



DATE: AUGUST 26, 2020
FROM: ENGINEERING
**SUBJECT: RESOLUTION NO. _____ - APPROVAL FOR THE FABRICATION,
DELIVERY, AND INSTALLATION OF A NEW MEMBRANE COVER FOR
THE BERTHS 54-55 BUILDING**

SUMMARY:

Staff requests approval of Contract No. 39931 with Rubb Inc. dba Rubb Building Systems for the fabrication, delivery, and installation of a new membrane cover. The proposed contract will enable the Los Angeles Harbor Department (Harbor Department) to replace the existing membrane cover on the outside of the Berths 54-55 building to match the original cover for the building.

The total cost of the contract is \$500,999.75 inclusive of taxes. The Harbor Department will be financially responsible for payment of \$500,999.75 inclusive of taxes in expenses 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 categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III Class 2(2) of the Los Angeles City CEQA Guidelines;
2. Find that the proposed Contract No. 39931 qualifies for award on a sole source basis as a contract for the performance of professional, technical and special services of a temporary or occasional character for which competitive bidding is not practicable or advantageous, pursuant to Los Angeles City Charter, Section 371(e)(2) and Los Angeles Administrative Code Section 10.15(a)(2);
3. Approve the purchase, delivery, and installation of the membrane cover at the Berths 54-55 building;
4. Authorize the Executive Director to execute and Board Secretary to attest to the said contract for and on behalf of the Board of Harbor Commissioners; and
5. Adopt Resolution No. _____.

SUBJECT: B. 54-55 BUILDING MEMBRANE COVER REPLACEMENT

DISCUSSION:

The existing "Rubb building" was constructed in 1993 as an expansion to the warehouse at Berths 54-55. This building is used during the Chilean fruit season to handle all non-fumigated produce. After the produce is off-loaded from vessels, it is staged in the building for transportation to local cold store facilities. The same facility is also used as an overflow for cruise ships, during the off-season of the fruit business.

The current cover has deteriorated beyond repair. Construction & Maintenance (C&M) was able to make the necessary repairs for many years, but determined that the material has weakened and needs to be replaced.

It is in the best interest of the Harbor Department to enter into a sole source contract with the original designer and manufacturer, Rubb, Inc. to perform the work in this contract for the following reasons:

- Rubb, Inc. is the original designer, manufacturer, and installer of the existing membrane cover and can fabricate and install a new replacement cover for this building consistent with the original design and specifications.
- Rubb Inc. is intimately familiar with the building structure, and employs many of the same personnel who were involved in the original building including the Chief Engineer and Lead Estimator.
- Rubb Inc.'s product quality is known, with a proven life span on this building at the Port. This is due to the proper materials and the superior design and engineering. Rubb Inc.'s standard architectural membrane material is custom made for Rubb Inc. by Serge Ferrari. This material offers fire performance advantages and longevity ensured by proper compounding and top finishes. No other company uses this material, as it is made only for Rubb, Inc. Other membranes are available but typically with lesser performance/ longevity and higher prices.
- Rubb Inc. will be performing the entire work, including installation with their highly experienced and trained personnel. The engineering design of the structure and the means with which the membrane forces interact with the frame system are essential to the safe installation and use of the structure. If an alternative supplier is contracted and affixes a new membrane incorrectly, this can have adverse structural consequences.
- There is no standard in the fabric building industry for membrane attachment. Any other company would have to adjust their typical design and attachment techniques to fit the existing framework. This will be time consuming, costly, and fraught with risk of error and possible structural compromise. Other suppliers will need to view the site in person to inspect the structure and attachment method and do substantial design, engineering, and calculations work. Rubb Inc. has the complete design work and production drawings and is ready to fabricate.

SUBJECT: B. 54-55 BUILDING MEMBRANE COVER REPLACEMENT

For all of the above reasons, it is in the best interest of the Harbor Department to utilize Rubb, Inc. to provide and install a new membrane cover for the existing Rubb structure at Berths 54-55.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of Contract No. 39931 with Rubb Inc. for the fabrication, delivery, and installation of a replacement membrane cover of the Berths 54-55 building, which is replacement of a commercial or industrial structure with a new structure of substantially the same size, purpose, and capacity. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of CEQA in accordance with Article III Class 2(2) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the contract would require the Harbor Department to pay \$500,999.75 inclusive of taxes, purchase, delivery, and installation in accordance with the scope of work.

Funds for Fiscal Year (FY) 20/21 in the amount of \$500,999.75 inclusive of taxes have been budgeted within Project No. 2563000, Account No. 59994, Center No. 1002, Program No. 000 and have been approved as part of the annual budget process.

Estimated spending for this contract is as follows:

Fiscal Year (FY)	Amount
FY 20/21	\$ 500,999.75 (inclusive of taxes)

CITY ATTORNEY:

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

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TRANSMITTALS:

1. Contract No. 39931

FIS Approval: 

CA Approval: 

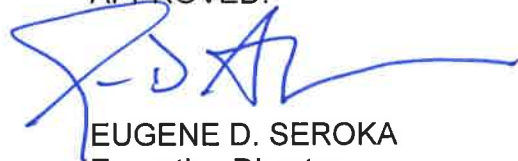


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APPROVED:



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