

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: March 25, 2025

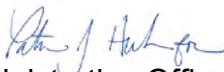
CAO File No. 0150-11073-0008

Council File No.

Council District: 11

To: The Mayor

From: Matthew W. Szabo, City Administrative Officer



Reference: Correspondence from the Los Angeles World Airports Board of Airport Commissioners dated February 20, 2025 and March 3, 2025; referred by the Mayor for a report on February 21, 2025

Subject: **RESOLUTION NO. 28110 AND PROPOSED SECOND AMENDMENT TO CONTRACT NO. DA-5620 BETWEEN LOS ANGELES WORLD AIRPORTS AND HENSEL PHELPS CONSTRUCTION CO. FOR THE CENTRAL TERMINAL AREA CURBSIDE IMPROVEMENT PROGRAM PROJECT AT THE LOS ANGELES INTERNATIONAL AIRPORT**

RECOMMENDATION

That the Mayor:

1. Approve Los Angeles World Airports (LAWA) Board Resolution No. 28110 authorizing a Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co. for the continued design and construction of the Central Terminal Area Curbside Improvement Program Project, including three additional scopes of work, and increasing the contract authority by \$31,688,540, from \$26,908,019 to \$58,596,559;
2. Adopt the March 3, 2025 Board of Airport Commissioners (Board) determination in Resolution No. 28110 that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III Classes 1(1), 1(2), 1(3), 1(6), and 1(12) of the Los Angeles City CEQA Guidelines; and,
3. Authorize the LAWA Chief Executive Officer, or designee, to execute the proposed Second Amendment upon approval as to form by the City Attorney and approval by the Council.

SUMMARY

The Los Angeles World Airports (LAWA, Department) Board of Airport Commissioners (Board) requests approval of its March 3, 2025 Resolution No. 28110, authorizing a proposed Second Amendment (Amendment) to Contract No. DA-5620 (Contract) with Hensel Phelps Industries, Inc. (Hensel Phelps) for the Central Terminal Area (CTA) Curbside Improvement Program Project

(Program/Project), formerly named the Landscaping Improvements Program, at Los Angeles International Airport (LAX). The proposed Amendment will increase the contract authority by \$31,688,540, from \$26,908,019 to \$58,596,559. There are no changes to the current five-year term of the contract which expires on June 27, 2028.

The proposed Amendment and increased contract authority will allow for continued design and construction of the Project including new scopes of work to improve the CTA exterior and support curbside operations. The proposed Amendment will be effective as of the date of execution. Except as proposed in this Amendment, all other terms and conditions remain unchanged.

The proposed Amendment to the contract has been approved as to form by the City Attorney. Pursuant to Charter Section 373 and Los Angeles Administrative Code Section 10.5(a), Council approval is required because the overall contract term exceeds three years. Our Office has reviewed the request and recommends approval.

BACKGROUND

Central Terminal Area (CTA) Curbside Improvement Program Project - The goal of the Program is to create social settings that are directly connected to the future Automated People Mover and modernize the façades of the parking structures. The resulting improvements will provide space for employees to take lunch or breaks, new passenger waiting areas other than the terminal or baggage claim area, and new revenue-generating opportunities for LAWA.

Original Contract – On August 5, 2022, the Department released a Request for Proposals for the design and construction of the LAX Landscaping Improvements Program, now renamed as the Central Terminal Area Curbside Improvement Program. The Department received five proposals for evaluation. After evaluating the proposals, the Department recommended that the contract be awarded to Hensel Phelps. On February 16, 2023, the Board approved Resolution No. 27682 which authorized a five-year design-build contract (DA-5620) with Hensel Phelps for the design and construction of the Project in an amount not-to-exceed \$13,067,519. The Council approved the contract (C.F. 23-0550) on June 13, 2023 and the Notice-To-Proceed was given to Hensel Phelps on June 28, 2023.

Scope of Work (SOW) – The Program contains two phases for the design and construction of the following elements throughout the CTA and Ground Transportation Center:

- Creation of four new plazas with landscaping, hardscaping, outdoor furniture, technology, and public art;
- CTA parking garage façade improvements; and
- Possible scopes for Automated People Mover column enhancements, curbside and soffit improvements, and security improvements.

Phase One provides for the design, preconstruction, and development of a Guaranteed Maximum Price (GMP) and is the subject of Contract No. DA-5620. Upon completion of the GMP, LAWA staff will return to the Board for approval to proceed with Phase Two which includes the construction of

elements designed under Phase One. The Department reports that the award of Contract No. DA-5620 does not commit LAWA to proceeding with Phase Two of the Program with Hensel Phelps, nor does it preclude the Board's ability to terminate the contract at any time.

First Amendment – On November 7, 2024 and November 18, 2024, the Board approved the first amendment to the Contract (C.F. 23-0550-S1) which increased the contract authority by \$13,840,500 from \$13,067,519 to \$26,908,019. The increased contract authority provided for safety and security enhancements at the East, South and West employee parking lots; relocation of personnel based in five modular buildings in the CTA to permanent facilities and removal of the modular buildings; and, creation and improvement of 32 marked street and lot parking spaces for Federal Aviation Administration (FAA) control tower personnel.

Second Amendment – On February 20, 2025, the Board approved the proposed Amendment to increase the contract authority by \$31,688,540 from \$26,908,019 to \$58,596,559. The LAWA staff report also requested the Board to approve an appropriation of \$40,101,076 which included the increased contract authority as well as \$2,912,536 in project contingency and \$5,500,000 for soft costs. Council approval of the appropriation is not required and not included in the recommendations of this report. The increased contract authority will provide for the following three new scopes of work:

1. Modification and/or repair of existing arrivals curbside roadway and curb ramps, replacement and enhancement of arrivals the curbside lighting, upgrade of the arrivals curbside ceiling paint, renewal of arrivals sidewalk and terminal wall finishes, installation of additional security bollards;
2. Installation of CTA parking garage facade screening, replacement/enhancement of the landscape along World Way Street; and
3. Restoration of the Theme Building's lighting, restoration of the FAA Tower's exterior artwork, and restoration and/or repair of existing lights on the upper roadway.

With the addition of the three new scopes, the complete scope of work, as stated in Section PR-01 Scope of Work of the Contract, includes:

- CTA Arrivals Curbside Improvements;
- Parking Structure Façade Improvements;
- Replacing landscape along World Way Street, including enhanced landscape areas in front of P3 and P4 and areas of the Theme Building;
- Lighting and art restorations;
- Safety and security enhancements at the East, South, and West employee parking lots;
- Relocation of personnel currently based in modular buildings to permanent facilities and removal of modular buildings; and,
- Creation and/or improvement of 32 marked street and lot parking spaces for FAA control tower personnel.

As stated in Section 1 of the Amendment, the contract authority will be used for design and pre-construction services, mobilization and early enabling works, and construction documents for Phase 2. The Department estimates that negotiation of the GMP will take place in the third quarter

of 2025 at which point Phase Two of the project will proceed. If the GMP is agreed upon between LAWA and Hensel Phelps, the Contract will be amended to include the price of Phase Two Construction. The Department anticipates the Project to be completed in December 2027.

Alternatives Considered – There are no viable alternatives to the proposed Amendment. The contract always anticipated that there could be additional scopes of work identified. The scopes of work proposed will provide for various curbside repairs and improvements, parking garage façade screening, and restoration of lighting and artwork. Deferral of the improvements will result in outdated and insufficient lighting, safety gaps between bollards, and the current curbside configuration to remain which would not support anticipated changes once the Automated People Mover is in operation.

CITY COMPLIANCE

Small Business Enterprise (SBE), Local Business Enterprise (LBE), Local Small Business Enterprise (LSBE), and Disabled Veterans Business Enterprise (DVBE) Participation – The original contract contains language that obligates Hensel Phelps to have a minimum twenty percent participation level for SBEs, ten percent for LBEs, five percent for LSBEs, three percent DVBEs, and thirty percent Local Hire participation.

Charter Section 1022 – On February 16, 2023, the Board approved the determination that the work performed is more feasibly done by a contractor due to the proprietary nature of the work.

California Environmental Quality Act (CEQA) – Activities under the Project are exempt from the California Environmental Quality Act (CEQA) pursuant to the following articles of the Los Angeles City CEQA Guidelines:

- Article III Class 1(1) – Remodeling where there is negligible or no expansion of use;
- Article III Class 1(2) – Operations, repair, maintenance or minor alteration of existing facilities of both investor and publicly owned utilities;
- Article III Class 1(3) – Operation, repair, maintenance or minor alteration of existing highways, streets, and other road-related surfaces except where the activity will involve the removal of a scenic resource;
- Article III Class 1(6) – Addition of safety, security, health, or environmental protection devices for use during construction or conjunction with existing structures, facilities or mechanical equipment; and,
- Article III Class 1(12) – Outdoor lighting and fencing for security and operations.

The proposed Amendment includes provisions to ensure compliance with applicable City ordinances, contracting, and insurance requirements. The proposed Amendment is subject to approval as to form by the City Attorney. In accordance with Charter Section 373 and Administrative Code Sections 10.5(a), the proposed Amendment requires Council approval because the total overall term exceeds three years. Our Office recommends approval.

FISCAL IMPACT STATEMENT

Approval of the proposed Second Amendment to Contract No. DA-5620 with Hensel Phelps Construction Co. for the design and construction of three additional scopes of work for the Central Terminal Area Curbside Improvement Program Project at Los Angeles International Airport will have no impact on the City's General Fund. The proposed Amendment increases the maximum not-to-exceed contract authority by \$31,688,540 from \$26,908,019 to \$58,596,559. There is no change to the term. Funding is programmed in LAWA's 2024-25 Capital Improvement Plan. The recommendations in this report comply with the Los Angeles Airports' adopted Financial Policies.

Attachment 1 – Board of Airport Commissioners Report, Resolution No. 28110, and proposed Second Amendment to Contract No. DA-5620 with Hensel Phelps Construction Co.

MWS/PJH/JVW/IR/jpq:10250165



February 20, 2025

The Honorable Karen Bass
Mayor, City of Los Angeles
City Hall – Room 303
Los Angeles, CA 90012

ATTN: Legislative Coordinator

LAX

Van Nuys

City of Los Angeles

Karen Bass
Mayor

Board of Airport
Commissioners

Karim Webb
President

Matthew M. Johnson
Vice President

Vanessa Aramayo
Courtney La Bau
Victor Naro
Nicholas P. Roxborough
Valeria C. Velasco

John Ackerman
Chief Executive Officer

RE: Request to adopt the following report; to approve the Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co

In accordance with Executive Directive No. 4, we are transmitting a copy of the specified board report for the request to adopt the following report to approve the Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co., to add \$31,688,540, for a total contract authority of \$58,596,559, for design and construction services for the Central Terminal Area Curbside Improvement Program at Los Angeles International Airport; and to appropriate funds in the amount of \$40,101,076, which also includes an additional \$2,912,536 in project contingency, and \$5,500,000 for Los Angeles World Airports' soft costs.

City Council approval is required pursuant to Section 373 of the Los Angeles City Charter.

Sincerely,

Becca Doten
Chief of Staff

BD:MSA:ksf





Item Number
here

Report to the BOARD OF AIRPORT COMMISSIONERS

Approver:  Hans Thilenius (Feb 7, 2025 07:22 PST) Hans Thilenius, Deputy Executive Director Terminal Development & Improvement Program	Meeting Date			
	2/20/2025			
Reviewer:  Brian C. Ostler, City Attorney  John Ackerman, Chief Executive Officer	Needs Council Approval: <input checked="" type="checkbox"/> Y			
	Reviewed for/by	Date	Approval Status	By
	Finance	1/23/2025	<input checked="" type="checkbox"/> Y <input type="checkbox"/> NA	JS
	CEQA	1/15/2025	<input checked="" type="checkbox"/> Y	VW
Procurement	1/24/2025	<input type="checkbox"/> Y <input checked="" type="checkbox"/> Cond	LK	
Guest Experience	1/14/2025	<input checked="" type="checkbox"/> Y	TB	
Strategic Planning	1/30/2025	<input checked="" type="checkbox"/> Y	BNZ	

SUBJECT

Request to adopt the following report; to approve the Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co., to add \$31,688,540, for a total contract authority of \$58,596,559, for design and construction services for the Central Terminal Area Curbside Improvement Program at Los Angeles International Airport; and to appropriate funds in the amount of \$40,101,076, which also includes an additional \$2,912,536 in project contingency, and \$5,500,000 for Los Angeles World Airports' soft costs.

DISCUSSION

1. Purpose

The proposed amendment will incorporate program scope reprioritization as well as additional scope components to improve the Central Terminal Area (CTA) exterior arrivals guest experience and provide improvements to support post-Automated People Mover (APM) arrivals curbside operations.

2. Prior Related Actions/History of Board Actions

- February 16, 2023 – Resolution No. 27683

The Board of Airport Commissioners (Board) approved the award of a five-year Progressive Design-Build Contract to Hensel Phelps Construction Co. (Hensel Phelps) covering Phase 1 (design and preconstruction) of the CTA Curbside Improvement Program at Los Angeles International Airport (LAX), for cost not to exceed \$13 million; and appropriated capital funds in the amount of \$16.7 million.

- **November 7, 2024 – Resolution No. 28052**

The Board approved and executed the First Amendment to Contract DA-5620 with Hensel Phelps to add \$13,840,500, for a total contract authority of \$26,908,019, to provide design and construction services for the CTA Curbside Improvement Program at LAX; and appropriated funds in the amount of \$17,001,840, which also includes an additional \$1,351,000 in project contingency, and \$1,810,340 for Los Angeles World Airports' (LAWA) soft costs.

3. Background

In 2023, LAWA approved Phase 1 of the LAX Landscaping Improvements Program, a Progressive Design-Build program to provide CTA streetscape and landscape features around the Theme Building, in front of Tom Bradley International Terminal, and a new zone created by the APM project east of Parking Structures 3 and 4.

In January 2024, the scope elements of this program were reprioritized to shift the focus to the Arrivals curbside area around the entire CTA, from entry doors of the terminals out to the outer island pick up zone. The program was shortly thereafter re-titled to the CTA Curbside Improvement Program to better reflect this new focus.

In December 2024, the final scope was determined with refined details, which are further clarified below.

4. Current Action/Rationale

The scope of the project now encompasses a comprehensive range of improvements from curbside out to the garage facades and the landscape zones in between. It is intended to enhance the look and feel of LAX and reflect a modern, safe, and iconic vision of our airport. These elements include:

- Inner lane roadway pavement improvements;
- Inner and outer lane crosswalk improvements;
- Installation of concrete benches and better placement of bollards for improved circulation;
- New lighting systems, upgrades to ceiling paint, sidewalk finishes, and terminal wall finishes to ensure a safe and cohesive experience;
- Installation of façade screening on the garages to enhance aesthetics that support wayfinding, advertisements and public artwork;
- Simple, easy-to-maintain landscape and palm tree applications along the street; and
- Revitalization of the colored lighting systems on the Theme Building and the Federal Aviation Administration tower, which are symbolic of LAX.

These combined efforts aim to elevate the overall passenger and visitor experience while adhering to stringent safety, security, and sustainability standards. All elements of this extensive project are estimated for completion by the end of December 2027, ensuring a timely delivery of these critical upgrades.

5. Fiscal Impact

The CTA Curbside Improvement Program is included in LAWA's Investment Plan and programmed in the 2024 Capital Improvement Plan (CIP), with a direct budget \$105 million.

As the approval requested today are included within this amount, approval of this report will not result in an increase to the CIP.

At the completion of this phase and following a budget reconciliation, staff will return to the Board with a final Guaranteed Maximum Price.

6. Alternatives Considered

- ***Take No Action***

Taking no action is not recommended. If the CTA Curbside Improvement Program is deferred, the existing conditions will remain in their current state, with outdated curbside lighting, insufficient seating, safety gaps through bollards, dilapidated sidewalk/roadway surfaces, and limited landscaping. The deferral of the program will also result in the current configuration of the curbside roadways to remain, which would not support the post-APM operational changes.

APPROPRIATIONS

Staff request that funds in the not-to-exceed amount of \$40,101,076 be appropriated from the LAX Revenue Fund to WBS Element 1.23.07A-700 (CTA Curbside Improvement Program).

STANDARD PROVISIONS

The Board is hereby requested to adopt staff's determination that this item, covering interior or exterior alterations involving remodeling or minor construction where there will be negligible or no expansion of use, is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (1). Operation, repair, maintenance or minor alteration of existing facilities of both investor and publicly owned utilities, electrical power, natural gas, sewage, water, and telephone, and mechanical systems serving existing facilities, including alterations to accommodate a specific use is exempt from CEQA requirements pursuant to Article III, Class 1 (2). Operation, repair, maintenance or minor alteration of existing highways and streets, sidewalks, gutters, storage areas, parking lots, service roads, fire lanes and golf-cart paths, except where the activity will involve removal of a scenic resource including but not limited to a stand of trees, a rock outcropping or an historic building is exempt from CEQA requirements pursuant to Article III, Class 1 (3). Addition of safety, security, health or environmental protection devices for use during construction or in conjunction with existing structures, facilities or mechanical equipment is exempt from CEQA requirements pursuant to Article III, Class 1 (6). Outdoor lighting and fencing for security and operations is exempt from CEQA requirements pursuant to Article III, Class 1 (12).

The Board is hereby further requested to authorize the Chief Executive Officer, or designee, to execute the Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co. subject to approval by the Los Angeles City Council and approval as to form by the City Attorney.

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.

March 3, 2025

The Honorable City Council
of the City of Los Angeles
(via email)

Subject: Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co.

LAX
Van Nuys
City of Los Angeles

Enclosed for your consideration is the Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co. that was approved by the Board of Airport Commissioners at its February 20, 2025 meeting. There is no impact to the General Fund.

RECOMMENDATIONS FOR CITY COUNCIL:

Karen Bass
Mayor

Board of Airport
Commissioners

Karim Webb
President

Matthew M. Johnson
Vice President

Vanessa Aramayo
Courtney La Bau
Victor Narro
Nicholas P. Roxborough
Valeria C. Velasco

John Ackerman
Chief Executive Officer

1. Concur with said Board's adoption of staff's determination that the item is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (1), (2), (3), (6) and (12) of the Los Angeles City CEQA Guidelines; and
2. Approve the Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co., to add \$31,688,540 to the contract authority, for a new total of \$58,596,559, covering design and construction services for the Central Terminal Area Curbside Improvement Program at Los Angeles International Airport; and
3. Further concur with said Board's action on February 20, 2024, by Resolution 28110, authorizing the Los Angeles World Airports Chief Executive Officer, or designee, to execute said Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co.

This document and its attachments are advisory only and do not constitute a complete and official submittal to the City Council. The official submittal, including this document and its attachments, will be submitted electronically to the City Council and the Council File Management System pursuant to Charter Section 373 via the City Clerk's website when the file is complete.

Very truly yours,



Grace Miguel, Commission Executive Assistant II
BOARD OF AIRPORT COMMISSIONERS

Enclosures

cc: CAO (Airport Analyst), e-file
CLA (Airport Analyst), e-file



RESOLUTION NO. 28110

WHEREAS, on recommendation of Management, there was presented for approval, Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co. to add \$31,688,540 to the contract authority, for new total of \$58,596,559, covering design and construction services for the Central Terminal Area Curbside Improvement Program at Los Angeles International Airport; and

WHEREAS, it was further requested for approval, appropriation of \$40,101,076, including an additional \$2,912,536 in project contingency and \$5,500,000 for Los Angeles World Airports (LAWA) soft costs; and

LAX

Van Nuys

City of Los Angeles

Karen Bass
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**Board of Airport
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Victor Narro
Nicholas P. Roxborough
Valeria C. Velasco

John Ackerman
Chief Executive Officer

WHEREAS, the Amendment will incorporate program scope reprioritization as well as additional scope components to improve the Central Terminal Area (CTA) exterior arrivals guest experience and provide improvements to support post-Automated People Mover (APM) arrivals curbside operations; and

WHEREAS, in 2023, LAWA approved Phase 1 of the Los Angeles International Airport (LAX) Landscaping Improvements Program, a progressive design-build program to provide CTA streetscape and landscape features around the Theme Building, in front of the Tom Bradley International Terminal, and a new zone created by the APM project east of Parking Structures 3 and 4; and

WHEREAS, in January 2024, the scope elements of said program were reprioritized to shift the focus to the Arrivals curbside area around the entire CTA, from entry doors of the terminals out to the outer island pick-up zone. The program was shortly thereafter re-titled to the CTA Curbside Improvement Program to better reflect this new focus; and

WHEREAS, in December 2024, the final scope was determined with refined details. The scope of the project now encompasses a comprehensive range of improvements from curbside out to the garage facades and the landscape zones in between. It is intended to enhance the look and feel of LAX and reflect a modern, safe, and iconic vision of the airport. Those elements include:

- Inner lane roadway pavement improvements;
- Inner and outer lane crosswalk improvements;
- Installation of concrete benches and better placement of bollards for improved circulation;
- New lighting systems, upgrades to ceiling paint, sidewalk finishes, and terminal wall finishes to ensure a safe and cohesive experience;
- Installation of façade screening on the garages to enhance aesthetics that support wayfinding, advertisements and public artwork;
- Simple, easy-to-maintain landscape and palm tree applications along the street; and
- Revitalization of the colored lighting systems on the Theme Building and the Federal Aviation Administration tower, which are symbolic of LAX; and

WHEREAS, the combined efforts aim to elevate the overall passenger and visitor experience while adhering to stringent safety, security, and sustainability standards. All elements of the extensive project are estimated for completion by the end of December 2027, ensuring a timely delivery of the critical upgrades; 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; further adopted staff's determination that this item, covering interior or exterior alterations involving remodeling or minor construction where there will be negligible or no expansion of use, is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (1), and that operation, repair, maintenance or minor alteration of existing facilities of both investor and publicly owned utilities, electrical power, natural gas, sewage, water, and telephone, and mechanical systems serving existing facilities, including alterations to accommodate a specific use is exempt from CEQA requirements pursuant to Article III, Class 1 (2), and that operation, repair, maintenance or minor alteration of existing highways and streets, sidewalks, gutters, storage areas, parking lots, service roads, fire lanes and golf-cart paths, except where the activity will involve removal of a scenic resource including but not limited to a stand of trees, a rock outcropping or an historic building is exempt from CEQA requirements pursuant to Article III, Class 1 (3), that addition of safety, security, health or environmental protection devices for use during construction or in conjunction with existing structures, facilities or mechanical equipment is exempt from CEQA requirements pursuant to Article III, Class 1 (6), and that outdoor lighting and fencing for security and operations is exempt from CEQA requirements pursuant to Article III, Class 1 (12); approved the Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co. to add \$31,688,540 to the contract authority, for new total of \$58,596,559, covering design and construction services for the Central Terminal Area Curbside Improvement Program at Los Angeles International Airport; further approved appropriation of \$40,101,076, including an additional \$2,912,536 in project contingency and \$5,500,000 for Los Angeles World Airports soft costs, from the LAX Revenue Fund to WBS Element 1.23.07A-700 (CTA Curbside Improvement Program); and authorized the Chief Executive Officer, or designee, to execute said Second Amendment to Contract DA-5620 with Hensel Phelps Construction Co. subject to approval by the Los Angeles City Council and approval as to form by the City Attorney.

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I hereby certify that this Resolution No. 28110 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, February 20, 2025.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS

SECOND AMENDMENT TO CONTRACT NUMBER DA-5620 BETWEEN THE CITY OF LOS ANGELES AND HENSEL PHELPS CONSTRUCTION CO. FOR THE CTA CURBSIDE IMPROVEMENT PROGRAM (FORMERLY, LAX LANDSCAPING IMPROVEMENT PROGRAM) AT LOS ANGELES INTERNATIONAL AIRPORT

THIS **SECOND AMENDMENT** TO CONTRACT NUMBER DA-5620 ("**Amendment**") is made and entered into as of this ___ day of January, 2025, by and between the **CITY OF LOS ANGELES** ("City"), a municipal corporation, acting by order of and through its Board of Airport Commissioners ("**Board**") of the Department of Airports (also known as Los Angeles World Airports or "**LAWA**"), and **HENSEL PHELPS CONSTRUCTION CO.** ("**Design-Builder**"). The City and Design-Builder are collectively referred to herein as the "**Parties.**"

RECITALS

WHEREAS, City and Design-Builder entered into Los Angeles World Airports Contract Number DA5260 (the "**Contract**") for the design and construction of the project entitled "**LAX Landscaping Improvement Program**" (currently, "**The CTA Curbside Improvement Program**", hereinafter referred to as "**Program**") at Los Angeles International Airport ("**Airport**" or "**LAX**") on June 14, 2023; and

WHEREAS, the Parties wish to amend the Contract to add the following Scope of Work to the Program:

- (i) the modification and/or repair of existing arrivals curbside roadway and curb ramps, replacement/enhancement of arrivals the curbside lighting, upgrade of the arrivals curbside ceiling paint, renewal of arrivals sidewalk and terminal wall finishes, installation of the additional security bollards;
- (ii) the installation of Central Terminal Area ("**CTA**") parking garage façade screening, replacement/enhancement of the landscape along World Way Street; and
- (iii) the restoration of the Theme Building's lighting, restoration of the FAA Tower's exterior artwork, and restoration and/or repair of existing "wishbone" lights and the "ribbon" lights on the upper roadway.

WHEREAS, City also wishes to increase the total not-to-exceed amount from Twenty Six Million Nine Hundred and Eight Thousand Nineteen and 00/100 Dollars (\$26,908,019) to Fifty Eight Million Five Hundred Ninety Six Thousand Five Hundred Fifty Nine Dollars (\$58,596,559) to include the afore-referenced additional work to be provided under Phase 1 – the Design/Preconstruction Phase of the Project.

NOW, THEREFORE, in consideration of the premises, and of the terms, covenants and conditions hereinafter contained to be kept and performed by the respective parties hereto, the Parties do mutually agree that the Contract is HEREBY AMENDED AS FOLLOWS:

AMENDMENT

Amendment Section 1. Section 4.0 of the Contract titled “Contract Price” shall be amended and restated in its entirety to read as follows:

For all labor, all materials, all equipment and all services rendered, for all costs direct or indirect, and for all expenses incurred by Design-Builder pursuant to this Contract, and upon satisfactory completion of said Project in a final finished form consistent with the intent of the Contract Documents, the amount that LAWA may pay to the Design-Builder under the terms of this Contract, for Phase 1 Design and Pre-Construction Services, Mobilization and Early Enabling Works and Phase 2 Construction Documents, is Not-to-Exceed Fifty Eight Million Five Hundred Ninety Six Thousand Five Hundred Fifty Nine Dollars (\$58,596,559), pursuant to the Contract Documents. This Section will be amended to include the price of the Phase 2 Construction once an agreed upon GMP Work Package(s) has been negotiated.

Amendment Section 2. The third paragraph of the Project Description contained in PR-01 Scope of Work of the Contract shall be amended and restated in its entirety as follows:

The CTA Curbside Improvement Program will improve the arrivals curbsides and the parking garage façades , paired with new landscaping and technology improvements throughout the CTA, add security enhancements at the East, South, and West employee parking lots of the LAX Campus, eliminate trailers in the CTA, and provide street parking spaces for Federal Aviation Administration (FAA) tower personnel working in the CTA. This includes, but is not limited to (Figure 1~4):

- CTA Arrivals Curbside Improvement(≈ 1.2 miles)
 - Improve the arrivals curbside spaces for enhanced guest experience
 - Sidewalk and curb replacements and curb ramp reconfigurations (terminal and island)
 - Inner roadway replacement

- Replace and enhance curbside lighting with new ceiling painting
 - Installation and removal of security bollards, and installation of concrete seating to improve security
 - Refresh terminal old terminal façades
 - Relocate and/or upgrade IT and AV systems in the arrivals curbside space.
- Parking Structure Façade Improvements (≈ 103,000 sqft)
 - Façade screening for the parking garages.
- Replace landscape along the World Way Street, including enhanced landscape areas in front of P3/P4 and north and south areas of the Theme Building
 - Infrastructure for digital displays other enhancements (smart glass, etc.)
- Lighting and Art Restorations
 - Restore exterior lighting of the Theme Building
 - Restore FAA Tower's exterior artwork
 - Repair wishbone and ribbon lights on the upper roadway
- Safety and security enhancements at the East, South, and West employee parking lots
 - Perimeter Security (≈ 14,700 feet of existing fences)
Modify or repair existing perimeter fence systems so that they are all at least eight (8) feet in height, with applicable barb wire top, and ensure there are no gaps in the entire fencing system.
 - Video Surveillance System (12 Mobile Surveillance Units)
Deploy 12 Mobile Video Surveillance Units to be placed in strategic locations (i.e., entrance gates). The units will be equipped with video surveillance, deterrent/alarm lighting, and speakers with programmed or manual messaging.
 - Lighting Improvements
Replace approximately two hundred thirty (230) existing light heads, and lighting poles if necessary.
- Relocation of personnel based in five (5) modular buildings in the CTA to permanent facilities and removal of modular buildings, including:
 - Relocate Construction Inspection personnel from CTA Trailer 1 to Terminal 1.5 office space.
 - Relocate Operations personnel from CTA Trailer 2 to Terminal 1.5 office space.
 - Relocate ABM Parking personnel from CTA Trailer 3 to parking Structure P2A office space.

- Relocate LAWA Parking Office personnel from CTA Trailer 4 to parking Structure P2AS office space.
 - Relocate Coordination and Logistics Management personnel from CTA Trailer 4 to Terminal 1.5 office space.
 - Relocate Airport Police Department break room from CTA Trailer 6 to Terminal 2.
- Create and/or improve thirty-two (32) marked street and lot parking spaces for FAA control tower personnel, including demolition, grading, paving, sidewalks, striping, signage, fencing, sight electrical power and lighting.

Amendment Section 3. Except as specifically provided herein, this Amendment shall not, in any manner, alter, change, modify or affect any of the rights, privileges, duties or obligations of either of the parties hereto, under, or by reason of said Contract, as amended.

Execution. This Amendment and any other document necessary for the consummation of the transaction contemplated by this Amendment may be executed in counterparts, including counterparts that are manually executed and counterparts that are in the form of electronic records and are electronically executed. An electronic signature means a signature that is executed by symbol attached to or logically associated with a record and adopted by a party with the intent to sign such record, including facsimile or e-mail signatures. All executed counterparts shall constitute one Amendment, and each counterpart shall be deemed an original. The Parties hereby acknowledge and agree that electronic records and electronic signatures, as well as facsimile signatures, may be used in connection with the execution of this Amendment and electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called PDF format shall be legal and binding and shall have the same full force and effect as if a paper original of this Amendment had been delivered that had been signed using a handwritten signature. All parties to this Amendment (i) agree that an electronic signature, whether digital or encrypted, of a party to this Amendment is intended to authenticate this writing and to have the same force and effect as a manual signature; (ii) intended to be bound by the signatures (whether original, faxed, or electronic) on any document sent or delivered by facsimile or electronic mail or other electronic means; (iii) are aware that the other party(ies) will rely on such signatures; and, (iv) hereby waive any defenses to the enforcement of the terms of this Amendment based on the foregoing forms of signature. If this Amendment has been executed by electronic signature, all parties executing this document are expressly consenting, under the United States Federal Electronic Signatures in Global and National Commerce Act of 2000 ("E-SIGN") and the California

Uniform Electronic Transactions Act ("UETA") (California Civil Code §1633.1 et seq.), that a signature by fax, e-mail, or other electronic means shall constitute an Electronic Signature to an Electronic Record under both E-SIGN and UETA with respect to this specific transaction.

IN WITNESS WHEREOF, City has caused this Amendment to be executed, by the Interim Chief Executive Officer of LAWA, and Design-Builder has caused the same to be executed by its duly authorized officers and its corporate seal to be hereunto affixed, all as of the day and year first hereinabove written.

APPROVED AS TO FORM:
Hydee Feldstein Soto, City Attorney

CITY OF LOS ANGELES

By signing below, the signatory attests that they have no personal, financial, beneficial or familial interest in this Contract.

Date: _____

By: _____

John Ackerman
Chief Executive Officer
Los Angeles World Airports

By: _____
Deputy City Attorney

By: _____

Tatiana Starostina
Chief Financial Officer
Los Angeles World Airports

ATTEST:

**HENSEL PHELPS CONSTRUCTION
COMPANY CO.**

By:  _____
Secretary (Signature)

By:  _____
Signature

MICHAEL VERRASTRO
Print Name

DAMIAN BOESSING
Print Name

VICE PRESIDENT
Print Title

[SEAL]