

EDWARD M. PRIBONIC, P.E., Inc.
4825 Hazelnut Avenue
Seal Beach, CA 90740
ENGINEERING DESIGN and CONSULTING
Ph. (562) 493-2946 Fax (562) 493-0127
E mail: emp@pribonic.com

City of Long Beach
 Department of Economic & Property Development
 333 W. Ocean Blvd., 3rd Floor
 Long Beach, CA 90802

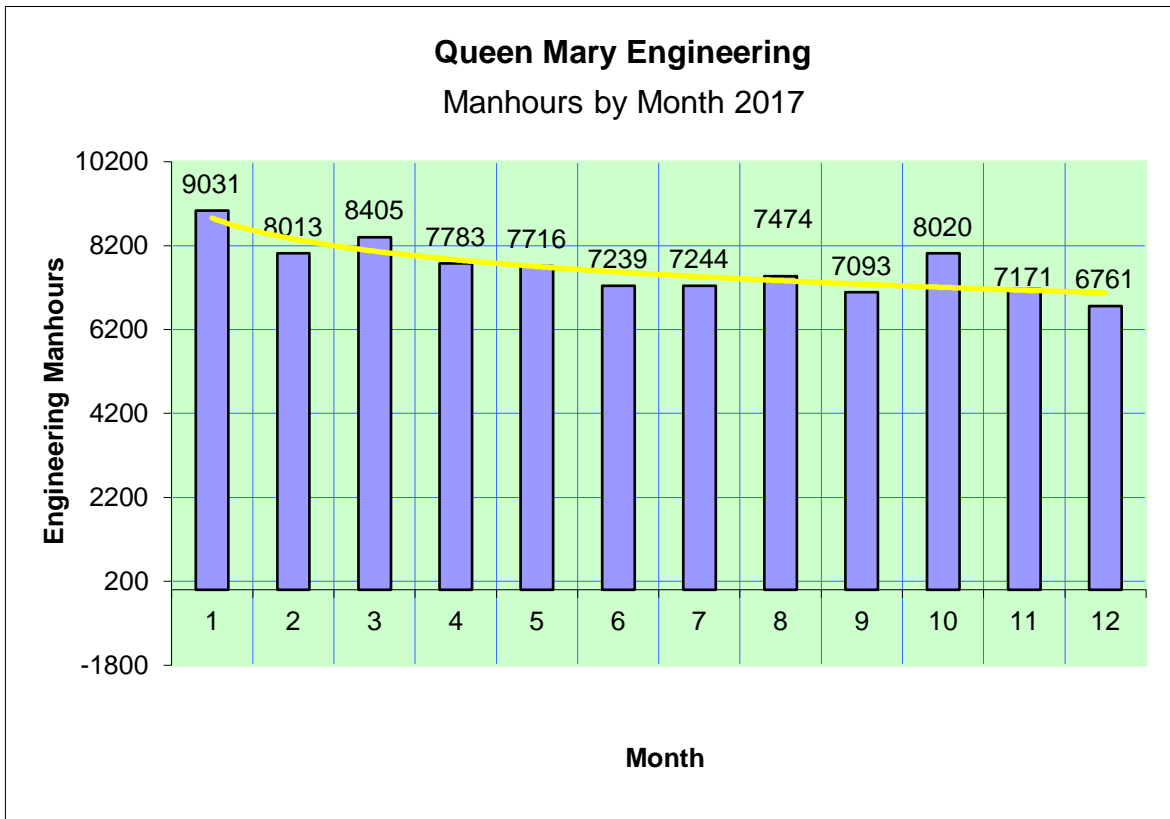
February 3, 2018

The following is Inspection Report #372. The inspection of the property was conducted January 31, 2018.

I. OVERVIEW

For the month of December manpower to implement the Base Maintenance Plan totaled 6,761 manhours. This represents a 5.7% decrease in manpower from November. The breakdown by department is below.

Carpentry	256	Manhours
Electrical	312	
Groundskeeper	609	
Maintenance	1,207	
Painting	152	
Plumbing	288	
Engineer	668	
Custodian	2,636	



The organization chart for 2018 was reviewed and compared to the chart of 2015. The current chart lists a total of 27 employees and one open position in the Engineering Department, while there were 37 positions filled and 3 open in 2015. The department has long been understaffed. The 40 positions in place in 2015 were inadequate to keep up with the BMP and for the most part provided only reactive maintenance.

Now, in 2018, with a department of 28, (a shrinkage of 30% from 2 ½ years ago), it is illogical to expect that all the necessary maintenance of the property can be accomplished with that staff size. Rather, it is clear that maintenance will be deferred at a greater rate and the condition of the property will continue to decline.

As noted in the Engineering Manpower chart above, there was a steady decline in manhours dedicated to the BMP throughout 2017. The hours expended, (as depicted in the chart), include special event manhours for things such as Chill, Dark Harbor and other activities throughout the year, which did not go to supporting maintenance.

As I have stated in previous reports, the engineering department is understaffed for its intended workload, and the shortage of manpower has significantly worsened in the past year.

II. LEGAL AND CODE COMPLIANCE

- A.** Compliance with Legal Requirements
All permits are current. No activity necessary this period.

III. SHORESIDE FACILITIES

- A.** Entrance
No activity this period.
- B.** Pavement
No activity this period.
- C.** Utility Connections
No activity this period.
- D.** Gangways
No activity this period.
- E.** Queens Marketplace
No activity this period.
- F.** Dome
The Dome exterior is being repaired with the replacement of the panel joint covers. See Photo No. 1. The interior has been repaired and upgraded by Carnival as its passenger terminal. See Photos Nos. 2 and 3. One area of concern is that several wire ropes were being connected to the highest level of the structure and extended to the floor. See Photos Nos. 4 and 5. It appears that they will be used to suspend some item(s). My concern is that although geodesic domes distribute loads throughout the structure, and are strong as a result, that the planned suspension of items needs to be reviewed by a structural engineer and the plan submitted to this department or the building department, for approval before their installation.

- G. Landscaping
No activity this period.

IV. SHIPBOARD

- A. Safety
Lighting in the backstage corridors and stairwells remains unlit due to Dark Harbor personnel removing light bulbs or disconnecting fixtures. This was addressed in the previous report and an Action Item attached.

ACTION ITEM, (Second request): Engineering shall replace fixtures and bulbs at all locations, and remove any props or other items blocking doors, stairs or exit lights.

- B. Food Facilities
No activity this period.
- C. Exiting and Signage
No activity this period.
- D. Interior Architecture and Antiquities
No activity this period.

V. STRUCTURAL

- A. Maintenance and Protective Coatings
Repair of the bilge areas below the Exhibit Hall was begun last year, but stopped some months ago. The bilges were cleaned, rust and debris removed, steel deck plates replaced or repaired and then painted with a rust inhibitor. Now, some months later, the area remain uncompleted. Worse, the areas which were repaired now contain standing water, and the rust inhibitor seems to have completely failed, as rust is widespread throughout. See Photos Nos. 6, 7 and 8.
A thorough examination of the area must be done and the manufacturer of the inhibitor should be brought in to evaluate the conditions.
- C. Inspections
No activity this period.
- D. Modifications
No activity this period.

VI. CORROSION

- A. Corrosion Control Systems
I have not received any corrosion reports in several years. I understand that a contract has been placed with a new consultant to inspect the ship and maintain the anode system.

ACTION ITEM: Engineering Dept. to provide a copy of the contract and any reports from the new consultant.

- B.** Vessel Exterior
Hull painting is still unfinished and moving very slowly. See Photo No. 9.
- C.** Wetted Hull and Propeller Box
No activity this period.
- D.** Decks
Decking around the wheelhouse was started several weeks ago but has come to a halt for lack of funding. Remaining in an incomplete stage exposes the job to weather damage and a less reliable weather seal when, eventually the installation is finished and the caulking applied to weathered and dirty planks.

ACTION ITEM (Second request): Urban Commons is to provide the complete deck installation protocol with all installation steps and product spec sheets for materials before continuing work beyond the Docking Bridges.

- E.** Moorings
No activity this period.
- F.** Expansion Joints

ACTION ITEM (Second request): Urban Commons shall provide the plans and drawings for the repair of the remaining Expansion Joints and respond to earlier questions on the current design with drain.

- G.** Bilges
Work in restoring the bilges has seemed to have stopped for the past few months.

ACTION ITEM (Second request): Urban Commons shall provide an updated status of the BMRP, a Funding Status report, and up to date project schedule.

VII. MECHANICAL

- A.** Air Handling Equipment
No activity this period.
- B.** Piping and Plumbing
The lead reported last month was caused by a broken PVC elbow, and has since been repaired. No explanation of the delay in repair was received. It may be due to the under staffing of the Engineering Dept. as noted in Section I.

ACTION ITEM (Second request): Facilities Director shall provide an explanation for the delay in repairing these leaks, and identify the source.

- C.** Bilge Pumping System
No activity this period.

- D. Sewage System
The temporary sewage tanks are still under construction. This is a HCIP project which was scheduled to be completed by 10/2/17. It is now four months late. No work has begun on the replacement of the permanent sewage tanks.
- E. Steam Plant
No activity this period.

VIII. ELECTRICAL

- A. Scheduled Maintenance
No activity this period.
- B. Code Compliance
No activity this period.

IX. SPECIAL AREAS

- A. Exhibits
No activity this period.
- B. Masts and Rigging
No activity this period.
- C. Stacks
No further painting has been done on the stacks. See Photo No. 10.
- C. Elevators
No activity this period.
- E. Moat
I was advised that the Engineering Department has arranged for a local cleaning contractor to clean the moat on an "as needed" basis. The service has not yet been used.

X. SHIP AESTHETICS

- A. Aesthetic Quality
No activity this period.
- B. Housekeeping
No activity this period.
- C. Decorative Lighting
No activity this period.
- D. Lifeboats
Lifeboat removal project #25 was to be completed by Feb. 16, 2018, but the project has not yet started.

- E. Bird and Pest Control
Weekly service was provided for pest control throughout the property.

CONCLUSION

Any areas noted in this report as requiring attention, will be followed up in future reports.

Respectfully,



Edward M. Pribonic, P.E.

