



RESOLUTION NO. 27263

WHEREAS, on recommendation of Management, there was presented for approval, Guaranteed Maximum Price and Fifth Amendment to Contract DA-5305 with Swinerton Builders to extend the term by fifteen (15) months and increase the contract value by \$14,596,034, covering construction of the Security Badge Office within the Intermodal Transportation Facility West at Los Angeles International Airport; and

LAX
Van Nuys
City of Los Angeles

WHEREAS, in July 2018, by Resolution 26550, the Board of Airport Commissioners (Board) approved award of contract (DA-5305) to Swinerton Builders covering two (2)-phase design-build services for the Intermodal Transportation Facility West (ITFW) Project at Los Angeles International Airport (LAX); and

Eric Garcetti
Mayor
Board of Airport Commissioners
Sean O. Burton
President
Valeria C. Velasco
Vice President
Gabriel L. Eshaghian
Beatrice C. Hsu
Nicholas P. Roxborough
Dr. Cynthia A. Telles
Karim Webb
Justin Erbacci
Chief Executive Officer

WHEREAS, on September 3, 2020, the Board approved a change order with Swinerton Builders to commence design and pre-construction of a new Security Badge Office located on the first floor of the ITFW at LAX. The scope of work for the new Security Badge Office includes:

- Fully furnished 27,000-square foot office space, including furniture, flooring, and wall treatments
- Accommodation for a badge office that will support a capacity of 75,000 LAX workers requiring badging, a 36% increase over the existing Security Badge Office capacity
- Improved customer waiting area within the customer service station bank
- Heating, ventilation, and air conditioning, including a fresh air intake
- Newly developed COVID-19 safety protocols, including upgraded air exchange systems and clear barricades for spatial delineation
- State of the art information technology components and electrical load support
- Convenient walking access to the future ITFW Automated People Mover Station
- Allowances for job site trailers and labor parking; and

WHEREAS, at this time, design and permitting for the new Security Badge Office are nearly complete and Swinerton Builders has submitted a Guaranteed Maximum Price (GMP) for construction. The GMP was prepared using competitive bids from key subcontractors, and Los Angeles World Airports (LAWA) has negotiated the GMP of not to exceed \$14,596,034 with Swinerton Builders; and

WHEREAS, the total estimated project cost for the new Security Badge Office is \$18,337,341, as detailed below:

Construction (GMP including Allowances)	\$ 14,596,034
Project Contingency (9% Construction)	1,362,000
Design and Permitting (previously appropriated)	1,289,307
Soft Costs (previously appropriated)	1,090,000
Total Direct Project Costs	<u>\$ 18,337,341</u> ; and

WHEREAS, appropriations associated with the soft costs for the project, budgeted at \$1,090,000, have been previously appropriated by the Board as part of the adoption of LAWA's Program and construction management, project controls, inspections services, and associated contracts. An additional \$1,289,307 was also previously appropriated as part of the ITFW Project; and



WHEREAS, following is a summary of Swinerton's Contract DA-5305 value:

Original Contract Award - ITFW	\$ 208,740,346
Amendment 1 - Interim Ground Access Improvements (LAXit)	7,700,000
Amendment 2 - Interim Ground Access Improvements (LAXit)	18,771,300
Amendment 3 - Passenger Experience Enhancements for ITFW	10,000,000
Amendment 4a - Smart Parking System for ITFW	6,868,155
Amendment 4b - Design of Remote Baggage Check for ITFW	1,234,388
Amendment 4c - Construction of new Tom Bradley International Terminal Domestic Baggage Claim (TBIT-DBC)	11,012,400
Amendment 5 - Security Badge Office Relocation	14,596,034
Cumulative Change Orders to date - Interim Ground Access Improvements (LAXit)	2,178,000
Cumulative Change Orders to date - new TBIT-DBC	0
Cumulative Change Orders to date - ITFW	9,072,664
Total Contract Value to date	\$ 290,173,287; and

WHEREAS, the Security Badge Office Relocation Project is programmed in LAWA's ten (10)-year Capital Improvement Plan at a direct budget of \$9,006,482, which is \$9,330,859 million below the project's total direct costs. To address this shortfall, LAWA will transfer \$1,800,000 in programmed budget from the ITFW Project, apply \$1,793,364 from LAWA's Escalation Reserve directly associated with the Security Badge Office Relocation Project, and utilize \$5,737,495 from LAWA's Unallocated Capital Budget; and

WHEREAS, any activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying project has been previously evaluated for environmental significance and processed according to the requirements of the California Environmental Quality Act (CEQA) is exempt from further review pursuant to Article II, Section 2.i of the Los Angeles City CEQA Guidelines. The Landside Access Modernization Program Environmental Impact Report (EIR) was certified by the Board of Airport Commissioners on March 2, 2017 (Resolution 26185) and the Addendum to the EIR was completed in September 2018; and

WHEREAS, as this is a construction project, Swinerton Builders will comply with the applicable provisions of the Living Wage Ordinance and the Labor Code of the State of California (Prevailing Wage); and

WHEREAS, Procurement Services has reviewed this action (File 10042558), and established mandatory goals of 20% Small Business Enterprise (SBE), 10% Local Business Enterprise (LBE), 5% Local Small Business Enterprise (LSBE), and 3% Disabled Veterans Business Enterprise (DVBE). Swinerton Builders has committed to said goals, and has achieved 22.53% SBE, 23.81% LBE, 9.59% LSBE and 1.4% DVBE to date; and

WHEREAS, Swinerton Builders is required by contract to comply with the provisions of the Affirmative Action Program and the Child Support Obligations Ordinance; and

WHEREAS, Swinerton Builders has been assigned Business Tax Registration Certificate 0000068488-0001-3; and

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

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

WHEREAS, Swinerton Builders 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, Swinerton Builders is required by contract to comply with the provisions of the First Source Hiring Program for all non-trade LAX jobs; and

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

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

WHEREAS, Swinerton Builders 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 the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2.i. of the Los Angeles City CEQA Guidelines; found that for the reasons set forth in this resolution, and pursuant to City Charter Section 371(e)(10), use of competitive bidding for the amendment is undesirable, impractical, or impossible; approved the Guaranteed Maximum Price in the amount of \$14,596,034 to Contract DA-5305 with Swinerton Builders for construction of the Security Badge Office within the Intermodal Transportation Facility West at Los Angeles International Airport; further approved Fifth Amendment to said Contract DA-5305 with Swinerton Builders to extend the term by fifteen (15) months and increase the contract value by \$14,596,034, for said construction; further approved appropriation and allocation of not to exceed \$15,958,034, the amount associated with the hard costs and contingency for the project, from the LAX Revenue Fund to WBS Element 1.19.14A-700 (Security Badge Office Relocation); and authorized the Chief Executive Officer to execute said Fifth Amendment to Contract DA-5305 with Swinerton Builders 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. 27263 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, May 20, 2021.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS