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Report to the BOARD OF AIRPORT COMMISSIONERS

Approver:


Hans Thilenius, Deputy Executive Director
Terminal Development & Improvement Program

Reviewer:


Hector Huevo for (Oct 24, 2024 11:30 PDT)

Brian C. Ostler, City Attorney



John Ackerman, Chief Executive Officer

Meeting Date

11/7/2024

Needs Council Approval: ☒ Y

Reviewed for/by	Date	Approval Status	By
Finance	10/1/2024	<input checked="" type="checkbox"/> Y <input type="checkbox"/> NA	JS
CEQA	10/8/2024	<input checked="" type="checkbox"/> Y	VW
Procurement	10/7/2024	<input checked="" type="checkbox"/> Y <input type="checkbox"/> Cond	AF
Guest Experience	10/3/2024	<input checked="" type="checkbox"/> Y	TB
Strategic Planning	10/8/2024	<input checked="" type="checkbox"/> Y	TZ

SUBJECT

Request to adopt the following report; approve and execute the First Amendment to Contract DA-5620 with Hensel Phelps Construction Co. to add \$13,840,500, for a total contract authority of \$26,908,019, to provide design and construction services for the Central Terminal Area Curbside Improvement Program Project at Los Angeles International Airport; and appropriate 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' soft costs.

DISCUSSION

1. Purpose

The proposed amendment will enable the provision of work to address a need for enhanced employee safety and crime deterrence at East, South, and West employee lots, eliminate trailers from the Central Terminal Area (CTA), and improve working conditions for relocated employees, providing street parking spaces for Federal Aviation Administration (FAA) tower personnel, which frees up 32 garage spaces for revenue generation.

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 \$16.9 million.

3. Background

In 2023, LAWA approved Phase 1 of LAX Landscaping Improvements Program, a Progressive Design-Build program to provide, among other things, curbside improvements at Arrivals Level, security improvements, CTA streetscape/landscaping, and parking garage façade enhancements. This program is now titled the CTA Curbside Improvement Program to reflect the current scope components. This program will create a more uniform landside experience for guests as they exit the terminals in the CTA.

In October 2023, the Safety and Security team identified a need for enhanced employee safety and crime deterrence at East, South, and West employee lots. In May 2024, Landscaping was tasked with scope development to provide safety and security enhancements at the employee lots, which will provide perimeter improvements, video surveillance, and lighting improvements.

Additionally, the project team was tasked with investigating the removal of several modular trailers from the CTA and relocation of employees working in those areas to office space elsewhere within the CTA.

Lastly, the project team was asked to create parking spaces for FAA tower personnel who were displaced by the LAMP program and are currently parking within the P2A and P6 parking garages.

4. Current Action/Rationale

The elements that will be addressed are perimeter security to deter uncontrolled entrance into the employee parking through the perimeter lines; strategic placement of video surveillance equipment; replacement of existing light heads to improve lighting conditions; relocation of staff to permanent CTA facilities; and provide street parking spaces for Federal Aviation Administration (FAA) tower personnel, freeing up 32 garage spaces for revenue generation. All elements are estimated for completion by the end of March 2026.

5. Fiscal Impact

The CTA Curbside Improvement Program is included in LAWA's Capital Improvement Plan (CIP), with a direct budget of \$105 million, which includes hard costs, soft costs, and contingency. As the approvals sought today are included within this budget, approval of this report will not increase the CIP.

At the completion of this phase and following a budget reconciliation, staff will return to the Board following a budget reconciliation with a final Guaranteed Maximum Price (GMP) should additional funds be necessary.

6. Alternatives Considered

- ***Take No Action***

Taking no action is not recommended. The requested action will support security improvements, increase deterrents to criminal activity, improve employee conditions in trailer workspaces, and increase space allotments by freeing the 32 spaces being

utilized in P2A and P6 for revenue generation. If the work is deferred, these conditions will not be improved.

APPROPRIATIONS

Staff request that funds in the not-to-exceed amount of \$17,919,023 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 CEQA requirements pursuant to Article III, Class 1 (1). 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 (6). 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 proposed document(s) is/are subject to 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.
