

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

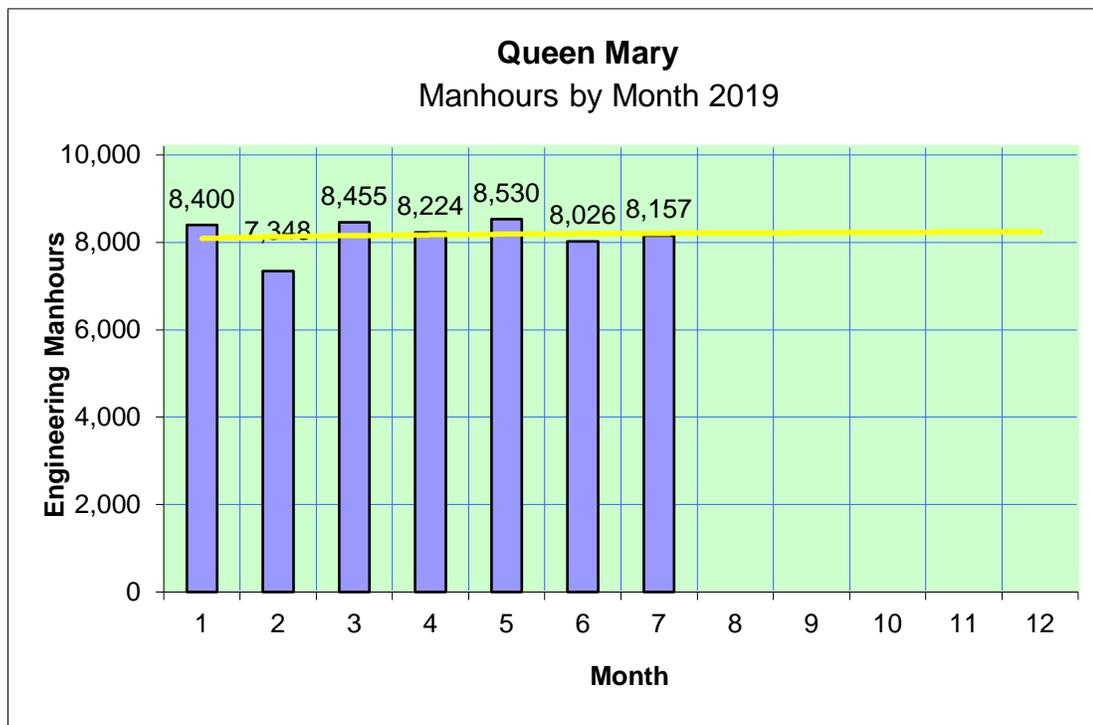
September 8, 2019

The following is Inspection Report #391. The inspection of the property was conducted August 29, 2019.

I. OVERVIEW

Last month I stated that the ship has never been in a worse condition. That statement is surpassed by the condition found this month which is even worse, as new failures and additional neglected areas are added to the list. Without an immediate and very significant infusion of manpower and money, the condition of the ship will likely soon be un-salvageable. For the month of July manpower to implement the Base Maintenance Plan totaled 8,157 manhours. This represents a 1.6% increase in manpower from June. The breakdown by department is below.

Carpentry	256	Manhours
Electrical	694	
Groundskeeper	864	
Maintenance	1,800	
Painting	177	
Plumbing	184	
Engineer	684	
Custodian	3,169	



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
The deficiencies reported last month, related to the relocation of the Handicapped parking area, remain uncorrected. Parking places are not properly marked and signed. See Photo No. 1. The crosswalk is not properly painted and there is no curb cut for wheelchair access. See Photo No. 2. This is a legal issue that cannot be ignored.
ACTION ITEM: Staff to present an action plan for discussion at the next inspection.
- C. Utility Connections
There has been no action on replacement of connections or even providing the list requested in the action item. I have been informed that the only progress has been the ordering of identification signs, not yet received.
ACTION ITEM (2/22/19): Staff to provide a list of all connections and the date of the last replacement of each.
- D. Gangways
As of this inspection, none of the promised rehab work has been accomplished
- E. Queens Marketplace
- F. Dome
ACTION ITEM (6/2/19): Staff to present an action plan for discussion at the inspection of 7/19/19. No plan was presented.
No work has been accomplished regarding cleaning of the Dome.
- G. Landscaping
No activity this period.

IV. SHIPBOARD

- A. Safety
I have been informed that an "abatement" of the Maze areas is to be done. I have seen no RFQ, no scope of work, no proposals and no vendor qualifications. Such work will likely require submittals for the AQMD, state and/or Health Department. Even prior to beginning an abatement, I would expect to review the testing of the areas that I am told has occurred.

IV. SHIPBOARD (Cont'd)

Even before the "abatement" has begun, the long-standing problems within the maze remain, and in addition, new sets and materials are being installed.

There has never been testing of the installed old materials, or the new materials and, to my knowledge, no inspections or reports from LBFD or any other safety related agency or individual. See Photos Nos. 3,4 and 5. These serious concerns have been unaddressed for nearly two years. The issue is public safety and without any response from the City or the lessee, I believe have a professional and contractual obligation to elevate these concerns until they are properly addressed and/or mitigated.

I understand that the City has retained Benson Fire, to work on the fire notifier system. According to staff, Benson is not certified company to perform this type of work and is subcontracting it. I suggest that the City verify the companies qualifications prior to permitting work to progress.

B. Food Facilities

The epoxy floor sealant which had lifted in multiple areas of the Main kitchen, and which was reported in the May report, but has not been repaired as of yet.

C. Exiting and Signage

No activity this period.

D. Interior Architecture and Antiquities

Minor repairs have begun to the hotel handrails, but the repairs are temporary and aesthetically poor.

Carpeting damage and the use of duct tape for repairs still remain as reported last month. See Photos Nos. 6 and 7.

Several other conditions of damage and deterioration reported in previous months remain unaddressed, such as damaged elevator panel in the hotel lobby, damaged flooring in the lobby, and flooring in Main Hall. See Photos Nos. 8, 9, 10, 11, 12, and 13.

There are ceiling areas on R deck that have been damaged by leakage, presumably a sewage leak, that appear now to have developed Black mold. See Photo No. 14.

V. STRUCTURAL

A. Maintenance and Protective Coatings

No activity this period.

C. Inspections

A contract for inspection of the wharf pilings has been placed. Divers are expected to perform their inspection on 9/4 and 9/5.

D. Modifications

No activity this period.

VI. CORROSION

- A. Corrosion Control Systems**
Small damaged areas of Sun deck, which are trip hazards, and easily repaired, remain month after month. See Photo No. 15.
- B. Vessel Exterior**
Deteriorated paint has been reported many times previously have not been addressed and remain in poor condition. See Photos Nos. 16, 17 and 18.
- C. Wetted Hull and Propeller Box**
No activity this period.
- D. Decks**
Sun deck scuppers remain in very poor condition as previously reported. See Photos Nos. 19 and 20. Handrails remain in poor condition.
- E. Moorings**
No activity this period.
- F. Expansion Joints**
The expansion joints remain uncompleted as previously reported.
- G. Bilges**
The serious problem of standing water in the bilges is now a more serious problem. Hatch covers have been removed and it is obvious that the inter-hull space is flooded. See Photos Nos. 21, 22 and 23.
It is critical that the water source be determined to understand if the outer hull is leaking.

VII. MECHANICAL

- A. Air Handling Equipment**
Major A/C units have no operating controls meaning that cooling zones cannot be properly regulated. The result is overly cold spaces and resulting excessive condensation on A/C piping. The condensation frequently causes water pooling and leaking onto ceilings or between walls causing additional damage.
- B. Piping and Plumbing**
No activity this period.
- C. Bilge Pumping System**
No activity this period.
- D. Sewage System**
A major sewage leak occurred in the Grand Ballroom. It was discovered that the pipe was fully corroded and held together with duct tape. See Photo No. 24.

VII. MECHANICAL (Cont'd)

E. Steam Plant

The boiler water softening system had apparently been performing improperly for years and severely clogged the tubes of all boilers. The tubes were in such bad condition that they could not be cleaned and had to be replaced. There were also missing boiler alarms and controls which must all be replaced. The engineering manager is beginning a training program for boiler technicians

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 activity this period.

C. Elevators
The main elevator control panel is damaged and improperly marked. The use of marking pens and cellophane tape is an unacceptable repair. This may also be a violation of elevator safety codes. See Photo No. 25.

E. Moat
No activity this period.

X. SHIP AESTHETICS

A. Aesthetic Quality
No activity this period.

B. Housekeeping
No activity this period.

C. Decorative Lighting
No activity this period.

X. SHIP AESTHETICS (Cont'd)

- D. Lifeboats**
No repair of safety improvements have occurred to the lifeboats and the conditions are as serious as described in dozens of previous reports.

- 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.





Photo No. 1. The relocated is still not properly marked and signed.



Photo No. 2. The crosswalk terminates in a curb without a cut for wheelchair access. This condition has not been corrected and was reported last month.

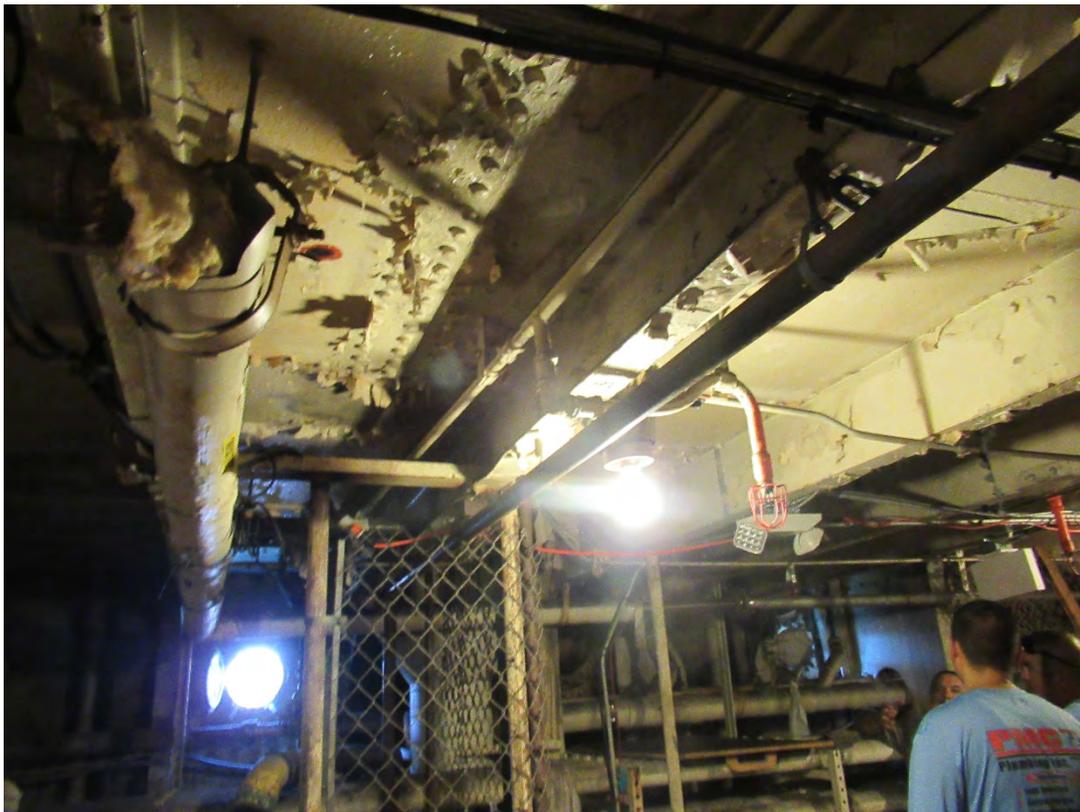


Photo No. 3. Unabated hazardous materials still remain in many active areas.



Photo No. 4. The same flammable materials warned about last year are being installed again.



Photo No. 5. Improper wiring in the maze remains in spite of over a year of objections.



Photo No. 6. Deteriorating duct tape is presenting its own hazard as an inappropriate repair.



Photo No. 7. The same poor temporary repairs of carpeting remain unchanged.



Photo No. 8. The elevator display in the Hotel Lobby remains in poor condition,



Photo No. 9. The damaged flooring in the Lobby also remains as previously shown.



Photo No. 10. The Main Hall flooring is getting worse by the month and no repairs are being made.



Photo No. 11. There is no program for flooring repairs.

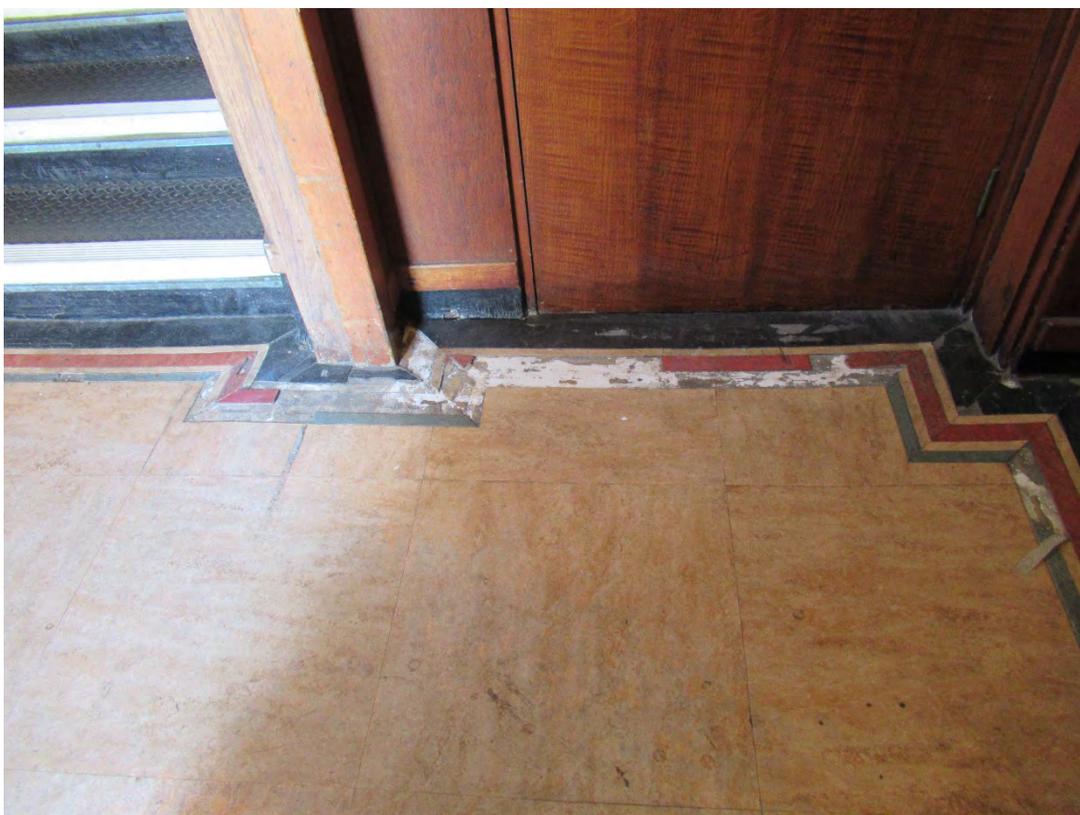


Photo No. 12. Pieces of flooring are falling coming loose, yet no repairs are made.



Photo No. 13. Wall covering in the Main Hall is also in very bad condition.



Photo No. 14. Temporary repairs to a sewage pipe were made with duct tape. It subsequently broke open and flooded the Grand Ballroom.



Photo No. 15. A large hole in Sun deck with an exposed screw head has been unrepaired for many months and presents a trip hazard.

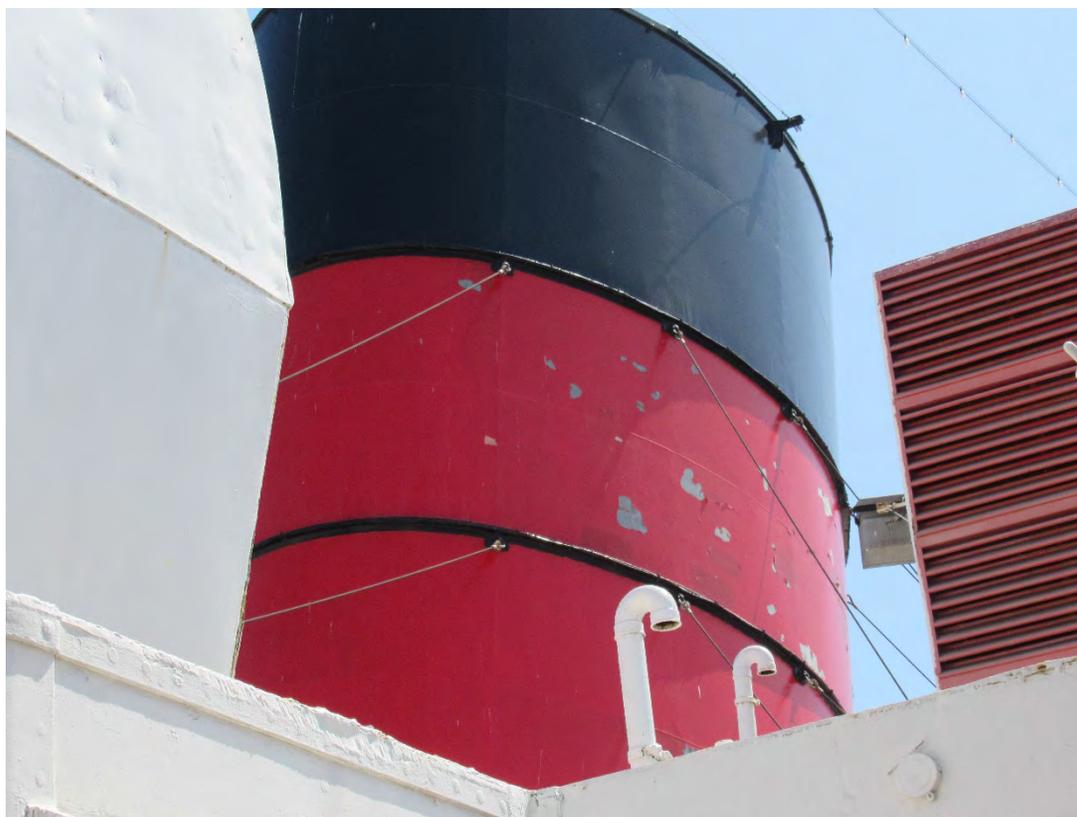


Photo No. 16. Failed paint has been discussed for over a year and no answers have been forthcoming.

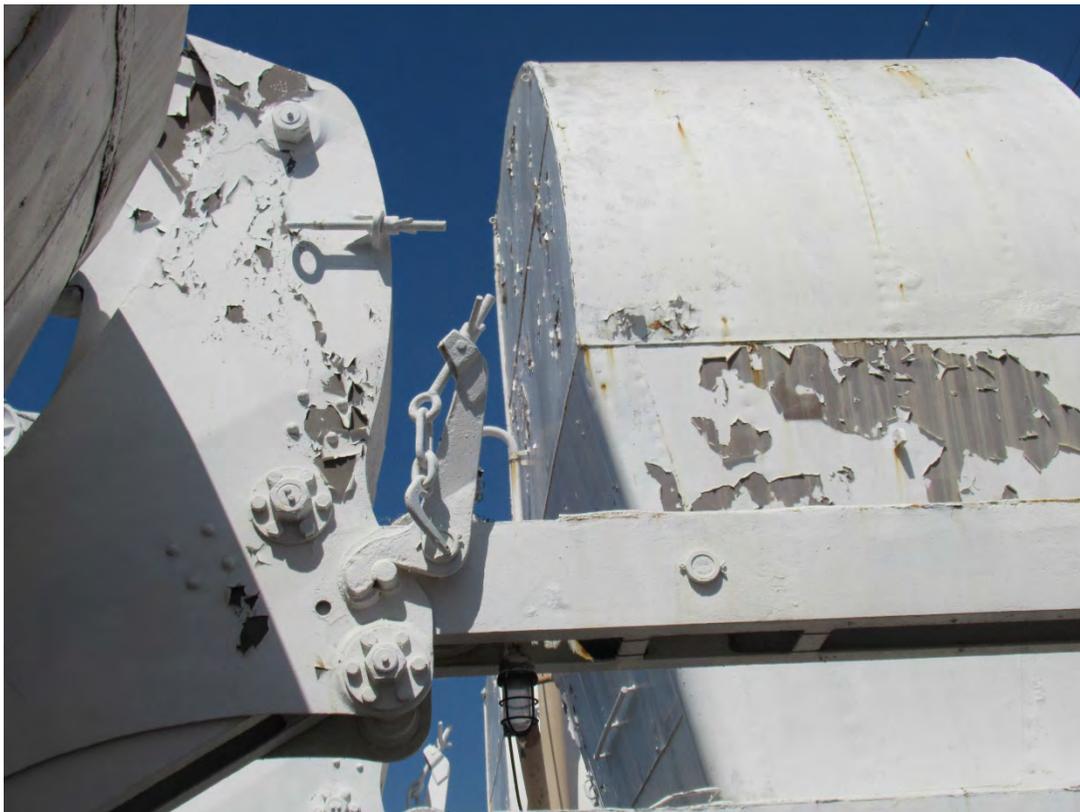


Photo No. 17. The terrible condition of paint throughout the ship are a clear indicator of understaffing and under funding of the BMP.

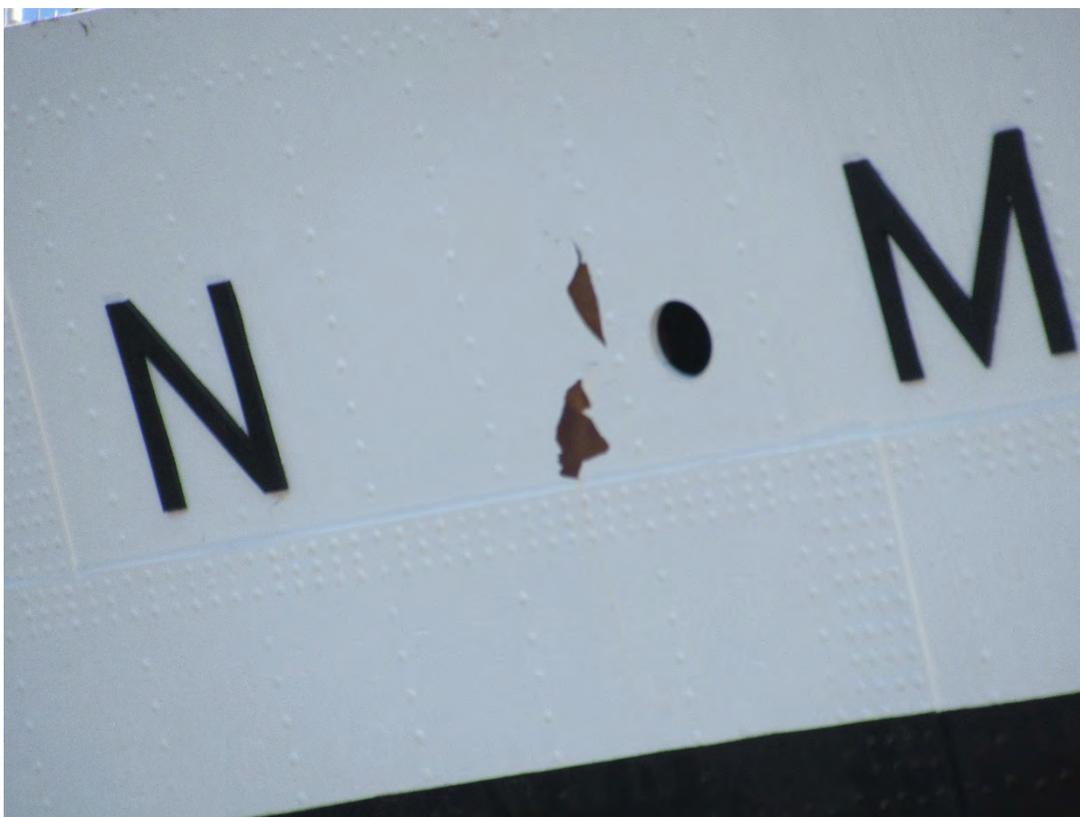


Photo No. 18. Paint failure of the recent work is occurring throughout all areas of the work.

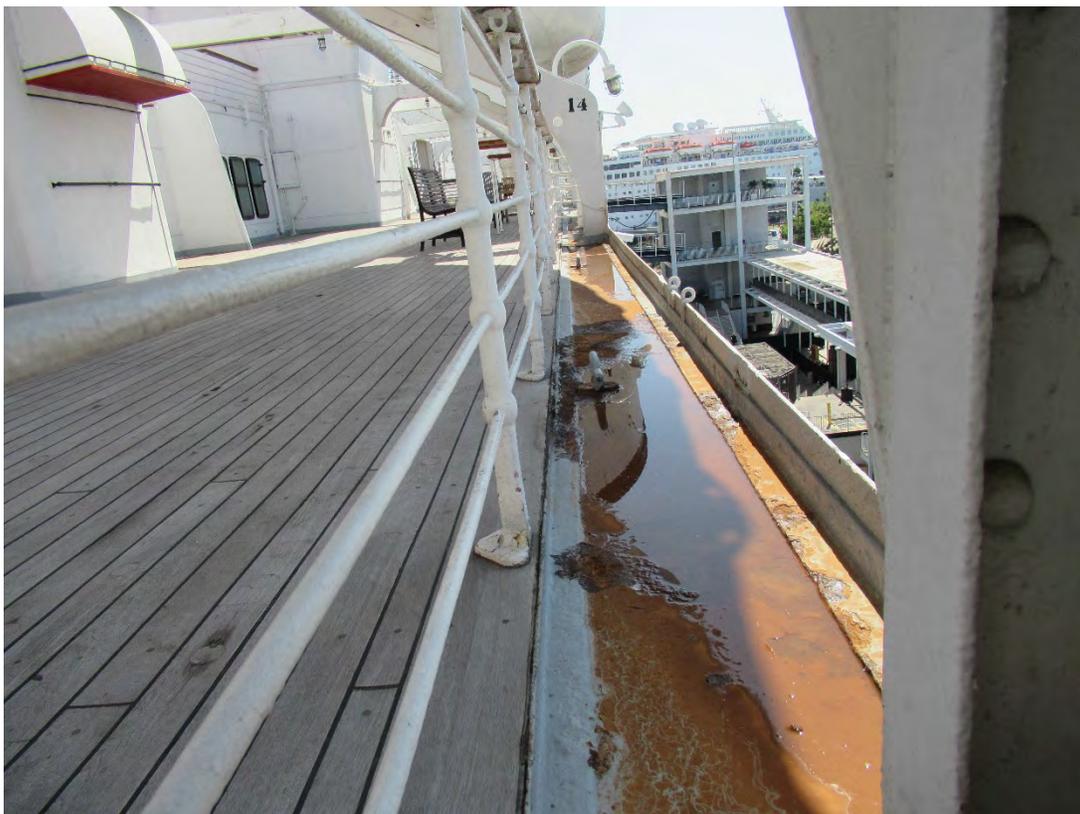


Photo No. 19. The condition of the Sun deck scuppers is worse than it was last month.



Photo No. 20. This is another example of conditions indicating under staffing and under funding of the BMP.



Photo No. 21. The standing water in the bilges, reported for almost a year, is getting worse, yet it is given no attention.

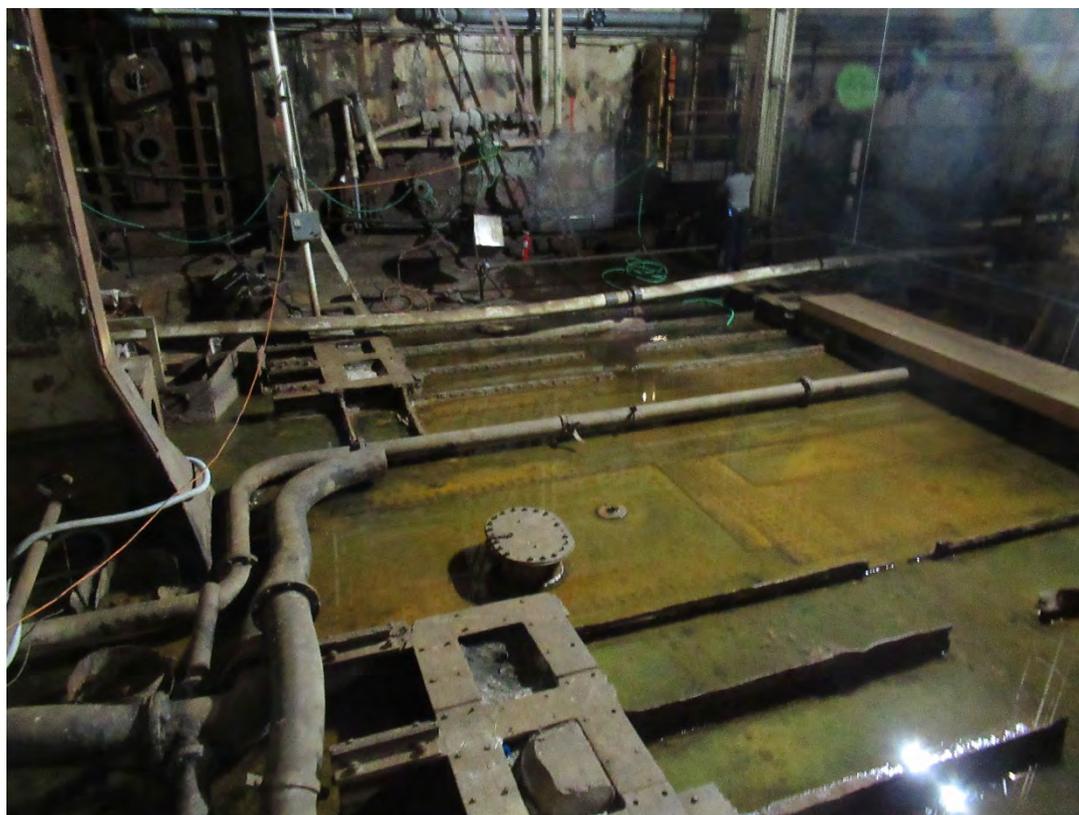


Photo No. 22. Areas of standing water are expanding.



Photo No. 23. Hatches opened for unknown reasons, have shown that the inter-hull space is filled with water. If it is saltwater, that would indicate a breach of the outer hull.



Photo No. 24. A sewage line, repaired with duct tape, failed. The leak of raw sewage flooded the Grand Ballroom.



Photo No. 25. The starboard elevator cab control panel is a shameful display of the low level of maintenance being done aboard the ship.