



THE PORT

OF LOS ANGELES

Executive Director's

Report to the

Board of Harbor Commissioners

DATE: MAY 5, 2026

FROM: CONSTRUCTION AND MAINTENANCE

**SUBJECT: RESOLUTION NO. _____ - AWARD OF BID NO. F-1276 TO
GANAHL LUMBER FOR THE PURCHASE OF SIKA COATINGS**

SUMMARY:

Staff requests the approval of Bid No. F-1276 (Contract) with Ganahl Lumber (Ganahl) of Anaheim, California, for the one-time purchase and delivery of Sika coatings in the amount of \$401,474.35, including estimated sales tax. The City of Los Angeles Harbor Department (Harbor Department) will be financially responsible for the payment of costs incurred under the proposed Contract.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) and Article III Class 1(3) of the Los Angeles City CEQA Guidelines;
2. Approve Bid No. F-1276 with Ganahl for the purchase of Sika coatings in the amount of \$401,474.35, inclusive of estimated sales tax, and authorize said expenditures by the Executive Director or his/her designee;
3. Authorize the Executive Director to execute and the Board Secretary to attest to Bid No. F-1276 for and on behalf of the Board; and
4. Adopt Resolution No. _____ .

DISCUSSION:

Background/Context – The second-level parking deck of the Port of Los Angeles Administration building is currently protected by an existing waterproof coating system that is exhibiting widespread peeling and failure. This deterioration has compromised the integrity of the waterproofing membrane, allowing water intrusion into the first-floor level below. The observed coating failure indicates a loss of adhesion between the coating and the concrete substrate, resulting in an inability to provide a continuous, watertight barrier. In a parking structure environment, this condition is particularly critical, as water infiltration can lead to progressive deterioration of reinforced concrete, including corrosion of embedded reinforcing steel, delamination, and spalling.

DATE: MAY 5, 2026

PAGE 2 OF 3

SUBJECT: AWARD OF BID NO. F-1276 TO GANAHL LUMBER

Consistent with industry guidance from the National Roofing Contractors Association and American Society of Testing and Materials (ASTM) International, effective waterproofing systems require proper adhesion, continuity, and durability to perform as intended. The current condition does not meet these criteria and is no longer serviceable.

Procurement and installation of a new waterproof coating system is necessary to restore the structural protection and functionality of the deck. The new system will establish a continuous waterproof barrier, prevent further water intrusion, and protect the underlying concrete structure from ongoing moisture-related damage. Additionally, it will improve safety conditions within the facility by mitigating slip hazards and preventing falling debris associated with concrete deterioration. Timely replacement of the failed coating will reduce the risk of more extensive structural repairs, minimize maintenance costs, and preserve the service life of the parking structure and adjacent building components.

Selection Process – The Construction and Maintenance Division (C&M) submitted a requisition for the purchase of Sika coatings in October 2025. The Contracts and Purchasing Division (CPD) released Request for Bids (RFB) No. F-1276 in February 2026. It was advertised on the Regional Alliance Market Place (RAMP) and the Port of Los Angeles website. Per statistics on RAMP, the bid was viewed by 22 unique companies and downloaded by 17. Three bids were received and Ganahl was the lowest and responsive bidder in the amount of \$401,474.35.

C&M reached out to CPD regarding the low turnout of the bid submission and concluded that the low bid response could be from multiple possibilities. There are several potential reasons a vendor may not choose to submit a bid. After downloading the solicitation, their internal review may reveal that they do not supply the requested items or acceptable equivalents. Additionally, a vendor may simply miss the submission deadline or determine that the return does not justify the effort required to prepare a proposal. Despite these reasonings, Ganahl submitted a bid and was rewarded as the lowest and responsive bidder. Therefore, staff recommends approval of the award of Bid No. F-1276 to Ganahl (Transmittal 1).

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of the Contract with Ganahl for the one-time purchase and delivery of Sika coatings for the new waterproof coating system at the Port of Los Angeles Administration parking deck, which is an administrative activity involving the repair and maintenance of existing parking lots. Therefore, the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of CEQA in accordance with Article II Section 2(f) and Article III Class 1(3) of the Los Angeles City CEQA Guidelines.

DATE: MAY 5, 2026

PAGE 3 OF 3

SUBJECT: AWARD OF BID NO. F-1276 TO GANAHL LUMBER

FINANCIAL IMPACT:

Approval of Bid No. F-1276 would authorize the purchase of Sika coatings in the amount of \$401,474.35, including estimated sales tax. Fiscal Year 2025/26 funding in the amount of \$401,474.35 has been budgeted within Account 161305 (Construction-in-Progress), Division 00000 (Harbor Global), Project 2582600 (Harbor Administration Building – Vehicular Elastomeric Coating and Concrete Sloping).

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved Bid Number F-1276 as to form and legality.

TRANSMITTAL:

1. Bid No. F-1276

FIS Approval: JS
CA Approval: SO




TIM CLARK
Director of Port Construction & Maintenance



DINA ARYAN-ZAHLAN, P.E.
Deputy Executive Director
Development

APPROVED:



EUGENE D. SEROKA
Executive Director