

RESOLUTION NO. 27656

WHEREAS, on recommendation of Management, there was presented for approval, Award of three (3)-year Contract to Ricondo & Associates, Inc., with two (2) one-year extension options, covering professional environmental technical and expert consulting services for the modernization of the cargo facilities at Los Angeles International Airport, for cost not to exceed \$25,000,000; and appropriation of \$15,000,000 to begin the environmental process; and

WHEREAS, Los Angeles International Airport (LAX) processed approximately 3.95 million tons of cargo/mail in 2021, and per Airports International Council, LAX is ranked fourth in the United States and eighth worldwide. Modernization of existing cargo facilities at LAX would allow Los Angeles World Airports (LAWA) to deliver an optimal development plan that would increase revenue by generating new revenue streams beyond the land rent it primarily collects from cargo tenants today; it would increase the transparency of and influence on the tenants' cargo operations since LAWA currently has very little insight into the operations of cargo tenants and is looking to become an engaged partner with a preferred selected developer. The current cargo facilities are outdated and do not meet the needs of the evolving high-tech cargo logistics operations in place at many airports across the globe. Modernization of the facilities would resolve said issue and improve the end-user experience; and

WHEREAS, in March 2022, LAWA assessed 27 existing buildings within an approximately 2.6 million square feet area. The assessment (Cargo Study) revealed that, while there are several facilities that have had significant recent investment in equipment and special handling areas/processes, many of the current cargo facilities are not compatible with current industry operating standards. The existing facilities and utilities are aged, and truck congestion is impacting landside operations; and

WHEREAS, due to the results of the assessment, LAWA decided to pursue efforts to modernize cargo facilities at LAX. Those efforts included releasing a Request for Industry Comments (RFIC) in April 2022, for modernization of cargo facilities. The purpose of the RFIC was to solicit feedback from the cargo industry on ways to modernize the facilities. LAWA used the feedback received from the RFIC respondents to continue to analyze its current assumptions and preliminary approach to the modernization of cargo facilities; and

WHEREAS, in October 2022, LAWA published a Request for Proposals (RFP) to select a preferred developer to create an approach to resolve some of the existing cargo issues addressed in the Cargo Study. However, in order to resolve some of the issues, a complete environmental analysis and documentation pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) must be conducted prior to deciding whether to approve the proposed modernization of cargo facilities at LAX; and

WHEREAS, in August 2022, LAWA issued and posted an RFP for the environmental technical and expert consulting services. In November 2022, LAWA received proposals from the following two firms:

- Landrum & Brown
- Ricondo & Associates, Inc. (Ricondo); and

WHEREAS, LAWA held interviews with the proposing firms and proposals were rated independently by a five-member, senior-level Evaluation Panel; and

**LAX**  
**Van Nuys**  
**City of Los Angeles**

Karen Bass  
Mayor

**Board of Airport  
Commissioners**

Beatrice C. Hsu  
President

Valeria C. Velasco  
Vice President

Gabriel L. Eshaghian  
Nicholas P. Roxborough  
Belinda M. Vega  
Karim Webb

Justin Erbacci  
Chief Executive Officer



WHEREAS, the proposals were evaluated according to the following criteria:

Part	Criteria Description	Criteria Score / Weight			
A	Administrative Requirements				
	Administrative Submittal	Pass/Fail			
B	Technical Criteria	Max Review Score	Weight	Max Weighted Points	Minimum Qualifying Weighted Score
B1	B. Minimum Qualifications	Pass/Fail			
B2	C. Firm Experience	10	10	100	
	D. Key Personnel	10	12	120	
	E. Approach To Project Scope	10	12	120	
	F. Team Structure	10	8	80	
	G. Inclusivity	10	8	80	
	Sub-Total Points			500	400
	Interview	10	30	300	
	Total Weighted Technical Points			800	
C	Cost Proposal				
	Proposed Multipliers	200; and			

WHEREAS, the Evaluation Panel selected Ricondo to provide environmental technical and consulting services for LAWA. The determination was based on Ricondo's in-depth knowledge and direct experience at LAX with similar projects. Furthermore, Ricondo's team proved that they are well versed in understanding the complex challenges and issues at LAX and provided a well thought-out approach to address the complex issues associated with the modernization of cargo at LAX; and

WHEREAS, the Contract with Ricondo will provide authorization and funding to identify the environmental and entitlement work, conduct sensitivity analyses, define a project description, and begin the CEQA and NEPA process; and

WHEREAS, the environmental analysis and documentation needed for the modernization of the cargo facilities is complex, given the magnitude and the need to comply with Federal Aviation Administration safety standards. The proposed project would require close coordination between several responsible agencies at the local, state, and federal levels; and

WHEREAS, Ricondo's work would be pursuant to task orders with the initial anticipated work to include the following:

- Collaborate with the potential developer who would be responsible for supporting the progression of the environmental process and providing a sufficient level of detail to allow for a meaningful analysis. Ricondo would review and analyze the potential developer's proposed draft development/conceptual plans, preliminary sequencing plans, demolition assumptions, cost estimates, and list of potentially feasible alternatives.
- CEQA (project and program level) Environmental Impact Report documentation which includes:
  - Development of a project description
  - Preparation of an Initial Study, Notice of Preparation, and collateral materials necessary for the environmental review process
  - Conducting of public scoping meetings

- Collection and processing of project planning documents in preparation for environmental review
- Initiation of sensitivity analysis, stakeholder, government agency and public outreach, and CEQA approval strategy
- Preparation of a NEPA approval strategy consistent with the required CEQA analysis and documentation
- Conducting all necessary technical studies to review and screen for potential environmental resource areas that will not be significantly impacted by the project; and

WHEREAS, Ricondo would complete the initial phases of the CEQA and NEPA analysis and documentation and allow time for consultation with responsible agencies and the public. LAWA will return to the Board of Airport Commissioners to request additional funding to complete the CEQA and NEPA process with specific information on the findings from the initial phases and the project; and

WHEREAS, the contract authority of \$25,000,000 will allow Ricondo to move forward with the necessary CEQA, NEPA, and entitlement documentation. As part of the overall contract, Ricondo will complete the environmental analyses and documentation pursuant to CEQA and NEPA, including:

- Analyzing the successful development team-proposed project components
- Developing implementation strategies
- Producing draft and final environmental documents
- Securing associated entitlements for the entire proposed project components
- Consulting and coordinating with necessary regulatory agencies and public stakeholders; and

WHEREAS, Ricondo would also assist LAWA with implementing a comprehensive community outreach strategy that would identify all pertinent federal, state, and local agencies, as well as community and neighborhood groups, which have a stake or interest in the cargo modernization at LAX. The outreach strategy would identify timing and frequency of outreach events with public and community groups as well as with the various federal, state, and local agencies; and

WHEREAS, this action, as a continuing administrative activity, is exempt from CEQA requirements pursuant to Article II, Section 2.f of the Los Angeles City CEQA Guidelines; and

WHEREAS, Ricondo will comply with the provisions of the Living Wage Ordinance and Child Support Obligations Ordinance; and

WHEREAS, Procurement Services has reviewed this action (File 10335) and set a mandatory 20% Small Business Enterprise, 10% Local Business Enterprise, 3% Local Small Business Enterprise, and 2% Disadvantaged Veteran Business Enterprise goals for the project. Ricondo committed to meet LAWA's participation goals; and

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

WHEREAS, Ricondo has been assigned Business Tax Registration Certificate 0000951699-0001-0; and

WHEREAS, Ricondo will have approved insurance documents, in the terms and amounts required, on file with LAWA prior to issuance of a Notice to Proceed; and

WHEREAS, pursuant to Charter Section 1022, staff determined that the work specified in the Contract can be performed more feasibly or economically by an Independent Contractor than by City employees; and

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

WHEREAS, Ricondo must be determined by Public Works, Office of Contract Compliance, to be in full compliance with the provisions of the Equal Benefits Ordinance prior to execution of the Contract; and

WHEREAS, Ricondo will comply with the provisions of the First Source Hiring Program; and

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

WHEREAS, Ricondo has submitted the Municipal Lobbying Ordinance CEC Form 50, and will comply with the provisions; and

WHEREAS, Ricondo has submitted the Iran Contracting Act of 2010 Compliance Affidavit, and will comply with its provisions; 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.f of the Los Angeles City CEQA Guidelines; found that the work can be performed more economically or feasibly by an independent contractor than by City employees; approved Award of three (3)-year Contract to Ricondo & Associates, Inc., with two (2) one-year extension options, covering professional environmental technical and expert consulting services for the modernization of the cargo facilities at Los Angeles International Airport, for cost not to exceed \$25,000,000; authorized the Chief Executive Officer, or designee, to execute said Contract with Ricondo & Associates, Inc. after approval as to form by the City Attorney and approval by the Los Angeles City Council; and further approved appropriation of not to exceed \$15,000,000, from the LAX Revenue Fund to WBS 1.23.03A-700 (Cargo Modernization Program), to begin the environmental process.

o0o

I hereby certify that this Resolution No. 27656 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, December 15, 2022.



Grace Miguel – Secretary  
BOARD OF AIRPORT COMMISSIONERS