF FIRE SPRINKLER SYSTEM REPLACEMENT - BUDGET INCREASE****SUMMARY**

Staff requests approval to increase the approved project total for the B. 189 Underwharf Fire Sprinkler System Replacement by \$700,000.

The Construction & Maintenance Division recommends increasing the budget from \$1,325,000 to \$2,025,000 to account for the material and fabrication price escalation and additional labor. The site conditions were verified to have piping connected to B. 193 which will have to be removed and capped.

There is no changes to the project schedule.

The new total project budget is \$2,025,000 and will be completed on June 30, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

## NEW PROJECT

**SUBJECT****ORIGINAL PROJECT COST** \$850,000**BERTH 172-179 FIRE WATER LINE REPLACEMENT - NEW****SUMMARY**

Staff requests approval to initiate a new project for the Berth 172-179 fire water line replacement.

The proposed work includes replacing approximately 1,400 linear feet of fire water line at Berth 172-179. The existing water line has reached the end of its service life, and now requires frequent expensive repairs.

The total project cost is \$850,000 and the project completion date is June 30, 2026.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$1,200,000**CABRILLO MARINE AQUARIUM LIFE SUPPORT SYSTEM – PAIP - NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to partially fund the Cabrillo Marine Aquarium Life Support System. The Department of Recreation and Parks, the Port of Los Angeles' tenant of the Cabrillo Marine Aquarium is the lead agency and responsible for the design and construction of this project.

The total construction and design support during construction is estimated to be \$3,810,000. This cost is proposed to be shared between the Department of Recreation and Parks and the Port of Los Angeles. The Port's maximum share is \$1,200,000 as identified in the Public Access Investment Plan (PAIP) as approved on April 13, 2023 by the Board of Harbor Commissioners.

As the lead agency of this project, the Department of Recreation and Parks has completed design of the project and will oversee the construction. The project completion date is September 30, 2025.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$1,000,000**BERTHS 97-109 – CHINA SHIPPING CONTAINER TERMINAL REVISED SUPPLEMENTAL EIR –NEW PROJECT****SUMMARY**

In 2019, the Port completed a Supplemental Environmental Impact Report (2019 SEIR) for the China Shipping container terminal to address the feasibility of certain mitigation measures. In 2020, the SEIR was challenged by several Petitioners. As a result of the trial court and Court of Appeal decisions, the 2019 SEIR has been set aside and the Port must prepare and certify a revised SEIR for the continued operation of the China Shipping Terminal under the revised mitigation measures.

Staff requests approval of a new scope of work, schedule, and budget to complete a revised SEIR, of which certain details are still being determined in consultation with the legal team. As such, staff is requesting a budget of \$1,000,000 and a 12-month schedule to begin work on the revised SEIR. The scope and budget may be adjusted in the future based on the final court ruling and legal circumstances.

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

**SUBJECT****ORIGINAL PROJECT COST** \$161,672**PORT OF LOS ANGELES POLICE HEADQUARTERS – VERTIV/LIEBERT CONDENSORS REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Port of Los Angeles Police Headquarters – Vertiv/Liebert Condensers Replacement schedule by 7 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 7 months to the schedule to allow for the delays of the Bid & Award and equipment procurement process.

The project will be completed by August 25, 2024 with budget total of \$161,672.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$7,754,000**BERTHS 176-179 (PASHA) - ELECTRICAL INFRASTRUCTURE IMPROVEMENTS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the Berths 176-179 Electrical Infrastructure Improvements construction schedule by five months with no additional increase in the budget. The Engineering Division recommends adding five months to the construction schedule to allow for delays caused by the COVID-19 pandemic and LADWP construction changes.

Upon approval by the Project Development Committee (PDC), the new Construction Finish date would be April 30, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$2,000,000**ALTERNATIVE MARITIME POWER (AMP) CONTAINER SHIP EARTH SWITCHGEARS RETROFIT AT ALL PORT TERMINALS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the schedule for the Alternative Maritime Power (AMP) Container Ship Earth Switchgears Retrofit at All Port Terminals project by an additional 12 months with no increase to the budget.

The Engineering Division recommends adding 12 months to the schedule to allow the vendor time to coordinate access, equipment modification, and commissioning amongst seven terminals.

If approved by the Project Development Committee (PDC), the new completion date would be December 31, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT**

**ORIGINAL PROJECT COST**    \$544,442

**BADGER AVENUE BRIDGE – GRATING REPLACEMENT - SCHEDULE CHANGE**

**SUMMARY**

Staff requests approval to extend the Badger Avenue Bridge – Grating Replacement schedule by 6 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 6 months to the schedule to allow for delays due to the Bid & Award and procurement processes.

The project will be completed by September 30, 2024 with total budget of \$544,442.

**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*

*Michael DiBernardo*

Dina Aryan-Zahlan  
Development

Michael DiBernardo  
Marketing and Customer Relations

**Unallocated Capital Improvement Program Fund FY 23/24****(Budget set in July)****\$ 15,000,000****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)
Cabrillo Marine Aquarium Life Support System ( )	\$	(50,000)
B. 172-179 Fire Waterline Replacement ( )	\$	(50,000)
B. 97-109 China Shipping Container Terminal Revised SEIR ( )	\$	(500,000)

***Subtotal PDC Approved Projects* \$ (8,777,791)****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)
Harbor Administrative Building - Small Conference Rooms to Private Offices (2578300)	\$	(22,107)

***Subtotal Projects Under \$100,000* \$ (315,671)*****Balance as of January 30, 2024*****\$ 5,906,538**

CIP Status Report  
February 2024

Sorted By: Project Number

Actuals Thru: December 2023

Where Construction Finish Date is: > = 1/4/2024 <= 1/30/2024

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design			Percent Design Complete	Construction			Percent Const. Complete	Pre- A500
					Start	Baseline	Finish		Start	Baseline	Finish		

Grand Total: \$0












# Audit Committee Report Packet February 2024

Final Audit Report

2024-02-09

Created:	2024-02-08
By:	Karine Lurvey (klurvey@portla.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnPjPUZeiH-M5e6ywkrb3uaLQQMUrAhPC

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-  Document created by Karine Lurvey (klurvey@portla.org)  
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## 2b) March 2024



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### FOR INFORMATION ONLY

**DATE: MARCH 11, 2024**

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

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

This report highlights the actions taken by the Project Development Committee (PDC) at its March 2024 meeting. On March 6, 2024, the PDC met to consider eleven 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 – Two items were submitted and approved.
- 2) Budget/Schedule/Scope change – Three items were submitted and approved.
- 3) New project – Six 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:

- 14 PDC-approved projects totaling \$12,127,791
- 11 projects under \$100,000 totaling \$480,691

As of February 28, 2024, the remaining balance is \$2,391,518.

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 (Mar 11, 2024 11:22 PDT)

EUGENE D. SEROKA  
Executive Director

**Attachments:**

Transmittal 1: March 2024 PDC Pandect

Transmittal 2: Unallocated CIP Fund Report FY 2023/2024

Transmittal 3: CIP Status Report – Completed Projects

  
DAZ

DAZ/mz

## BUDGET CHANGE, SCHEDULE CHANGE

**SUBJECT****ORIGINAL PROJECT COST** \$167,386**514 PIER A STREET – SOILS LAB CHILLER REPLACEMENT – BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the budget and schedule for the 514 Pier A Street – Soils Lab Chiller Replacement.

The Construction & Maintenance Division recommends increasing the current budget of \$167,386 by \$33,000 to account for inflation during the bid process.

The Construction & Maintenance Division recommends adding eleven months to the schedule to allow for the bid process to complete before the equipment can be procured, delaying the construction.

The new project total is \$200,000 and will now be completed by December 31, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$1,320,000**B. 155A – RE-ROOF AND DRAIN INSTALLATION - BUDGET AND SCHEDULE CHANGE****SUMMARY**

Staff requests approval to increase the budget and change the schedule for the B. 155A – Reroofing and Drain Installation. The Construction & Maintenance Division recommends increasing budget by \$280,000 for a new total of \$1,600,000 to account for the abatement of hazardous materials in the work area.

The Construction & Maintenance Division recommends adding 16 months to the schedule to allow for delays due to the historical and environmental review process needed for the building. The material procurement was paused due the bidding process taking longer than expected and the recent weather conditions make it difficult to acquire roofers which delayed construction.

The new total project budget is \$1,600,000 and will now be completed by July 31, 2025.

**PDC ACTION** Approved

**COMMENT** No comment.

## BUDGET CHANGE, SCHEDULE CHANGE, SCOPE CHANGE

**SUBJECT****ORIGINAL PROJECT COST** \$330,000**BERTH 93 VEHICULAR RAMPS CORROSION MITIGATION – SCOPE, BUDGET, AND SCHEDULE CHANGES****SUMMARY**

Staff requests approval for additional scope, cost increase, and schedule change to Berth 93 Vehicular Ramps Corrosion Mitigation project.

On June 7, 2023, the PDC approved the project for design only, and requested that the project return to PDC after completion of design to reconsider the construction scope. Design is substantially complete, the original proposed estimate has been validated. Staff request approval to move forward with the construction scope, including lead abatement, a new drainage system, new electrical connections for lighting, and painting of the structural steel, including a corrosion inhibitor primer.

The revised budget is increased by \$3,870,000 from \$330,000 to a new project budget of \$4,200,000 to include the construction portion of the project. The revised schedule is increased by 7 months to a new completion date of January 31, 2026 to allow final coordination and completion of design details.

**PDC ACTION** Approved

**COMMENT** No comment.

## NEW PROJECT

**SUBJECT****ORIGINAL PROJECT COST** \$6,900,000**WILMINGTON WATERFRONT PARK WEST END RESTROOM AND SITE RESTORATION – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to design and construct a new restroom and site restorations and improvements on the west end of the Wilmington Waterfront Park.

The proposed work includes demolition of non-functioning fountain, construction of a restroom with new utility connections, installation of new shade structures, replanting of tree groves that were part of the original design, miscellaneous site repairs, site utility removals, replacement of old site furnishings, and landscape modifications.

The restroom is identified in the Public Access Investment Plan as one of the future projects for Wilmington. The additional shade is a request from the Board of Harbor Commissioners.

The total project cost is \$6,900,000 and the project completion date is June 30, 2027.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$3,500,000**PIER 400 ROADABILITY CANOPY IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to implement the Pier 400 Roadability Canopy Improvements. The scope of the project includes replacement of the corroded metal roof as well as reconstruction of damaged exterior steel frame beams and columns. The total project cost is \$3,500,000 and the project completion date is July 31, 2027.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$1,190,000**BERTHS 302-305 PANZERBELT IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to improve the crane cable Panzerbelt located along Berths 302-305.

The proposed work includes removals of the stainless steel Panzerbelt trench liner and improvement of the underlying concrete trench.

The total project cost is \$1,190,000 and the project completion date is July 31, 2025.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$18,400,000**CANNERY ST. & BARRACUDA ST. FACILITIES DEMOLITION & IMPROVEMENTS – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to demolish four former Fisherman's Pride fish processing buildings located at 888 Ways Street on Terminal Island and redevelop the land for open storage or other similar purposes.

The proposed work includes the demolition of four former fish processing structures, tanks, concrete foundations, mechanical and electrical equipment, and removal and abatement of lead and asbestos. Proposed improvements include grading and paving with asphalt concrete and providing drainage for the site, including low impact development (LID) measures. One warehouse will remain and will be suitable for cold storage of fish or other similar purposes.

The total project cost is \$18,400,000 and the project completion date is June 1, 2027.

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

**SUBJECT****ORIGINAL PROJECT COST** \$520,000**NEW DOCK STREET PUMP STATION - STORMWATER DISINFECTION SYSTEM – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to install a storm water disinfection system for the existing New Dock Street Pump station.

The proposed work includes installing a UV light disinfection system on the 6-inch force main storm water outfall for the New Dock Street Pump Station.

The total project cost is \$520,000 and the project completion date is March 31, 2025. The schedule includes seven months of design time to allow for procurement of the UV light disinfection system, which will require Board approval.

**PDC ACTION** Approved**COMMENT** No comment.**SUBJECT****ORIGINAL PROJECT COST** \$2,239,000**NEW DOCK STREET PUMP STATION - FORCE MAIN DIVERSION PROJECT – NEW PROJECT****SUMMARY**

Staff requests approval to initiate a new project to construct a 6-inch diameter force main diversion from the existing New Dock Street Pump Station to a nearby City of Los Angeles (COLA) sewer.

The proposed work includes constructing a 6-inch diameter storm water force main from the existing New Dock Street Pump Station to existing COLA sewer that feeds COLA Terminal Island Reclamation Water Plant (TIWRP). The new 6-inch diameter force main will divert surface and groundwater runoff during dry weather in an effort to conform with California Regional Water Quality Control, Los Angeles Region (Los Angeles Water Board) water quality discharge requirements.

The total project cost is \$2,239,000 and the project completion date is March 31, 2027. The schedule includes 14 months of design time to allow coordination with the Bureau of Sanitation, Port of Long Beach, and other permitting entities. The 12 month construction duration allows for procurement of long lead time items including pipe and electrical components.

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

**SUBJECT****ORIGINAL PROJECT COST** \$396,000**272 S. FRIES AVE – CAPITAL PROJECTS BUILDING FIRE ALARM SYSTEM REPLACEMENT - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the 272 S. Fries Ave – Capital Projects Building Fire Alarm Replacement schedule by 6 months with no increase to the budget.

The Construction & Maintenance Division recommends adding 6 months to the schedule to allow for delays due to the multiple projects the contractor, Johnson Controls is working on and due to a new pending contract with said vendor, which will delay construction until June.

The proposed completion date is October 31, 2024.

**PDC ACTION** Approved

**COMMENT** No comment.

**SUBJECT****ORIGINAL PROJECT COST** \$3,600,000**POLA SIDEWALK REPAIR PROGRAM – POLA SIDEWALKS - SCHEDULE CHANGE****SUMMARY**

Staff requests approval to extend the POLA Sidewalk Repair Program – POLA Sidewalks schedule by 24 additional months, from June 30, 2024 to June 30, 2026, with no additional increase in the budget.

The Engineering Division recommends adding 24 months to the schedule to complete the last area of sidewalk repair within the POLA Sidewalk Repair Program. The additional time is needed due to limited staff resources.

**PDC ACTION** Approved

**COMMENT** No comment.

**ADMINISTRATIVE ITEM**

GASB 49 Report and Completed Projects CIP Report reviewed.

**ACTION ITEM FOLLOW UP****WORK ORDER REPORT**

REVIEWED

**UNALLOCATED BUDGET REPORT**

REVIEWED

**ADDITIONAL DISCUSSION***Dina Aryan-Zahlan*

Dina Aryan-Zahlan  
Development

*Marla Bleavins*  
Marla Bleavins (Mar 11, 2024 11:22 PDT)

Marla Bleavins  
Finance and Administration

**Unallocated Capital Improvement Program Fund FY 23/24****(Budget set in July)****\$ 15,000,000****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. 172-179 Fire Waterline Replacement (2578500)	\$	(850,000)
Cabrillo Marine Aquarium Life Support System (2578600)	\$	(1,200,000)
B. 97-109 China Shipping Container Terminal Revised SEIR (2578700)	\$	(1,000,000)
B. 161 - Plumbing Shop Workspace Solution (2578800)	\$	(900,000)

***Subtotal PDC Approved Projects* \$ (12,127,791)****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)
Harbor Administrative Building - Small Conference Rooms to Private Offices (2578300)	\$	(22,107)
900 Ways Street Lot Improvements (2578400)	\$	(99,520)
Port of Los Angeles Police Headquarters - Flagpole Uplight LED Retrofit (2578900)	\$	(8,500)
B.161 - Boat Shop 10 Ton Jib Crane Replacement (2579000)	\$	(57,000)

***Subtotal Projects Under \$100,000* \$ (480,691)*****Balance as of February 28, 2024*****\$ 2,391,518**

CIP Status Report  
Completed Projects  
Sorted By: Project Number

Actuals Thru: January 2024

Where Construction Finish Date is: >= 1/31/2024 <= 2/1/2024

Expend. Org.	Project Title	Project Manager	Status	Projected Cost	Design				Percent Design Complete	Construction				Percent Const. Complete	Pre- A500
					Start		Finish			Start		Finish			
					Baseline	Projected	Baseline	Projected		Baseline	Projected	Baseline	Projected		
1005	Air Quality Monitoring Stations Upgrade (2568000)	Coluso, Amber	Completed	\$703,200	09/15/21 ^	09/15/21	09/16/21 ^	09/16/21	N/A	08/10/22 ^	08/15/22	03/31/24 ^	02/01/24	100 %	

Grand Total: \$703,200










# Audit Committee Report Packet March 2024

Final Audit Report

2024-03-11

Created:	2024-03-11
By:	Karine Lurvey (klurvey@portla.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAX9b937eVGq96hnq4pEFDKC6VXDeHhkOJ

## "Audit Committee Report Packet March 2024" History

-  Document created by Karine Lurvey (klurvey@portla.org)  
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-  Signer mbleavins@portla.org entered name at signing as Marla Bleavins  
2024-03-11 - 6:22:05 PM GMT- IP address: 199.245.255.5
-  Document e-signed by Marla Bleavins (mbleavins@portla.org)  
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-  Agreement completed.  
2024-03-11 - 6:22:07 PM GMT

## 3a) January 2024



## AUDIT COMMITTEE

Report to the  
Board of Harbor Commissioners

### “FOR INFORMATION ONLY”

**DATE: FEBRUARY 21, 2024**

**TO: BOARD OF HARBOR COMMISSIONERS**

**SUBJECT: FINANCIAL PERFORMANCE RESULTS FOR  
FISCAL YEAR 2023/24 ENDED JANUARY 31, 2024**

Financial performance results for the first seven 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 January, cargo volumes (as measured by TEUs or twenty-foot equivalent units) decreased by 2.5% relative to budget and increased by 2.4% relative to the prior fiscal year. In summary, performance results for the Harbor Department are as follows:

FYTD January 2024	Actuals (Cargo Volumes in Thousands, \$ in Millions)	Actual-to- Budget Comparison	Year-on-Year Comparison
Cargo Volumes	5,348	↓ (2.5%)	↑ 2.4%
Operating Revenues	\$402.5	↑ 0.4%	↑ 5.2%
Operating Expenses	\$153.4	↓ (27.9%)	↑ 0.3%
Operating Income	\$249.1	↑ 32.3%	↑ 8.4%
Net Income	\$178.1	↑ 90.2%	↑ 25.5%

Shipping Services decreased relative to budget due to lower cargo volumes and increased relative to the prior year due to higher cargo volumes. Relative to budget, Operating Revenues increased by 0.4% primarily due to higher rentals partially offset by lower wharfage. In comparison to the prior fiscal year, total Operating Revenues increased by 5.2% due to higher wharfage and higher rentals which were only partially offset by lower space assignments.

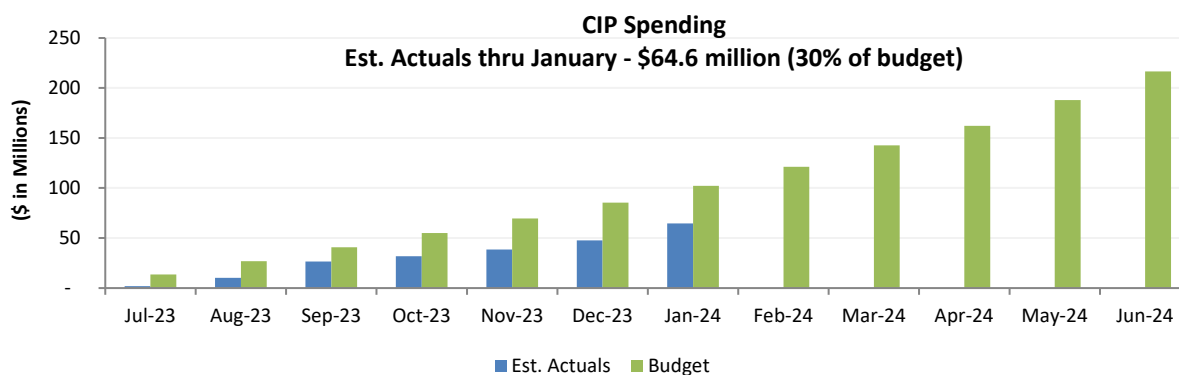
Operating Expenses were 27.9% lower than budgeted primarily due to lower salaries and benefits expenses as well as invoicing/payment delays related to outside services, city services, electricity payments and container incentive payouts. Relative to the prior fiscal

year, total Operating Expenses increased by 0.3% primarily due to higher salaries and benefits.

Operating Margin through the month of January was 61.9% versus a budget of 47.0% and a prior year-to-date figure of 60.0%.

#### Capital Improvement Program (CIP)

CIP spending for the seven-month period ended January 31, 2024, was estimated to reach \$64.6 million or about 30% 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 January 2024
2. Actual-to-Budget FY 2023/24 – January
3. Year-to-Year Performance Report YTD January 31, 2024 and 2023

Author: E. Wang

MB:JS:MM/Finance

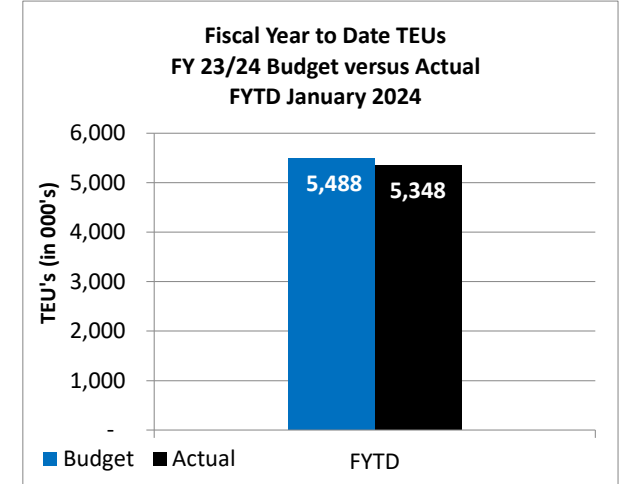
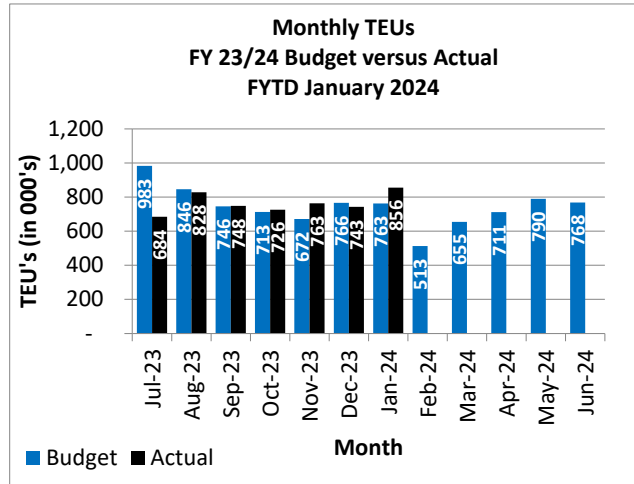
cc: Deputy Executive Directors

# HARBOR DEPARTMENT OF THE CITY OF LOS ANGELES TEU THROUGHPUT COMPARISON - FYTD JANUARY 2024

TRANSMITTAL 1

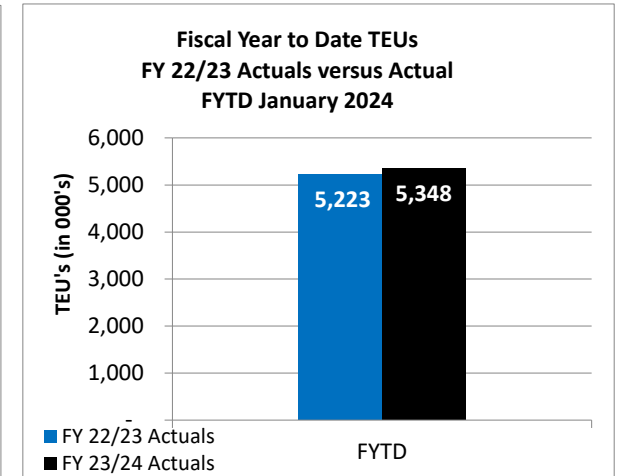
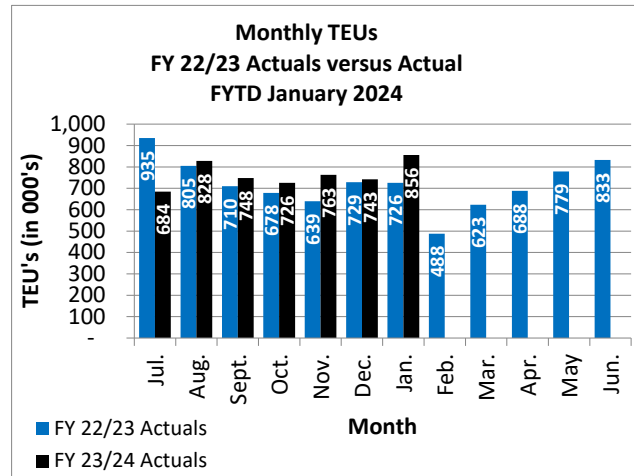
## Budget versus Actuals Comparison FY 23/24 Budget vs. FY 23/24 Actuals

(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	743	-3.0%	↓
Jan-24	763	856	12.2%	↑
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	5,488	5,348	-2.5%	↓
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	743	1.9%	↑
Jan.	726	856	17.9%	↑
Feb.	488		-100.0%	↓
Mar.	623		-100.0%	↓
Apr.	688		-100.0%	↓
May	779		-100.0%	↓
Jun.	833		-100.0%	↓
FYTD	5,223	5,348	2.4%	↑
FY 22/23 Actuals	8,635			



The Port of Los Angeles - Harbor Department  
FYTD JANUARY 31, 2024

TRANSMITTAL 2

\$ in thousands	Fiscal Year Actual FY 2023/24 Fiscal YTD - Jan 2024	Fiscal Year Budget FY 2023/24 Fiscal YTD - Jan 2024	Actual-to-Budget Comparison	
			\$	%
<b>Operating Revenues</b>				
Shipping Services	290,346	295,901	(5,556)	(1.9%)
Rentals	73,343	63,790	9,553	15.0%
Royalties, Fees and Other Revenues	15,999	19,997	(3,998)	(20.0%)
Clean Truck Program Revenues	22,792	21,230	1,562	7.4%
<b>Total Operating Revenues</b>	<b>402,481</b>	<b>400,919</b>	<b>1,562</b>	<b>0.4%</b>
<b>Operating Expenses</b>				
Gross Salaries & Benefits	98,183	112,904	14,721	13.0%
Capitalization	(20,038)	(9,091)	10,947	(120.4%)
Net Salaries & Benefits	78,145	103,813	25,668	24.7%
Marketing & Public Relations	1,341	2,032	691	34.0%
Travel	477	652	175	26.9%
Outside Services	13,802	28,486	14,684	51.5%
Materials & Supplies	3,326	3,855	529	13.7%
City Services	27,818	38,899	11,081	28.5%
Allocations to Capital - Overhead		(11,498)	(11,498)	100.0%
Other Operating Expenses	27,155	43,893	16,738	38.1%
Clean Truck Program Expenses	1,292	2,513	1,220	48.6%
<b>Total Operating Expenses</b>	<b>153,356</b>	<b>212,646</b>	<b>59,290</b>	<b>27.9%</b>
<b>Income Before Depreciation</b>	<b>249,125</b>	<b>188,273</b>	<b>60,852</b>	<b>32.3%</b>
Provision For Depreciation	86,488	90,328	3,840	4.3%
<b>Income From Operations</b>	<b>162,637</b>	<b>97,945</b>	<b>64,692</b>	<b>66.0%</b>
Non-Operating Revenue	25,396	14,991	10,405	69.4%
Non-Operating Expenses	9,983	19,304	9,321	48.3%
<b>Net Income</b>	<b>178,050</b>	<b>93,632</b>	<b>84,418</b>	<b>90.2%</b>

The Port of Los Angeles - Harbor Department  
FYTD January 31, 2024 and 2023

TRANSMITTAL 3

\$ in thousands	Fiscal Year Actual FY 2023/24 Fiscal YTD - Jan 2024	Prior Fiscal Year FY 2022/23 Fiscal YTD - Jan 2023	Year-over-Year Change (Unfavorable)/Favorable	
			\$	%
<b>Operating Revenues</b>				
Shipping Services	290,346	273,902	16,444	6.0%
Rentals	73,343	66,729	6,614	9.9%
Royalties, Fees and Other Revenues	15,999	20,465	(4,465)	(21.8%)
Clean Truck Program Revenues	22,792	21,562	1,230	5.7%
<b>Total Operating Revenues</b>	<b>402,481</b>	<b>382,658</b>	<b>19,823</b>	<b>5.2%</b>
<b>Operating Expenses</b>				
Gross Salaries & Benefits	98,183	92,481	(5,702)	(6.2%)
Capitalization	(20,038)	(16,450)	3,588	(21.8%)
Net Salaries & Benefits	78,145	76,031	(2,114)	(2.8%)
Marketing & Public Relations	1,341	1,351	10	0.8%
Travel	477	319	(159)	(49.7%)
Outside Services	13,802	14,139	337	2.4%
Materials & Supplies	3,326	2,702	(624)	(23.1%)
City Services	27,818	29,847	2,029	6.8%
Other Operating Expenses	27,155	27,465	311	1.1%
Clean Truck Program Expenses	1,292	1,025	(267)	(26.1%)
<b>Total Operating Expenses</b>	<b>153,356</b>	<b>152,879</b>	<b>(477)</b>	<b>(0.3%)</b>
<b>Income Before Depreciation</b>	<b>249,125</b>	<b>229,779</b>	<b>19,346</b>	<b>8.4%</b>
Provision For Depreciation	86,488	91,324	4,836	5.3%
<b>Income From Operations</b>	<b>162,637</b>	<b>138,456</b>	<b>24,181</b>	<b>17.5%</b>
Non-Operating Revenue	25,396	15,020	10,376	69.1%
Non-Operating Expenses	9,983	11,655	1,673	14.4%
<b>Net Income</b>	<b>178,050</b>	<b>141,820</b>	<b>36,230</b>	<b>25.5%</b>

## 3b) February 2024

**“FOR INFORMATION ONLY”**

**DATE: MARCH 18, 2024**

**TO: BOARD OF HARBOR COMMISSIONERS**

**SUBJECT: FINANCIAL PERFORMANCE RESULTS FOR  
FISCAL YEAR 2023/24 ENDED FEBRUARY 29, 2024**

Financial performance results for the first eight 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 February, cargo volumes (as measured by TEUs or twenty-foot equivalent units) increased by 2.1% relative to budget and increased by 7.3% relative to the prior fiscal year. In summary, performance results for the Harbor Department are as follows:

<b>FYTD February 2024</b>	<b>Actuals (Cargo Volumes in Thousands, \$ in Millions)</b>	<b>Actual-to- Budget Comparison</b>	<b>Year-on-Year Comparison</b>
<b>Cargo Volumes</b>	6,129	↑ 2.1%	↑ 7.3%
<b>Operating Revenues</b>	\$465.9	↑ 5.6%	↑ 13.6%
<b>Operating Expenses</b>	\$175.1	↓ (27.5%)	↑ 2.0%
<b>Operating Income</b>	\$290.8	↑ 45.7%	↑ 22.0%
<b>Net Income</b>	\$210.4	↑ 131.0%	↑ 51.9%

Shipping Services increased relative to budget and prior year due to higher cargo volumes and higher cargo rates. Relative to budget, Operating Revenues increased by 5.6% primarily due to higher wharfage and higher rentals. In comparison to the prior fiscal year, total Operating Revenues increased by 13.6% due to higher wharfage and higher rentals which were only partially offset by lower space assignments.

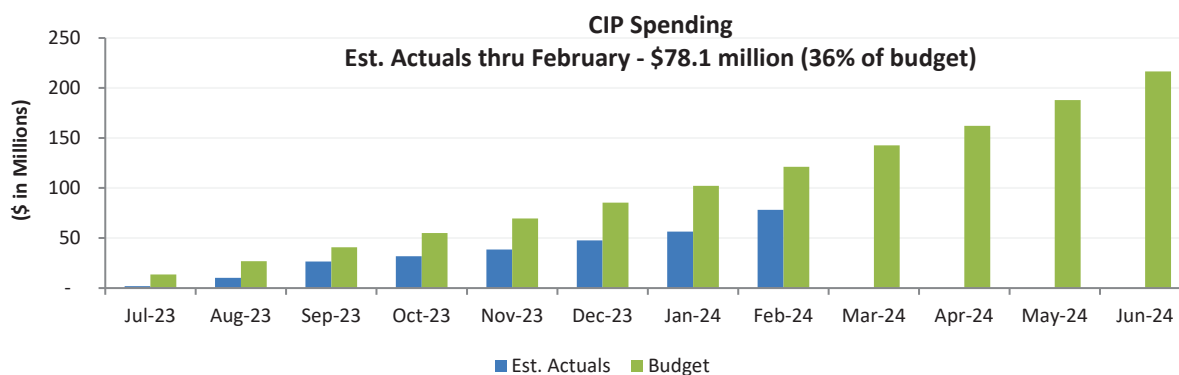
Operating Expenses were 27.5% lower than budgeted primarily due to lower salaries and benefits expenses as well as invoicing/payment delays related to outside services, city services, electricity payments and container incentive payouts. Relative to the prior fiscal

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

Operating Margin through the month of February was 62.4% versus a budget of 45.3% and a prior year-to-date figure of 58.1%.

#### Capital Improvement Program (CIP)

CIP spending for the eight-month period ended February 29, 2024, was estimated to reach \$78.1 million or about 36% of the total \$216.5 million CIP adopted budget.



*Marla Bleavins*

Marla Bleavins  
dc=pola, dc=lahd, ou=HQ,  
ou=EXECOFFICE, ou=Users, ou=Emp,  
cn=Marla Bleavins,  
email=MBleavins@portia.org  
2024.03.18 23:03:36 -0700

**MARLA BLEAVINS**

Deputy Executive Director & Chief Financial Officer

#### Transmittals:

1. TEU Throughput Comparison – FYTD February 2024
2. Actual-to-Budget FY 2023/24 – February
3. Year-to-Year Performance Report YTD February 29, 2024 and 2023

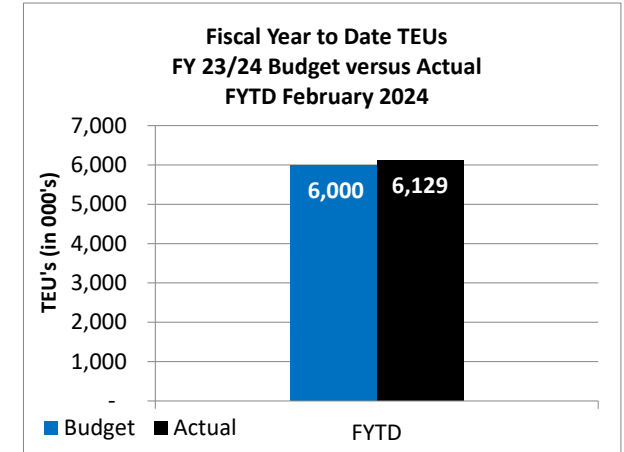
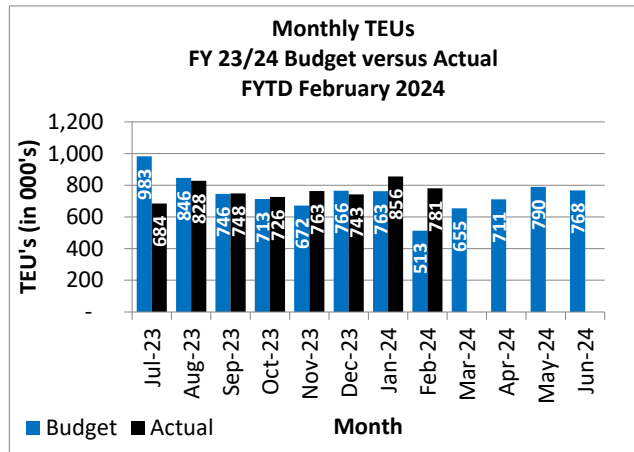
Author: E. Wang  
MB:JS:MM/Finance  
cc: Deputy Executive Directors

# HARBOR DEPARTMENT OF THE CITY OF LOS ANGELES TEU THROUGHPUT COMPARISON - FYTD FEBRUARY 2024

TRANSMITTAL 1

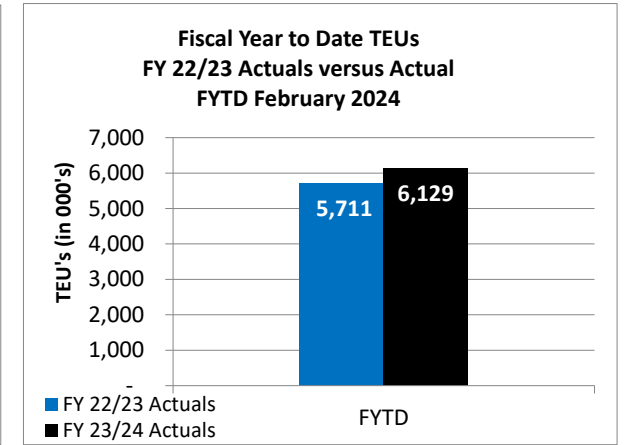
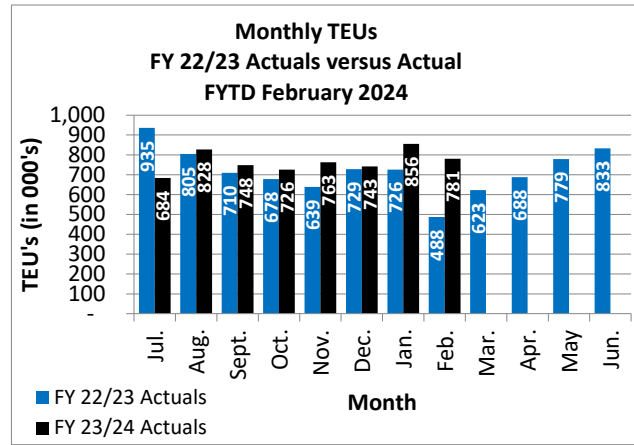
## Budget versus Actuals Comparison FY 23/24 Budget vs. FY 23/24 Actuals

(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	743	-3.0%	↓
Jan-24	763	856	12.2%	↑
Feb-24	513	781	52.4%	↑
Mar-24	655		-100.0%	↓
Apr-24	711		-100.0%	↓
May-24	790		-100.0%	↓
Jun-24	768		-100.0%	↓
FYTD	6,000	6,129	2.1%	↑
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	743	1.9%	↑
Jan.	726	856	17.9%	↑
Feb.	488	781	60.1%	↑
Mar.	623		-100.0%	↓
Apr.	688		-100.0%	↓
May	779		-100.0%	↓
Jun.	833		-100.0%	↓
FYTD	5,711	6,129	7.3%	↑
FY 22/23 Actuals	8,635			



The Port of Los Angeles - Harbor Department  
FYTD FEBRUARY 29, 2024

TRANSMITTAL 2

\$ in thousands	Fiscal Year Actual FY 2023/24 Fiscal YTD - Feb 2024	Fiscal Year Budget FY 2023/24 Fiscal YTD - Feb 2024	Actual-to-Budget Comparison	
			\$	%
<b>Operating Revenues</b>				
Shipping Services	338,603	325,397	13,206	4.1%
Rentals	80,503	69,202	11,302	16.3%
Royalties, Fees and Other Revenues	23,662	23,239	423	1.8%
Clean Truck Program Revenues	23,166	23,337	(171)	(0.7%)
<b>Total Operating Revenues</b>	<b>465,934</b>	<b>441,174</b>	<b>24,760</b>	<b>5.6%</b>
<b>Operating Expenses</b>				
Gross Salaries & Benefits	109,519	128,918	19,399	15.0%
Capitalization	(22,903)	(10,389)	12,514	(120.4%)
Net Salaries & Benefits	86,616	118,529	31,913	26.9%
Marketing & Public Relations	1,442	2,235	793	35.5%
Travel	546	722	176	24.4%
Outside Services	15,659	32,677	17,018	52.1%
Materials & Supplies	3,658	4,386	728	16.6%
City Services	33,681	44,446	10,765	24.2%
Allocations to Capital - Overhead		(13,140)	(13,140)	100.0%
Other Operating Expenses	31,632	48,924	17,292	35.3%
Clean Truck Program Expenses	1,865	2,756	890	32.3%
<b>Total Operating Expenses</b>	<b>175,099</b>	<b>241,534</b>	<b>66,435</b>	<b>27.5%</b>
<b>Income Before Depreciation</b>	<b>290,835</b>	<b>199,640</b>	<b>91,195</b>	<b>45.7%</b>
Provision For Depreciation	98,599	103,041	4,442	4.3%
<b>Income From Operations</b>	<b>192,236</b>	<b>96,599</b>	<b>95,637</b>	<b>99.0%</b>
Non-Operating Revenue	29,502	16,539	12,963	78.4%
Non-Operating Expenses	11,372	22,062	10,690	48.5%
<b>Net Income</b>	<b>210,366</b>	<b>91,077</b>	<b>119,290</b>	<b>131.0%</b>

The Port of Los Angeles - Harbor Department  
FYTD February 29, 2024 and 2023

TRANSMITTAL 3

\$ in thousands	Fiscal Year Actual FY 2023/24 Fiscal YTD - Feb 2024	Prior Fiscal Year FY 2022/23 Fiscal YTD - Feb 2023	Year-over-Year Change (Unfavorable)/Favorable	
			\$	%
<b>Operating Revenues</b>				
Shipping Services	338,603	292,588	46,015	15.7%
Rentals	80,503	71,032	9,472	13.3%
Royalties, Fees and Other Revenues	23,662	21,761	1,901	8.7%
Clean Truck Program Revenues	23,166	24,726	(1,561)	(6.3%)
<b>Total Operating Revenues</b>	<b>465,934</b>	<b>410,107</b>	<b>55,828</b>	<b>13.6%</b>
<b>Operating Expenses</b>				
Gross Salaries & Benefits	109,519	102,434	(7,085)	(6.9%)
Capitalization	(22,903)	(18,262)	4,641	(25.4%)
Net Salaries & Benefits	86,616	84,172	(2,444)	(2.9%)
Marketing & Public Relations	1,442	1,759	318	18.1%
Travel	546	361	(185)	(51.3%)
Outside Services	15,659	16,906	1,247	7.4%
Materials & Supplies	3,658	3,201	(457)	(14.3%)
City Services	33,681	35,427	1,746	4.9%
Other Operating Expenses	31,632	28,796	(2,836)	(9.8%)
Clean Truck Program Expenses	1,865	1,117	(748)	(66.9%)
<b>Total Operating Expenses</b>	<b>175,099</b>	<b>171,740</b>	<b>(3,359)</b>	<b>(2.0%)</b>
<b>Income Before Depreciation</b>	<b>290,835</b>	<b>238,366</b>	<b>52,469</b>	<b>22.0%</b>
Provision For Depreciation	98,599	105,197	6,598	6.3%
<b>Income From Operations</b>	<b>192,236</b>	<b>133,169</b>	<b>59,067</b>	<b>44.4%</b>
Non-Operating Revenue	29,502	18,354	11,148	60.7%
Non-Operating Expenses	11,372	13,058	1,686	12.9%
<b>Net Income</b>	<b>210,366</b>	<b>138,464</b>	<b>71,902</b>	<b>51.9%</b>