

RESOLUTION NO. 27403

WHEREAS, on recommendation of Management, there was presented for approval, Assignment of Contract DA-5148 from ABM Onsite Service – West, Inc. to ABM Industry Groups LLC, and First Amendment to said Contract to extend the term by one (1) year, with a one (1)-year extension option, and increase the contract authority by \$3,280,000, for new total not to exceed \$10,780,000, covering property management services for the Palmdale landholdings of Los Angeles World Airports; and

LAX  
Van Nuys  
City of Los Angeles

WHEREAS, under its contract, ABM Onsite Service – West, Inc. manages the Palmdale landholdings (PMD) of Los Angeles World Airports (LAWA), conducting repairs, inspections, regulatory compliance, project management, utility infrastructure management, and emergency response for leased and unleased buildings and land; and

Eric Garcetti  
Mayor

WHEREAS, on January 1, 2017, ABM Onsite Service – West, Inc. and ABM Industry Groups, LLC merged, with the latter being named the surviving entity. Pursuant to provision Section 25 (Assignment or Transfer Prohibited) of its contract, ABM Onsite Service – West, Inc. has requested LAWA's consent to the assignment, officially recognizing the contractor's name change from ABM Onsite Service – West, Inc. to ABM Industry Groups, LLC (ABM); and

Board of Airport  
Commissioners

Beatrice C. Hsu  
President

Valeria C. Velasco  
Vice President

Sean O. Burton  
Gabriel L. Eshaghian  
Nicholas P. Roxborough  
Dr. Cynthia A. Telles  
Karim Webb

WHEREAS, LAWA determined it would be beneficial to retain ABM as the property manager to provide continuity of expertise and assistance with an ongoing tenant issue that is expected to continue through 2022. LAWA plans to release a Request for Proposals for a replacement contractor to perform property and facility management services at PMD in 2022; and

Justin Erbacci  
Chief Executive Officer

WHEREAS, extension of the ABM property management contract will provide seamless property management services at PMD. LAWA reviewed the last two years' budget and expenditures and estimates that the contract authority will need to be increased by \$3,280,000 for the two additional years. Following is a summary of the key elements of the First Amendment:

	Original	First Amendment
	ABM Onsite Service – West, Inc.	ABM Industry Groups, LLC
<u>Term</u>		
• Commencement	January 1, 2017	no change
• Expiration	December 31, 2021	December 31, 2023 (one-year extension with a one-year extension option)
<u>Contract Authority</u>	\$7,500,000	\$10,780,000
<u>Projected Expenditures</u>		
Annual Management Fee:		
• Current (12/31/2021)	\$1,058,046	
• 1st Year		\$ 1,079,210
• 2nd Year Option		\$ 1,100,790
Additional Work (not covered under management fee):		
• 1st Year		\$ 550,000
• 2nd Year Option		\$ 550,000
Total Projected Expenditures:		\$ 3,280,000
<u>Annual Adjustment - Annual Management Fee</u>	Annual increases of 2% every January 1	No change; and



WHEREAS, funds for this item are available in the Fiscal Year 2021-2022 LAWA Operating Budget in PMD Cost Center 1500005 – PMD Asset Management, Commitment Item 520 – Contractual Services. Funding for subsequent years will be requested as part of the annual budget process; and

WHEREAS, this item, as a continuing administrative, maintenance and personnel-related activity, is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article II, Section 2.f. of the Los Angeles City CEQA Guidelines; and

WHEREAS, ABM will comply with the provisions of the Living Wage/Service Contract Worker Retention Ordinances; and

WHEREAS, Procurement Services has reviewed this action (File 7152) and established a 10% mandatory Small Business Enterprise (SBE) goal for the project. ABM committed to 10% SBE participation, and has achieved 0% to date ; and

WHEREAS, ABM will comply with the provisions of the Affirmative Action Program; and

WHEREAS, ABM has been assigned Business Tax Registration Certificate 0000439891; and

WHEREAS, ABM will comply with the provisions of the Child Support Obligations Ordinance; and

WHEREAS, ABM has approved insurance documents, in the terms and amounts required, on file with LAWA; and

WHEREAS, pursuant to Charter Section 1022, staff determined that the work specified on the contract can be performed more feasibly or economically by an independent contractor than by City employees; and

WHEREAS, ABM has submitted the Contractor Responsibility Program Questionnaire and Pledge of Compliance, and will comply with the provisions of said program; and

WHEREAS, ABM has been determined by Public Works, Office of Contract Compliance, to be in full compliance with the provisions of the Equal Benefits Ordinance; and

WHEREAS, ABM has submitted the Bidder Contributions CEC Form 55, and will comply with its provisions; and

WHEREAS, ABM has submitted the MLO Bidder Contributions CEC Form 50, and will comply with its provisions; and

WHEREAS, ABM will comply with the provisions of the Iran Contracting Act; and

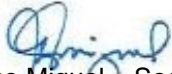
WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 373;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the Staff Report; determined that this action is exempt from CEQA pursuant to Article II, Section 2.f. of the Los Angeles City CEQA Guidelines; found that pursuant to Los Angeles Administrative Code Section 10.15(a)(10) and Los Angeles Charter Section 371(e)(10), the services to be provided under the contract involve performance of professional, expert, technical, and other special services such that use of competitive bidding would be impractical and undesirable; consented to assignment of Contract DA-5148 from ABM Onsite Service - West, Inc. to ABM Industry Groups LLC; approved the First Amendment to Contract DA-5148 with ABM Industry Groups LLC to extend

the term by one (1) year, with a one (1)-year extension option, and increase the contract authority by \$3,280,000, for new total not to exceed \$10,780,000, covering property management services for the Palmdale landholdings of Los Angeles World Airports; and authorized the Chief Executive Officer to execute the Consent to Assignment and First Amendment to Contract DA-5148 with ABM Industry Groups LLC after approval as to form by the City Attorney and approval by the Los Angeles City Council.

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I hereby certify that this Resolution No. 27403 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, December 16, 2021.



Grace Miguel – Secretary  
BOARD OF AIRPORT COMMISSIONERS