

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: February 16, 2024

CAO File No. 0220-06189-0000

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 (Board) dated January 18, 2024 and January 25, 2024; referred by the Mayor for a report on January 22, 2024

Subject: **RESOLUTION NO. 27885 AND PROPOSED ORDINANCE REQUESTING CITY COUNCIL APPROVAL TO UTILIZE ALTERNATIVE DELIVERY METHODS AND A COMPETITIVE SEALED PROPOSAL SELECTION PROCESS FOR THE WEST CAMPUS REDEVELOPMENT PROGRAM AND RELATED PROJECTS AT LOS ANGELES INTERNATIONAL AIRPORT**

RECOMMENDATION

That the Mayor:

1. Approve Los Angeles World Airports (LAWA) proposed Resolution No. 27885 requesting Council consider and approve an ordinance allowing the Board of Airport Commissioners to authorize the LAWA Chief Executive Officer to utilize Alternative Delivery Methods and a Competitive Sealed Proposal Selection process for the West Campus Redevelopment Program and other related projects at Los Angeles International Airport;
2. Adopt the California Environmental Quality Act (CEQA) determinations of the January 25, 2024 Board of Airport Commissioners (Board) Resolution 27885, that this action is exempt from CEQA pursuant to Article II, Section 2(m) of the Los Angeles City CEQA Guidelines; and
3. Authorize the LAWA Chief Executive Officer, or designee, to execute the proposed agreement and return the Resolution to LAWA for further processing, including Council consideration.

SUMMARY

The Los Angeles World Airports (LAWA) Board of Airport Commissioners (Board) requests approval of January 25, 2024 Resolution 27885 requesting the Los Angeles City Council (Council) to consider and adopt an Ordinance allowing LAWA to use Alternative Delivery Methods (ADM)

and a Competitive Sealed Proposal Selection (CSPS) process for the delivery of the West Campus Redevelopment Program and related projects at Los Angeles International Airport (LAX). Approval of the proposed Resolution, along with the accompanying Ordinance, will authorize the Department to take three key actions: (1) use alternative delivery methods; (2) establish criteria under a competitive sealed bid proposal process; and (3) permit negotiations after proposals have been submitted to allow clarifications and changes to the proposals before awarding contracts for the West Campus Redevelopment Program and its ancillary projects. Authorization of this item is an administrative action and will have no fiscal impact on LAWA.

The proposed Resolution 27885 and Ordinance have been approved as to form by the City Attorney. Pursuant to Charter Section 371(b), the use of competitive sealed proposal methods requires Council authorization through Ordinance, with a two-thirds majority vote. Our Office has reviewed the request and recommends approval.

BACKGROUND

On January 18, 2024 and January 25, 2024, the Board approved a LAWA staff report and Resolution 27885 requesting the Council consider and approve an Ordinance allowing the Board to authorize the LAWA Chief Executive Officer to utilize ADM, paired with a CSPS process for delivery of the West Campus Redevelopment Program and related projects at LAX. Approval of the Resolution and Ordinance will serve as a mitigation strategy to reduce the timeline associated with traditional procurement methods for construction projects and enable LAWA to evaluate alternative project delivery methods, other critical factors, as well as price, without considerable time lapses.

Alternative Delivery Methods - LAWA reports employing alternative project delivery methods such as Design-Build (DB), Progressive Design-Build (PDB), Public-Private-Partnership (P3), Multiple Award Task Order Contract (MATOC), and Construction Manager-at-Risk (CMAR) on construction projects generally reduces the level of risk, strengthens management control, and affects the ultimate project value. LAWA indicates that ADM is critical for achieving timely completion of various projects, in addition to (1) obtaining sufficient resources or expertise beyond LAWA's capabilities, (2) accelerating project schedules by concurrently performing design, engineering, management, and construction activities, and (3) expanding collaboration efforts with vendors on design challenges. Further, the use of ADM allows LAWA to onboard contractors early in the design process to provide valuable input into phasing strategies, constructability, site investigations, and trade coordination, as well as release early work packages for enabling projects, procurement of long-lead items, hazmat abatement, and subcontractor outreach.

CSPS Process – Instead of awarding contracts through open and competitive bidding, a contract can be awarded through a competitive sealed proposal method. This method requires criteria established by ordinance, adopted by at least a two-thirds vote of the Council. LAWA asserts that the CSPS process combined with ADM is necessary to allow the Department to obtain the best value procurement for capital improvement projects. The technical details and complexities of capital projects make it impractical to write distinct specifications, advertise, open bids publicly, and award contracts without any clarifications, changes, or negotiations in an expedited manner. Under

the CSPS method, negotiations are permitted after proposal submissions have been opened to allow clarification and changes in the proposal. LAWA is seeking to utilize a CSPS process for forthcoming competitive bid opportunities to support capital projects associated with the West Campus Redevelopment Projects. The CSPS will allow LAWA to issue a Request for Proposals (RFP) to a list of pre-qualified contractors on a task order basis, subject to approval by the Board. The RFP evaluation criteria may include different factors such as relevant experience, qualifications, approach, risk assessment, schedule, evidence of bonding capability, a listing of subcontractors, and a demonstrated financial ability to complete the work. Upon receiving RFP responses, LAWA will evaluate the proposals, select an appropriate ADM, and award a contract based on the proposer's ability to effectively perform the scope of work while providing LAWA with the most favorable outcome.

Disadvantages of the Traditional RFP Selection Process - In contrast to the CSPS, the City's standard procurement procedures primarily emphasize cost, without considering other essential elements, which can potentially lead to lengthier project delivery times, higher probability of project re-designs, and various change orders. According to the Department, costs and other equally important factors should play a significant role in the selection process. Charter Section 371(b) was implemented to allow departments to use a CSPS process to resolve such matters. Without the adjusted procurement measures included in CSPS, the completion of capital projects could be significantly delayed.

West Campus Redevelopment Projects – In the last five years, more than 50 acres of land on the LAX West Campus have become available as former occupants vacated the area. Prior to this, there were approximately 50 acres of underutilized land. Consequently, LAWA is now aiming to redevelop the entire 100 acres of underserved areas to better accommodate LAX's growing needs for aircraft parking and airside support infrastructure. Repurposing this area will enable LAWA an opportunity to use the land more effectively by demolishing the existing facilities and building out new aircraft parking, improved maintenance areas, temporary facilities, and other related projects to ease the heavy airline traffic expected during the 2026 FIFA World Cup and 2028 Summer Olympic Games.

Leveraging Temporary Facilities – To support the upcoming world events, temporary facilities may be constructed on the LAX West Campus. These facilities could include aircraft parking positions, passenger check-in and screening areas, baggage handling facilities, and other spaces to accommodate dignitaries, special guests, and event operations. After the events conclude, if these temporary structures are no longer needed, they could potentially be repurposed into permanent facilities supporting LAX's airside activities. They could be converted into hangars for aircraft parking and maintenance or facilities for storing and maintaining ground support equipment (tugs, baggage loaders, and refueling vehicles). LAWA reports that repurposing event venues into permanent airside facilities will result in a long-term, strategic infrastructure investment.

ADM and CSPS Benefits – There has been a gradual rise in requests for ordinances utilizing ADM and the CSPS process to the extent that the vast majority of LAWA's recent construction project awards have almost exclusively utilized these methods. Consistent with Charter Section 371(b), deviation from the City's traditional open and competitive bidding process is permitted when

justified by the type of project and it is approved by the contracting authority. The utilization of ADM combined with a CSPS process provides the Department with an advantage as it allows for customization of the process to align with the unique requirements of each project. This methodology enables LAWA to work more collaboratively with consultants and allows projects to be executed more efficiently through parallel planning, design, construction, and activation of each component. This approach minimizes the risk of change orders stemming from conflicts in design, construction, phasing, and scheduling, leading to cost savings and shorter project timelines.

Projects Completed Using ADM and CSPS - LAWA has successfully used ADM and CSPS processes on capital projects such as the Airport Police Facility, Consolidated Rental Car Facility, Automated People Mover, and Midfield Satellite Concourse. Attachment 1 to this report provides a more comprehensive list of prior projects that have been completed utilizing ADM and CSPS processes.

CITY COMPLIANCE

Business Enterprise Programs – As reported by LAWA staff, this action is not subject to the provisions of the City's Business Enterprise Programs, subsequently, no mandatory business inclusion goals were established.

California Environmental Quality Act (CEQA) – On January 18, 2024, the Board determined that the proposed Ordinance to utilize Alternative Delivery Methods and a Competitive Sealed Proposal Selection process for the West Campus Redevelopment program and related projects at Los Angeles International Airport will not directly impact the environment and is exempt from CEQA pursuant to Article II, Section 2(m) of the Los Angeles City CEQA Guidelines.

The City Attorney has reviewed and approved the proposed Ordinance. The proposed Ordinance is consistent with the competitive sealed bid proposal method for awarding contracts pursuant to City Charter Section 371(b). The Ordinance must be approved by a two-thirds vote of the Council before it can be passed. To further protect the City's interests, the proposed alternative project delivery methods also comply with City policies regarding competitive bids, sealed proposals, and other essential project delivery systems. The proposed action is an administrative activity and is therefore exempt from the City's Standard Provisions for contracting and insurance requirements. Our Office recommends approval.

FISCAL IMPACT STATEMENT

Approval of an Ordinance to allow the Board of Airport Commissioners to authorize the LAWA Chief Executive Officer to utilize Alternative Delivery Methods and a Competitive Sealed Proposal Selection process for the West Campus Redevelopment Program and related projects at Los Angeles International Airport will have no impact on the City's General Fund or Los Angeles World Airports' Operating or Capital budgets since no appropriation of funds are required. There is no quantifiable estimate of direct, measurable, or economic impact resulting from the Council's approval of the proposed ordinance. The recommendation in this report complies with the Los Angeles World Airports' adopted Financial Policies.

Attachment 1 – Los Angeles World Airports Projects Completed Utilizing Alternative Delivery
Methods with a Competitive Sealed Proposal Selection Process

Attachment 2 – January 18, 2024 BOAC Report and January 25, 2024 Resolution No. 27885

MWS/PJH/JVW:DLG:10240155

**Los Angeles World Airports
Projects Completed Utilizing Alternative Delivery Methods with a
Competitive Sealed Proposal Selection Process**

Project	Delivery Method
Airport Police Facility	Progressive Design-Build (PDB)
ATMP Roadways	
Auxiliary Curbs	
Economy Parking Structure	
LAX Landscaping	
MSC North	
Receiving Station X	
Terminal Vertical Cores	
Automated People Mover	Design-Build-Finance-Operate-Maintain (DBFOM)
Consolidated Rental Car Facility	
Bradley West	Construction Manager At Risk (CMAR)
MSC North Enabling	
MSC South	
Central Utility Plant	Design-Build (DB)
Terminal 4-TBIT Connector	
Terminal 1 Modernization	Lease & Acquisition (L&A)
Terminal 1.5	
Terminal 2/3 Modernization	
Terminal 3-TBIT Connector	
Terminal 4/5 Modernization	
Terminal 6 Modernization	
Terminal 7/8 Modernization	

January 29, 2024

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

ATTN: Heleen Ramirez, Legislative Coordinator
ATTN: Thomas Arechiga, Deputy 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 Narro
Nicholas P. Roxborough
Valeria C. Velasco

Beatrice C. Hsu
Interim Chief Executive Officer

RE: Request the Los Angeles City Council consider and approve an Alternative Delivery Ordinance for the West Campus Redevelopment Program

In accordance with Executive Directive No. 4, we are transmitting a copy of the specified board report requesting that the Los Angeles City Council consider and approve an ordinance allowing the Board of Airport Commissioners to authorize the Chief Executive Officer to utilize Alternative Delivery Methods and a Competitive Sealed Proposal Selection process for the West Campus Redevelopment Program and related projects at Los Angeles International Airport.

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

Sincerely,



Beatrice C. Hsu
Interim Chief Executive Officer

BCH:MSA:ksf





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Report to the BOARD OF AIRPORT COMMISSIONERS

Approver:

Teresa Mestas (Jan 12, 2024 10:46 PST)

Terri Mestas, Chief Development Officer

Reviewer:

Brian C. Ostler, City Attorney

Beatrice Hsu, Interim Chief Executive Officer

Meeting Date

1/18/2024

Needs Council Approval: ☒ Y

Reviewed for/by	Date	Approval Status	By
Finance	1/9/2024	<input checked="" type="checkbox"/> Y <input type="checkbox"/> NA	JS
CEQA	1/4/2024	<input checked="" type="checkbox"/> Y	MD
Procurement	1/8/2024	<input checked="" type="checkbox"/> Y <input type="checkbox"/> Cond	BG
Guest Experience	1/9/2024	<input checked="" type="checkbox"/> Y	TB
Strategic Planning	1/9/2024	<input checked="" type="checkbox"/> Y	BNZ

SUBJECT

Request the Los Angeles City Council consider and approve an ordinance allowing the Board of Airport Commissioners to authorize the Chief Executive Officer to utilize Alternative Delivery Methods and a Competitive Sealed Proposal Selection process for the West Campus Redevelopment Program and related projects at Los Angeles International Airport.

RECOMMENDATIONS

Management RECOMMENDS that the Board of Airport Commissioners:

1. ADOPT the Staff Report.
2. DETERMINE that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2.m of the Los Angeles City CEQA Guidelines.
3. FURTHER REQUEST the Los Angeles City Council consider and approve an ordinance allowing the Board of Airport Commissioners to authorize the Chief Executive Officer to utilize Alternative Delivery Methods for delivery of the West Campus Redevelopment Program and related projects at Los Angeles International Airport, pursuant to a Competitive Sealed Proposal Selection process.
4. FIND that the use of Alternative Delivery Methods, paired with a Competitive Sealed Proposal Selection process, should be authorized based on operational need, schedule, and technical aspects of the West Campus Redevelopment Program at Los Angeles International Airport, and that awarding to the lowest responsive and responsible bidder,

without any involvement from the contractor during the design stage, would be neither practical nor advantageous.

DISCUSSION

1. Purpose

This action is to request the Los Angeles City Council to consider and approve an ordinance allowing Los Angeles World Airports (LAWA) to use Alternative Delivery Methods, which include but are not limited to Design-Build (DB), Progressive Design-Build (PDB), Public Private Partnerships (P3), Multiple Award Task Order Contract (MATOC), and Construction Manager at Risk (CMAR); and further to use the Competitive Sealed Proposal Selection (CSPS) process for the delivery of the West Campus Redevelopment Program, and related projects, at Los Angeles International Airport (LAX), in accordance with the Los Angeles City Charter Section 371(b).

2. Prior Related Actions/History of Board Actions

- **October 20, 2008 – Resolution No. 23651, Ordinance No. 180311**
The Board of Airport Commissioners (Board) adopted a resolution, and the Los Angeles City Council approved an ordinance, allowing LAWA to use Alternative Delivery Methods and a CSPS process for the Tom Bradley International Terminal (TBIT) and Central Utility Plant Projects at LAX.
- **September 19, 2011 – Resolution No. 24565, and September 17, 2012 – Resolution No. 24898; Ordinance Nos. 182086 and 182347**
The Board issued a resolution, and the Los Angeles City Council approved an ordinance, allowing LAWA to use Alternative Delivery Methods and a CSPS process for the Terminals 1-8 Projects, Midfield Satellite Concourse (MSC) Projects, Second Level Roadway Repair Project, and New Face of the Central Terminal Area Project at LAX.
- **February 16, 2017 – Resolution No. 26178, Ordinance No. 184889**
The Board issued a resolution, and the Los Angeles City Council approved an ordinance, allowing LAWA to use Alternative Delivery Methods and a CSPS process for various Airport Police Facilities, Administration Buildings, Maintenance Buildings, and Storage Buildings at LAX.
- **February 16, 2017 – Resolution No. 26177, Ordinance Nos. 184937 and 183585**
The Board issued a resolution, and the Los Angeles City Council approved an ordinance, allowing LAWA to use Alternative Delivery Methods and a CSPS process for the Landside Access Modernization Program (LAMP) and related projects at LAX.
- **April 19, 2018 – Resolution No. 26478, Ordinance No. 185576**
The Board issued a resolution, and the Los Angeles City Council approved an ordinance, allowing LAWA to use Alternative Delivery Methods and a CSPS process for the Receiving Station X and related projects at LAX.

- **December 16, 2021 – Resolution No. 27410, Ordinance No. 187479**
The Board issued a resolution, and the Los Angeles City Council approved an ordinance, allowing LAWA to use Alternative Delivery Methods and a CSPS process for the Airfield & Terminal Modernization Program (ATMP) and related projects at LAX.

3. Background

Los Angeles World Airports is in the midst of a multi-billion-dollar Capital Improvement Program (CIP) to transform LAX into the “world-class” airport that our city deserves. This includes our ongoing LAMP, ATMP, Terminal Development & Improvement Program, and more.

In order to meet the operational and efficiency needs of the airport, the West Campus needs to be redeveloped to serve our projected demands for aircraft parking and other airside support functional needs for the next 20 years.

This effort will involve a series of small-to-medium sized projects that will execute the following types of projects:

- *Demolition of existing facilities* (aircraft hangars, maintenance buildings, storage buildings, office buildings, vehicular parking, etc.)
- *New aircraft parking and maintenance areas* (grading and paving, utilities and infrastructure, striping and signage, fences and gates, lighting and security cameras, aircraft hangars, Ground Service Equipment (GSE) facilities, aircraft support equipment, storage facilities, taxiway and taxilane improvements, vehicular parking, etc.)
- *New temporary facilities* (support for special events such as the 2026 World Cup and/or the 2028 Olympics)
- *Other miscellaneous improvements* (reconfiguration of existing groundwater treatment compound, reconfiguration of existing firewater and deluge systems, hydrant fueling systems, and other related improvements and enabling projects)

In addition to the traditional Design-Bid-Build (DBB) delivery methods, LAWA uses a wide variety of Alternative Delivery Methods to deliver our CIP. When using Alternative Delivery Methods, LAWA uses the CSPS process with selection criteria established by ordinance in accordance with Section 371(b) of the Los Angeles City Charter.

Given the known interdependencies with other Capital Projects, and the extensive operational impacts to existing functions and facilities, the West Campus Redevelopment Program is envisioned to be delivered in multiple phases over a span of five to ten years.

The timing of these phases will be critical as well as the coordination and interfacing with other Capital Projects. Because of the precising timing and complexity of the interfacing between projects, a CSPS process will be required to attract and select a qualified delivery team, and Alternative Delivery Methods will be required to efficiently deliver the projects with multiple parallel tracks of planning, design, construction, and activation of each scope component.

4. Current Action/Rationale

Staff requests that the Board request the Los Angeles City Council to consider and approve an ordinance allowing the Board to authorize the Chief Executive Officer to utilize Alternative Delivery Methods – including but not limited to DB, PDB, CMAR, MATOC, and/or P3 – for delivery of the West Campus Redevelopment Program and related projects at LAX, pursuant to a Competitive Sealed Proposal Selection process.

Approval of the ordinance will give LAWA the flexibility required to attract and select qualified delivery teams and to efficiently deliver this complex, multi-phased program.

5. Fiscal Impact

The approval of this item is an administrative action and will have no fiscal impact on Los Angeles World Airports.

6. Alternatives Considered

- **Take No Action**

If the Board and/or City Council do not allow the use of Alternative Delivery Methods and a CSPA process, then LAWA would be required to use the traditional Design-Bid-Build delivery method. This would significantly delay the West Campus Redevelopment Program and other related Capital Projects.

7. How This Action Advances a Specific Strategic Plan Goal and Objective

This action advances this strategic goal and objective: Build and Operate Facilities to Meet Evolving Demand: Plan and deliver Capital Programs. The use of the Alternative Delivery Methods and CSPA process will support the complex phasing strategies, techniques, and program scope required to support the dozens of projects that will need to be delivered for these world events.

APPROPRIATIONS

No appropriation of funds is required for this action.

STANDARD PROVISIONS

1. The adoption of ordinances that do not result in impacts on the physical environment, is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2.m of the Los Angeles City CEQA Guidelines.
2. The proposed document(s) is/are subject to approval as to form by the City Attorney.
3. 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.
4. This action is not subject to the provisions of the Living Wage/Service Contractor Worker Retention Ordinances.

5. This action is not subject to the provisions of the Business Enterprise (BE) Programs.
6. This action is not subject to the provisions of the Affirmative Action Program.
7. This action does not require a Business Tax Registration Certificate number.
8. This action is not subject to the provisions of the Child Support Obligations Ordinance.
9. This action is not subject to the insurance requirements of the Los Angeles World Airports.
10. This action is not subject to the provisions of Charter Section 1022 (Use of Independent Contractors).
11. This action is not subject to the provisions of the Contractor Responsibility Program.
12. This action is not subject to the provisions of the Equal Benefits Ordinance.
13. This action is not subject to the provisions of the First Source Hiring Program.
14. This action is not subject to the provisions of Bidder Contributions CEC Form 55.
15. This action is not subject to the provisions of MLO Bidder Contributions CEC Form 50.
16. This action is not subject to the provisions of the Iran Contracting Act.

January 25, 2024

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

Subject: Request to Consider and Approve an Ordinance

By its enclosed Resolution 27885, the Board of Airport Commissioners requests your consideration and approval of an Ordinance allowing said Board to authorize the Los Angeles World Airports Chief Executive Officer to utilize Alternative Delivery Methods and a Competitive Sealed Proposal Selection process for the West Campus Redevelopment Program and related projects at Los Angeles International Airport. There is no impact to the General Fund.

RECOMMENDATIONS FOR CITY COUNCIL:

1. Adopt said Board's determination that the action is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article II, Section 2.m of the Los Angeles City CEQA Guidelines;
2. Approve Resolution 27885, regarding the request adopted by said Board at its January 18, 2024 meeting; and
3. Consider and Approve an Ordinance, to be prepared and submitted by City Attorney, allowing the Board of Airport Commissioners to authorize the Los Angeles World Airports Chief Executive Officer to utilize Alternative Delivery Methods for delivery of the West Campus Redevelopment Program and related projects at Los Angeles International Airport, pursuant to a Competitive Sealed Proposal Selection process.

Very truly yours,



Grace Miguel – Commission Executive Assistant II
BOARD OF AIRPORT COMMISSIONERS

Enclosure

cc: *Trade, Travel and Tourism Committee*
Councilmember Park, e-file
Councilmember McOsker, e-file
Councilmember Soto-Martinez, e-file
CAO (Airport Analyst), e-file
CLA (Airport Analyst), e-file
City Clerk's Office, e-file



RESOLUTION NO. 27885

WHEREAS, on recommendation of Management, there was presented for approval, request for Los Angeles City Council to consider and approve an ordinance allowing the Board of Airport Commissioners to authorize the Chief Executive Officer to utilize Alternative Delivery Methods and a Competitive Sealed Proposal Selection process for the West Campus Redevelopment Program and related projects at Los Angeles International Airport; and

WHEREAS, Los Angeles World Airports (LAWA) is in the midst of a multi-billion-dollar Capital Improvement Program (CIP) to transform Los Angeles International Airport (LAX) into the "world-class" airport that the City of Los Angeles deserves. This includes LAWA's ongoing Landside Access Modernization Program, Airfield & Terminal Modernization Program, Terminal Development & Improvement Program, and more; and

WHEREAS, in order to meet the operational and efficiency needs of the airport, the West Campus needs to be redeveloped to serve the projected demands for aircraft parking and other airside support functional needs for the next twenty (20) years; and

WHEREAS, this effort will involve a series of small- to medium-sized projects that will execute the following types of projects:

- *Demolition of existing facilities* (aircraft hangars, maintenance buildings, storage buildings, office buildings, vehicular parking, etc.)
- *New aircraft parking and maintenance areas* (grading and paving, utilities and infrastructure, striping and signage, fences and gates, lighting and security cameras, aircraft hangars, Ground Service Equipment facilities, aircraft support equipment, storage facilities, taxiway and taxilane improvements, vehicular parking, etc.)
- *New temporary facilities* (support for special events such as the 2026 World Cup and/or the 2028 Olympics)
- *Other miscellaneous improvements* (reconfiguration of existing groundwater treatment compound, reconfiguration of existing firewater and deluge systems, hydrant fueling systems, and other related improvements and enabling projects); and

WHEREAS, in addition to the traditional Design-Bid-Build delivery methods, LAWA uses a wide variety of Alternative Delivery Methods to deliver its CIP. When using Alternative Delivery Methods, LAWA uses the Competitive Sealed Proposal Selection (CSPS) process with selection criteria established by ordinance in accordance with Section 371(b) of the Los Angeles City Charter; and

WHEREAS, given the known interdependencies with other capital projects, and the extensive operational impacts to existing functions and facilities, the West Campus Redevelopment Program is envisioned to be delivered in multiple phases over a span of five to ten years; and

WHEREAS, the timing of those phases will be critical as well as the coordination and interfacing with other capital projects. Because of the precising timing and complexity of the interfacing between projects, a CSPS process will be required to attract and select a qualified delivery team, and Alternative Delivery Methods will be required to efficiently deliver the projects with multiple parallel tracks of planning, design, construction, and activation of each scope component; and



WHEREAS, City Council's approval of the ordinance will allow the Board of Airport Commissioners to authorize the LAWA Chief Executive Officer to utilize Alternative Delivery Methods – including, but not limited to, Design-Build, Progressive Design-Build, Construction Manager at Risk, Multiple Award Task Order Contract, and/or Public Private Partnerships – for delivery of the West Campus Redevelopment Program and related projects at LAX, pursuant to a CSPA process. It will give LAWA the flexibility required to attract and select qualified delivery teams and to efficiently deliver the complex, multi-phased program; and

WHEREAS, adoption of an ordinance that does not result in impacts on the physical environment, is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article II, Section 2.m of the Los Angeles City CEQA Guidelines; 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 California Environmental Quality Act (CEQA) requirements pursuant to Article II, Section 2.m of the Los Angeles City CEQA Guidelines; requested the Los Angeles City Council to consider and approve an ordinance allowing the Board of Airport Commissioners to authorize the Chief Executive Officer to utilize Alternative Delivery Methods for delivery of the West Campus Redevelopment Program and related projects at Los Angeles International Airport, pursuant to a Competitive Sealed Proposal Selection process; and found that use of Alternative Delivery Methods, paired with a Competitive Sealed Proposal Selection process, should be authorized based on operational need, schedule, and technical aspects of the West Campus Redevelopment Program at Los Angeles International Airport, and that awarding to the lowest responsive and responsible bidder, without any involvement from the contractor during the design stage, would be neither practical nor advantageous.

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I hereby certify that this Resolution No. 27885 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, January 18, 2024.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS