

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 7, 2023

TO: Honorable Mayor Karen Bass
Office of the Mayor, Mail Stop 370

Honorable Members of the Trade, Travel, and Tourism Committee
Councilmember Traci Park, Chair
Councilmember Tim McOsker
Councilmember Hugo Soto-Martinez
c/o Ms. Holly L. Wolcott, City Clerk
Office of the City Clerk, Mail Stop 160

Honorable Kenneth Mejia, City Controller
Office of the Controller, Mail Stop 183

FROM: Eugene D. Seroka, Executive Director *Marla Bleavins FOR*
Harbor Department, Mail Stop 260

SUBJECT: **FISCAL YEAR 2023/24 STATEMENT OF DEBT ACCOUNTABILITY
AND CAPITAL IMPROVEMENT PLAN**

In accordance with Section 610 of the City of Los Angeles Charter Code, attached are the Harbor Department's Fiscal Year 2023/24 Statement of Debt Accountability (Attachment 1) and Capital Improvement Plan (Attachment 2).

Should you have any questions or require additional information, please contact Marla Bleavins, Deputy Executive Director and Chief Financial Officer at (310) 732-7706.

ES/AVG/MB/JS/FK/EO

Attachments (1 & 2)

cc: Sharon M. Tso, Chief Legislative Analyst
Matthew Szabo, City Administrative Officer
Tristan Noack, CLA's Office
Jacqueline Vernon Wagner, CAO's Office
Sondra Fu, CAO's Office
Erick Martell, Mayor's Office
Keyonna Kidd, City Clerk's Office
Board of Harbor Commissioners
Antonio Gioiello, Deputy Executive Director, Harbor
Marla B. Bleavins, Deputy Executive Director & CFO, Harbor
Soheila Sajadian, Director of Debt and Treasury, Harbor
Carol Wang, Harbor
Stephanie Magnien Rockwell, Harbor



**Port of Los Angeles
(Harbor Department, City of Los Angeles)
Statement of Debt Accountability
Fiscal Year 2023-24 Budget**

<u>Description</u>	<u>Original Amount Issued/Borrowed</u>	<u>Amount Outstanding 6-30-2023</u>	<u>Debt Service FY 2023-24</u>
Existing Bonded Debt:			
Harbor Revenue Bonds, Issue 2014, Series A	203,280,000	165,835,000	14,444,000
Harbor Revenue Bonds, Issue 2014, Series B	89,105,000	76,325,000	5,688,500
Harbor Revenue Bonds, Issue 2014, Series C	44,890,000	38,060,000	2,853,000
Harbor Revenue Bonds, Issue 2015, Series A	37,050,000	15,150,000	4,443,000
Harbor Revenue Bonds, Issue 2016, Series A	97,970,000	13,800,000	690,000
Harbor Revenue Bonds, Issue 2016, Series B	68,385,000	62,915,000	3,915,000
Harbor Revenue Bonds, Issue 2016, Series C	35,205,000	35,205,000	1,408,200
Harbor Revenue Bonds, Issue 2019, Series A	115,065,000	81,820,000	32,604,875
Harbor Revenue Bonds, Issue 2019, Series B	32,340,000	32,340,000	1,617,000
Harbor Revenue Bonds, Issue 2019, Series C-1	4,995,000	4,995,000	249,750
Harbor Revenue Bonds, Issue 2019, Series C-2	10,680,000	10,680,000	534,000
Bonded Debt Totals:	738,965,000	537,125,000	68,447,325

**Port of Los Angeles
(Harbor Department, City of Los Angeles)
Capital Improvement Plan
Fiscal Year 2023-24**

Terminals**Berths 90-93 Inner Harbor Cruise Facility & Berths 45-53 Outer Harbor Cruise Facility**

The Inner Harbor Cruise Facility will have a few upgrades in FY 23/24 including an elevator renovation, emergency lighting inverter replacement, mobile gangways hydraulic cylinder replacement, and photovoltaic system inverter replacement.

At the Outer Harbor Cruise Facility, design for an Alternative Maritime Power (AMP) project will be completed in summer of 2024.

\$ 6,839,416

Berths 121-131 - Development (Everglades)

Preparation of planning and environmental documents for the Berths 121-131 Terminal Redevelopment projects, which include the Draft Environmental Impact Statement (EIS)/ Environmental Impact Report (EIR) analysis, release of Draft EIS/EIR and public hearing, and release of Final EIS/EIR, is scheduled for June 2024.

\$ 555,623

Berths 171-182 Marine Improvements (Pasha)

Pasha Terminal improvements include 382 linear feet (LF) of concrete wharf upgrade to comply with the Port of Los Angeles seismic code, replacement of the terminal's main electrical equipment, construction of a new switchgear yard, re-roof of the office building, Berths 179-181 bollard repair, and Berth 182 slope erosion repair. The wharf project will begin construction and the electrical upgrade project will complete construction in FY 23/24.

\$ 13,752,955

Berths 212-224 Development (YTI)

Installation of a leak detection system and upgrade of the electrical feeders at the Yusen Container Terminal are scheduled for completion in December 2023.

\$ 176,662

Berths 222-236 Development (Everport)

A Sensitivity map and accompanying final report will be finished by consultant in early FY 23/24 for the Everport Mitigation Cultural Resource Investigation.

\$ 9,786

Berths 300-306 Development (Fenix/CGA CGM)

Design of the On-Dock Railyard Expansion which includes 5 new tracks (approximately 12,000LF), reuse of 3 existing tracks (approximately 7,000LF), drainage, grading, paving, electrical improvements, fire protection, striping, and signage is continuing, with completion expected in August of 2023.

Berths 302-305 RMG Crane Rail and Foundation improvements include 2,300LF of 145' gage crane rail (approximately total 5,000LF of crane rail), continuous grade beam foundation, contaminated soil remediation including auto shredder waste, electrical infrastructure to operate five (5) 145' wide span RMG cranes in the north railyard, safety fencing and protection barriers, modifications to the existing substation, power distribution infrastructure, communication conduit, and other site improvements. Design completion is scheduled for summer of 2023.

Berth 306 Wharf and Backland improvements include 1,250LF of 100 gage concrete wharf, 200' of dredging to -55', AMP, 4 electrical vaults, 2.2 acres of container terminal backland, including full depth asphalt pavement, storm drain, striping, high mast light poles, 12.47 KV power, upgrading 240LF of wharf and dredging at Berth 305. Design completion is scheduled for August 2023.

\$ 24,384,383

Berths 400-409 Development (Maersk)

The extension to the existing rail bridge, and construction of five new railroad storage tracks, an asphalt access roadway, new crossovers and switches as well as modifications to the existing compressed air system at the Pier 400 Rail Storage Yard will continue, with construction completion expected in January 2024.

\$ 29,677,814

Port of Los Angeles
(Harbor Department, City of Los Angeles)
Capital Improvement Plan
Fiscal Year 2023-24

Marine Oil Terminal Engineering Maintenance Standards (MOTEMS)

Phase 1 of the Berths 167-169 MOTEMS (Shell) project consisting of a new concrete loading platform, access trestle, and steel catwalks will complete construction in May 2023. Phase 2 of the Berths 167-169 Motems (Shell) project will advertise in Fall 2023. The Berths 238-239 (PBF Energy) project, consisting of a new loading/unloading platform, access ramp, catwalks, and fenders, will start construction in Fall 2023.

\$ 17,751,589

Miscellaneous Terminal Improvements (TI)

Damage assessments are scheduled to be completed for the repair of concrete wharves at Berths 57-60 in early 2024.

Improvements at the TI Maritime Support Facility consist of the development of 70 acres of the approximate 80 acre site for container support facility, which includes grading, paving, and work on storm drains, electrical installations, lighting, fire protection, potable water, sewer, fencing, roadability canopy, longshore restrooms, guard booths, and connection to the future grade separation. Design completion is scheduled for February 2025 and construction completion is scheduled for August 2027.

Berth 44 Boatyard Site Preparations project includes demolition of historic buildings, site removals, site dredging to -20 mean lower low water (MLLW), filling the existing marine ways, building approximately 40' of seawall, import filling, and site grading. Design completion is scheduled for October 2023 and construction completion is scheduled for April 2025.

The Berths 208-209 Container Freight Station (CFS) Building Demolition and Lot Conversion project includes the demolition of a 62,000 square foot former CFS building, site removals, storm drain system work, and grading & paving of approximately 5.7 acres to provide a contiguous backland. Design completion is estimated for October 2023 and construction completion is scheduled for April 2025.

\$ 6,380,540

TOTAL TERMINAL IMPROVEMENTS \$ 99,528,768

Transportation Projects

The State Route 47 (SR 47)/Vincent Thomas Bridge (VTB) & Front Street/Harbor Boulevard Interchange Reconfiguration project, which entails the replacement of the existing westbound (WB) off-ramp from the VTB with a new off-ramp, realignment of the existing WB on-ramp onto the SR 47 and Interstate 110 connector, and modification of the eastbound (EB) on-ramp onto the VTB toward Terminal Island will begin construction in late 2023. Construction will begin in early 2024 on the Berth 115 Rail Crossing Replacement. Design began in April 2023 for the Navy Way and Seaside Avenue Interchange Improvements project and the environmental documentation will be completed late 2023. Construction will begin on the Caltrans Pedestrian Path and Parking Restriping project in Fall 2023.

The Maritime Support Facility Access/ TI Rail System Grade Separation project is a grade separated roadway over the POLA mainline rail tracks connecting Terminal Way, Ferry Street, and Pier 300 to the TI Maritime Support Facility without impeded access. The project includes preparation of a 7-acre site, installation of a 2,000LF grade separation roadway structure and 630LF of roadway, and connecting Pier 300 to the grade separation. Other improvements include intersection modifications, re-signalization of the traffic signals at Terminal Way and Ferry Street, roadway lighting, creation of a turn out lane from the existing Terminal Way grade separation Pier 300 entrance, paving & striping, storm drain system work, fencing, and landscaping. Design is scheduled to start in summer of 2023.

TOTAL TRANSPORTATION PROJECTS \$ 22,473,595

Port of Los Angeles
(Harbor Department, City of Los Angeles)
Capital Improvement Plan
Fiscal Year 2023-24

Maritime Services

Harbor Department Facilities

Redesign work to comply with City of Los Angeles Green Building Code for the Heating, Ventilation, and Air Conditioning (HVAC) replacement project at the Harbor Administration Building (HAB) will be finished by March 2024, and construction will start in September 2024. Construction to remodel the HAB Board Hearing Room and Executive Session Room will start in summer 2023, construction will be completed in September 2024, and commission of audio/video equipment is scheduled to be completed at the end of 2024. Construction of the Port Pilot Radio System will be completed by December 2023. Construction to replace the Compressed Natural Gas (CNG) compressor at Berth 161 will start in June 2024 with completion by December 2025. Other continuing projects include the remodel of the former administration building at Berth 161, Oracle Cloud Migration project, and the Klein Billing and Port Pilot system enhancement.

\$ 17,535,570

Miscellaneous Projects

Projects listed under miscellaneous are not included in any specific program listed above. Projects included are the Sidewalk Repair Program within POLA Facilities, Terminal Island Demolition Projects [1050 Ways Street (StarKist) - Demolition and Storage Lot Conversion, South Seaside Avenue Storm Drain Restoration, Southwest Marine Administration Demolition and Pavement Improvements, 1025 S. Seaside Ave - Demolition and Lot Conversion], Berth 95 - Catalina Channel Express - Barge Landing Ramp Update, and the FY 23/24 C&M Deferred Maintenance Projects. These projects will be in construction during FY 23/24.

Port wide Leak Detection Expansion Program will install smart meters to communicate with the Port's existing water monitoring program to identify anomalies in the system as a potential leak.

\$ 35,496,425

Unallocated Capital Improvement Program Fund

This category is for unanticipated projects which are initiated throughout FY 23/24. It includes construction services, consultants, hiring hall expenses, materials, equipment, services from other city departments, and administrative expenses.

\$ 15,000,000

TOTAL MARITIME SERVICES \$ 68,031,995

***TOTAL CAPITAL IMPROVEMENT PROGRAM BUDGET** \$ 216,518,294
(Including Salaries)

* Excludes overhead, operating equipment, and capitalization & allocated expenditures.