



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

Board of Harbor Commissioners

DATE: FEBRUARY 13, 2024

FROM: CONSTRUCTION AND MAINTENANCE

SUBJECT: RESOLUTION NO. _____ - AWARD OF CONTRACT NO. 40022 TO BEACON SALES ACQUISITION, INC. DBA BEACON BUILDING PRODUCTS FOR PURCHASE OF ROOFING MATERIALS

SUMMARY:

Staff requests approval of Contract No. 40022 with Beacon Sales Acquisition, Inc. dba Beacon Building Products (Beacon), headquartered in Herndon, Virginia, with a local office presence in Pico Rivera, California, for the purchase of roofing materials for the World Cruise Center passenger terminal parking deck at Berth 93. The amount of this contract shall not exceed \$400,000. The City of Los Angeles Harbor Department (Harbor Department) will be financially responsible for the payment of expenditures 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(1) and 1(4) of the Los Angeles City CEQA Guidelines;
2. Approve Contract No. 40022 with Beacon for the purchase of roofing materials in the amount of \$400,000;
3. Authorize the Executive Director to execute and the Board Secretary to attest to Contract No. 40022 for and on behalf of the Board; and
4. Adopt Resolution No. _____ .

DISCUSSION:

Background/Context – The Berth 93 Parking Deck Waterproofing Improvement project is an approved Construction & Maintenance Division (C&M) Fiscal Year 2023-2024 Capital Improvement Plan (CIP) deferred maintenance project to remove and replace the current waterproofing system to address the leaks of the parking deck of the World Cruise Center passenger terminal.

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The waterproofing system has completely failed in critical areas, is beyond repair and needs to be replaced with a new system. The current waterproofing system at this location has surpassed its normal life expectancy of 15 to 20 years and has been allowing water intrusion to the deck structure which leads to water leaks into the building. The waterproofing system needs to be replaced to prevent progressive damage to the parking deck structure.

The Tremco 250GC polyurethane waterproofing membrane and related Tremco materials are recommended by the manufacturer and are approved by Harbor Department's Engineering Division. The expected useful life of the new waterproofing is about 30 years. The proposed Contract No. 40022 for the purchase of Tremco roofing materials from Beacon will allow C&M to replace the waterproofing systems of the World Cruise Center passenger terminal parking deck at Berth 93. This contract amount will not exceed \$400,000.

Selection Process – C&M submitted a requisition for the roofing materials to the Contracts and Purchasing Division (CPD). The CPD released Request for Bids (RFB) No. F-1180 on August 15, 2023. It was advertised on the City of Los Angeles Regional Alliance Marketplace (RAMP) and the Harbor Department website.

Per statistics on RAMP, the bid was viewed by 21 unique companies (Transmittal 1). The bid document was downloaded by 13 unique companies (Transmittal 2). Three (3) vendors submitted bids for this contract opportunity. CPD prepared a recap of the bid (Transmittal 3). Beacon was the lowest responsive bidder, and therefore staff is recommending approval of the award of Contract No. 40022 to Beacon. (Transmittal 4).

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of Contract No. 40022 with Beacon for the purchase of roofing materials for the World Cruise Center passenger terminal parking deck at Berth 93, which is an administrative activity and an activity involving exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use and the restoration or rehabilitation of a deteriorated or damaged structure. 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(1) and 1(4) of the Los Angeles City CEQA Guidelines.

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FINANCIAL IMPACT:

Approval of the proposed one-time purchase order authorizes the purchase of roofing materials in the amount of \$400,000, in Fiscal Year (FY) 2023/24. Funding for FY 2023/24 in the amount of \$400,000 has been budgeted and is available within Center No. 1207, Account No. 55010 (Maintenance Supplies – Parts & Materials), Program No. 000.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved the Contract as to form and legality.

TRANSMITTALS:

1. C&M_Bid No. F-1180 Views
2. C&M_Bid No. F-1180 Downloaded
3. C&M_Bid No. F-1180 Bid Recap
4. C&M Contract No. 40022, Formal Bid No. F-1180

FIS Approval: MB

CA Approval: SO



TIM CLARK
Director of Port Construction & Maintenance

APPROVED:



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



EUGENE D. SEROKA
Executive Director

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