



THE PORT  
OF LOS ANGELES  
Executive Director's  
Report to the

Board of Harbor Commissioners

**DATE: MAY 28, 2025**

**FROM: CONSTRUCTION AND MAINTENANCE**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - APPROVAL OF AN  
AGREEMENT WITH KNORR SYSTEMS INT'L, LLC FOR  
MAINTENANCE AND REPAIR SERVICES OF SPRAY PARK  
EQUIPMENT**

**SUMMARY:**

Staff requests approval of the award of a one-year agreement with two one-year renewal options with Knorr Systems Int'l, LLC (KSI) of Santa Ana, California for maintenance and repair services of spray park equipment for the three (3) fountains at Wilmington Waterfront Park located at 1004 West C. Street in Wilmington, California. The amount of this agreement shall not exceed \$250,000 per year, and the total amount of this agreement shall not exceed \$750,000 if both renewal options are exercised. Payment of expenditures incurred under the proposed Agreement are the financial responsibility of the City of Los Angeles Harbor Department (Harbor Department).

**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 exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) of the Los Angeles City CEQA Guidelines;
2. Find that in accordance with Los Angeles City Charter Section 1022, work under the subject agreement can be performed more feasibly by an independent contractor than by City employees;
3. Approve Agreement No. \_\_\_\_\_ with KSI in the amount of \$250,000 per year for a period of one year, with two one-year renewal options for a not-to-exceed three-year maximum of \$750,000;
4. Authorize the Executive Director to execute and the Board Secretary to attest to said agreement for and on behalf of the Board; and
5. Adopt Resolution No. \_\_\_\_\_.

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**DISCUSSION:**

Background/Context – The Wilmington Waterfront Park has one fountain and two interactive water features with spray park equipment: Adventure Playground Water Feature, Splash Water Feature, and West Fountain. Maintenance is required year-round for this equipment. To meet public demands during the summer, the spray park equipment will be more frequently serviced throughout the peak season which is from May through September. During the winter or off-season, the spray park equipment is shut down because it is not in use, and therefore the frequency of the maintenance will be less than the peak season. Even though the spray park equipment is not in operation during the off-season, regular maintenance is needed to avoid any damage to the components. Rusting and damage to seals and motors may occur during the winter when the equipment is dry and ceases to move. Therefore, year-round maintenance is needed by the experienced contractor to prevent unnecessary repairs and to extend the life of the spray park equipment.

According to the Los Angeles County Department of Public Health and California Code of Regulations, a contractor's license is required to perform maintenance services on the pool and spa projects. The proposed contractor is required to hold the C-53 or C-61/D-35 license issued by the California Contractors State License Board (CSLB) to perform the maintenance and repair services for the spray park equipment. The contractor is also required to respond to the Harbor Department's emergency service requests in a timely manner. Therefore, year-round maintenance and repair service of spray park equipment for the three (3) fountains at the Wilmington Waterfront Park should be performed by an experienced and certified contractor who specializes in specific tasks to properly maintain the spray park equipment and to uphold public health and safety standards.

Request for Proposals (RFP) – On September 13, 2024, an RFP was released for the maintenance and repair of spray park equipment at the Wilmington Waterfront Park. The RFP was posted on the Regional Alliance Marketplace for Procurement (RAMP) and on the Harbor Department's website. A mandatory pre-proposal meeting and job walk were held on September 25, 2024, to review the RFP, visit the job site, and answer any questions pertaining to the project. KSI is the only company that attended the pre-proposal meeting and job walk. The Harbor Department received only one proposal by the October 16, 2024 deadline, which was from KSI.

KSI's proposal was evaluated by a selection committee comprised of three individuals, including an evaluator from outside the Harbor Department. The proposal was scored based on the following criteria and weighing factors (these factors were included in the RFP):

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- Firm Qualifications, Experience and References (20%)
- Project Organization, Personnel and Staffing (10%)
- Project Approach, Work Plan, and Management (15%)
- Rates and Fees (20%)
- Scenarios (20%)
- Clarity and Comprehensiveness of the Proposal (15%)

Each member of the selection committee independently reviewed and rated KSI's proposal. Even though KSI's proposal was the only proposal received, their proposal demonstrated a thorough understanding of the services required by the Port and provided detailed response on their proposed services. Also, KSI is the original installer of spray park equipment at Wilmington Waterfront Park and is known to be an industry leader. Therefore, after a complete review, staff recommends approval of the award to KSI.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is the approval of an Agreement with KSI for maintenance and repair services of spray park equipment, which is an administrative activity. Therefore, the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of CEQA in accordance with Article II Section 2(f) of the Los Angeles City CEQA Guidelines.

**FINANCIAL IMPACT:**

Approval of the proposed action will authorize a not-to-exceed amount of \$750,000 over three years for maintenance and repair services of spray park equipment at Wilmington Waterfront Park.

Funding in the amount of \$250,000 has been budgeted within Account 541005 (Vacant Land Maintenance Services), Division 32110 (C&M – Plumbing) for Fiscal Year (FY) 2025-2026. Funding for future fiscal years will be requested as part of the annual budget process upon Board approval. If any subsequent fiscal year funds are not appropriated by the Board for the work required by the agreement, the agreement shall be terminated. However, such termination shall not relieve the parties of liability for any obligations previously incurred.

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CITY ATTORNEY:

The Los Angeles City Attorney's Office has reviewed and approved this Agreement.

TRANSMITTALS:

1. Agreement No. \_\_\_\_\_

FIS Approval: JS  
CA Approval: SO



TIM CLARK  
Director of Port Construction & Maintenance

*for T.C.*

*Dina Aryan-Zahlan*  
DINA ARYAN-ZAHLAN, P.E.  
Deputy Executive Director  
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APPROVED:

*Erica M. Calhoun* for

EUGENE D. SEROKA  
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