

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: March 20, 2023

CAO File No. 0150-12257-0000

Council File No.

Council District: 11

To: The Mayor

From: Matthew W. Szabo, City Administrative Officer

Reference: Correspondence from Los Angeles World Airports dated December 15, 2022 and January 4, 2023; referred by the Mayor for a report on December 15, 2022

Subject: **RESOLUTION NO. 27656 AND PROPOSED CONTRACT WITH RICONDO & ASSOCIATES, INC. TO PROVIDE ENVIRONMENTAL TECHNICAL AND EXPERT CONSULTING SERVICES FOR THE MODERNIZATION OF THE CARGO FACILITIES AT LOS ANGELES INTERNATIONAL AIRPORT**

RECOMMENDATION

That the Mayor:

1. Approve Los Angeles World Airports (LAWA) Resolution No. 27656 authorizing a proposed three-year contract, with two one-year extension options with Ricondo & Associates, Inc. to provide environmental, technical, and expert consulting services for the modernization of the cargo facilities at Los Angeles International Airport, for a compensation limit not-to-exceed \$25 million, and appropriate capital funds totaling \$15 million; and
2. Authorize the Chief Executive Officer of the Los Angeles World Airport 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) requested approval to execute a proposed Contract (Agreement) with Ricondo & Associates, Inc. (Ricondo; Consultant) for environmental, technical, and expert consulting services for the cargo facility modernization project at Los Angeles International Airport (LAX). Compensation for the proposed Agreement is for a maximum amount not-to-exceed \$25 million, inclusive of an initial \$15 million appropriation in year one of the Agreement. The proposed Agreement is for a three-year term and includes two one-year extension options, for a total of five years. Approval of the proposed Agreement will provide authorization and funding to initiate environmental procedures consistent with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), conduct technical studies, and begin entitlement work.

BACKGROUND

On December 15, 2022, the Board approved Resolution 27656 and a LAWA staff report requesting approval to execute a proposed Contract with Ricondo to facilitate complex environmental challenges related to the cargo modernization project at LAX. LAWA has three main cargo areas comprised of 27 operational cargo facilities dispersed across approximately three acres of the airport grounds. In March 2022, LAWA carried out a Cargo Study on its air freight terminals. The assessment concluded that many of the facilities were not compatible with current industry operating standards and lacked multiple pathways to speed the movement of cargo into and out of the buildings. Additionally, the spread-out nature of the facilities makes for longer truck trips to carry the cargo out of the airport complex, which creates extended detours around major airport runways. These deficiencies lead to airside barriers that limit operational flow and optimization. As a result, the Department aims to reimagine its current freight operations by redesigning the current cargo infrastructure and developing sustainable, state-of-the-art cargo facilities.

LAWA's Environmental Planning Division (EPD) manages all environmental analyses and documentation pursuant to CEQA and NEPA and performs related entitlement work for all Airport projects. As a result of insufficient staffing levels or expertise to perform numerous environmental tasks, LAWA outsources various contracts to external consulting firms. Such action is necessary to supplement the EPD when additional analysis is required or when factors to consider require more in-depth investigation. The proposed modernization of the cargo facilities is complex and encompasses a wide range of environmental and regulatory conditions that require specialized services. Consequently, LAWA is pursuing expert environmental support services through this proposed Agreement.

Competitive Process for Environmental Consulting - On August 31, 2022, LAWA staff issued an RFP to select a firm to provide professional environmental consulting and entitlement support services. The RFP release was succeeded by a virtual pre-bid conference on September 13, 2022, to present the Department's initiatives and answer questions from the firms that were in attendance. On November 2, 2022, two firms submitted proposals, which were independently reviewed and rated by a five-member Evaluation Panel composed of LAWA senior-level staff. Upon examination of the technical proposals, the Evaluation Panel unanimously selected Ricondo as the most qualified proposer to perform the environmental consulting activities and entitlement support services described in the RFP. The Evaluation Panel established that Ricondo presented the best proposal because the consultant demonstrated the required expertise and delivered a well-planned, comprehensive approach to addressing the complex, environmental issues associated with the modernization project.

Ricondo is a full-service aviation consulting firm that performs environmental consulting, entitlement support planning, analytical, and documentation services that satisfy local and federal mandates. The consultant has successfully entitled various capital construction projects at LAX, including the Landside Access Modernization Project (LAMP), Airfield and Terminal Modernization Program (ATMP), and Terminal 4 Modernization Project.

A Cargo Modernization Description has yet to be defined, thus, it is unknown whether the existing facilities will be downsized, expanded, or consolidated. LAWA, through a separate procurement process, is in the selection phase to secure a developer to design and build new facilities to resolve the significant number of challenges exposed in the Cargo Study. The Department anticipates that a firm will be awarded a contract in April 2023. Upon acquiring authorization to execute the design-build contract, LAWA's EPD and Ricondo will collaborate with the developer to (1) define a project, (2) design an infrastructure that will support advanced technology to handle the increased air freight volumes brought on by the COVID-19 pandemic, (3) develop innovative methods to resolve logistic constraints, and (4) create new revenue streams beyond land rent. Approval of the cargo modernization design-build phase is contingent upon the results produced by the environmental analysis and documentation procedures, including compliance with the Federal Aviation Administration (FAA) safety standards.

Impacts to Cargo Operations - Environmental effects and other challenges that the tenants may experience will not be known until the initial study of the assessment is conducted. The environmental assessment is not likely to have negative impacts on operators or tenants, however, some lessees may be temporarily relocated during the modernization implementation stage as a result of building demolitions and construction.

Environmental Consulting Costs – According to the Department, a significant amount of the initial \$15 million appropriation will be used to complete CEQA and NEPA procedures. LAWA will provide regular updates to the Board on the status of the project and intends to return to the Board to request the remaining \$10 million in year two of the Agreement. A contract extension and a potential request for the next installment of funds will be considered at that time.

CITY COMPLIANCE

The City Attorney has reviewed and approved the proposed Contract as to form and legality. The proposed Agreement include provisions to ensure compliance with applicable City Ordinances, contracting, and insurance requirements. In accordance with Charter Section 373 and Administrative Code Section 10.5(a) and 10.5(b)(2), the Agreement requires Council approval because the total term of the Agreement exceeds three years. The Department's Procurement Services Division staff has reviewed this action (File No. 10335) and established mandatory business inclusion goals of 20 percent Small Business Enterprise (SBE), 10 percent Local Business Enterprise (LBE), three percent Local Small Business Enterprise (LSBE), and two percent Disadvantaged Veteran Business Enterprise (DVBE). As reported by LAWA staff, Ricondo & Associates, Inc. committed to meet LAWA's participation goals.

FISCAL IMPACT STATEMENT

Approval of the proposed three-year contract, including two one-year extension options with Ricondo & Associates, Inc., for an amount not-to-exceed \$25 million will have no impact on the City's General Fund. LAWA staff requests authorization for capital funds in the amount of \$15 million to be appropriated from the LAX Revenue Fund to WBS 1.23.03A-700 (Cargo Modernization Program). Costs associated with the proposed Contract is programmed in LAWA's 2022 Capital

Improvement Plan (CIP) and will result in a net increase of \$15 million to the programmed CIP budget. The actions of the proposed Agreement comply with the Los Angeles World Airports' adopted Financial Policies.

Attachment 1 BOAC December 15, 2022 Report and January 4, 2023 Resolution No. 27656

MWS/PJH/JVW:DG:10230087

January 05, 2023

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

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

RE: Request to award a three-year contract with two (2) additional one (1) -year extension options to Ricondo & Associates, Inc.

In accordance with Executive Directive No. 4, we are transmitting a copy of the specified board report for the request to award a three-year contract with two (2) additional one (1)-year extension options to Ricondo & Associates, Inc., in the not-to-exceed amount of \$25,000,000, for Professional Consultation Services, to provide Environmental Technical and Expert Consulting Services for the modernization of the cargo facilities at Los Angeles International Airport, and to appropriate \$15,000,000 to begin the Environmental Process.

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

Sincerely,



Justin Erbacci
Chief Executive Officer

JPE:MSA:ksf
Attachments





10
Item Number

Report to the BOARD OF AIRPORT COMMISSIONERS

Approver:
Teresa Mestas (Dec 11, 2022 07:32 PST)
Terri Mestas, Chief Development Officer

Meeting Date
12/15/2022

Reviewer:
Brian C. Ostler, City Attorney *EGR*

Justin Erbacci (Dec 11, 2022 22:37 PST)
Justin Erbacci, Chief Executive Officer

Needs Council Approval: Y

Reviewed for/by	Date	Approval Status	By
Finance	12/6/2022	<input checked="" type="checkbox"/> Y <input type="checkbox"/> NA	NEO
CEQA	12/1/2022	<input checked="" type="checkbox"/> Y	JO
Procurement	12/2/2022	<input type="checkbox"/> Y <input checked="" type="checkbox"/> Cond	QM
Guest Experience	12/1/2022	<input checked="" type="checkbox"/> Y	TB
Strategic Planning	12/1/2022	<input checked="" type="checkbox"/> Y	BNZ

SUBJECT

Request to award a three-year contract with two (2) additional one (1)-year extension options to Ricondo & Associates, Inc., in the not-to-exceed amount of \$25,000,000, for Professional Consultation Services, to provide Environmental Technical and Expert Consulting Services for the modernization of the cargo facilities at Los Angeles International Airport, and to appropriate \$15,000,000 to begin the Environmental Process.

RECOMMENDATIONS

Management RECOMMENDS that the Board of Airport Commissioners:

- ADOPT the Staff Report.
- DETERMINE 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.
- FIND that the work can be performed more economically or feasibly by an independent contractor than by City employees.
- APPROVE the award of a three-year contract with two (2) additional one (1)-year extension options to Ricondo & Associates, Inc. to provide Environmental Technical and Expert Consulting Services for the modernization of cargo facilities at Los Angeles International Airport, in the not-to-exceed amount of \$25,000,000.
- AUTHORIZE the Chief Executive Officer, or designee, to execute the contract with Ricondo & Associates upon approval as to form by the City Attorney.

DISCUSSION

1. Purpose

Award a three-year contract with two (2) additional one (1)-year extension options to Ricondo & Associates, Inc., for Environmental Technical and Expert Consulting Services for the proposed modernization of cargo facilities at Los Angeles International Airport (LAX), in the not-to-exceed amount of \$25,000,000. Ricondo & Associates will provide CEQA, National Environmental Policy Act (NEPA), and entitlement support services, including technical and environmental consulting, analysis, and documentation preparation. Additional services will include, but not be limited to, planning, urban design, and engineering services.

2. Prior Related Actions/History of Board Actions

- None

3. Background

Los Angeles World Airports (LAWA) has three main cargo areas totaling approximately 2.6 million square feet of space. 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. Existing facilities and utilities are aged, and truck congestion is impacting landside operations. Due to the results of the assessment, LAWA decided to pursue efforts to modernize cargo facilities at LAX. These efforts included releasing a Request for Industry Comments (RFIC) in April 2022, for the modernization of cargo facilities. The purpose of the RFIC was to solicit feedback from the cargo industry on ways to modernize the facilities. Los Angeles World Airports used the feedback received from the RFIC respondents to continue to analyze its current assumptions and preliminary approach to the modernization of cargo facilities.

In October 2022, LAWA published a Request for Proposals 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 CEQA and NEPA must be conducted prior to deciding whether to approve the proposed modernization of cargo facilities at LAX.

4. Current Action/Rationale

This approval 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.

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.

Ricondo & Associates' 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 & Associates 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

Ricondo & Associates would complete the initial phases of the CEQA and NEPA analysis and documentation and allow time for consultation with responsible agencies and the public. Los Angeles World Airports will return to the Board to request additional funding to complete the CEQA and NEPA process with specific information on the findings from the initial phases and the project.

Staff is requesting contract authority in the amount of \$25,000,000 to allow Ricondo & Associates to move forward with the necessary CEQA, NEPA, and entitlement documentation. As part of the overall contract, Ricondo & Associates 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 the necessary regulatory agencies and public stakeholders

Ricondo & Associates also would 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.

How This Action Advances a Specific Strategic Plan Goal and Objective

This action advances this strategic goal and objective: *Sustain a Strong Business: Operate sustainably – balancing economic, social and environmental responsibilities.* Los Angeles International Airport processed approximately 3.95 million tons of cargo/mail in 2021¹, and

¹ LAX Specific Plan Aviation Activity Analysis Report (CY 2021): https://www.lawa.org/-/media/lawa-web/lawa-our-lax/studies-and-reports/aviation-activity-analysis/2021-aviation-activity-analysis_final.ashx

per Airports International Council, LAX is ranked fourth in the United States and eighth worldwide². The modernization of existing cargo facilities at LAX would allow 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. 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. The modernization of the facilities would resolve this issue and improve the end-user experience.

5. Selection Process

On August 31, 2022, LAWA issued and posted a Request for Proposals on the Regional Alliance Marketplace for Procurement site. Los Angeles World Airports held a pre-bid conference on September 13, 2022. Two proposals were received on November 2, 2022, from the firms listed below:

- Landrum & Brown
- Ricondo & Associates

Los Angeles World Airports held interviews with the proposing firms on November 16, 2022, and proposals were rated independently by a five-member, senior-level Evaluation Panel.

The Panel evaluated the proposal 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			

² Airports International Council: <https://airportscouncil.org/intelligence/full-and-historical-airport-traffic-data/>

The Evaluation Panel selected Ricondo & Associates to provide Environmental Technical and Consulting Services for LAWA. This determination was based on Ricondo & Associates team's in-depth knowledge and direct experience at LAX with similar projects. Furthermore, Ricondo & Associates 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.

6. Fiscal Impact

The Cargo Modernization Program is included in LAWA's 2022 Capital Improvement Plan (CIP). With approval of this item, the 2022 CIP will be increased by \$15,000,000, equal to the amount of the appropriations requested for this item.

7. Alternatives Considered

- ***Take No Action***

If the proposed action is not approved, Los Angeles World Airports will be unable to resolve the existing cargo issues.

APPROPRIATIONS

Staff requests that a not-to-exceed amount of \$15,000,000 be appropriated from the LAX Revenue Fund to WBS 1.23.03A-700 (Cargo Modernization Program).

STANDARD PROVISIONS

1. This action, as a continuing administrative activity, is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article II, Section 2.f 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. Ricondo & Associates will comply with the provisions of the Living Wage Ordinance.
5. Procurement Services has reviewed this action (File No. 10335) and set a mandatory 20% Small Business Enterprise (SBE), 10% Local Business Enterprise (LBE), 3% Local Small Business Enterprise (LSBE) and 2% Disadvantaged Veteran Business Enterprise (DVBE) goal for this project. Ricondo & Associates committed to meet LAWA's participation goals.
6. Ricondo & Associates will comply with the provisions of the Affirmative Action Program.
7. Ricondo & Associates, Inc. has been assigned Business Tax Registration Certificate Number 0000951699-0001-0.
8. Ricondo & Associates, Inc. will comply with the provisions of the Child Support Obligations Ordinance.

9. Ricondo & Associates, Inc. will have approved insurance documents, in the terms and amounts required, on file with Los Angeles World Airports prior to issuance of a Notice to Proceed.
10. Pursuant to Charter Section 1022, staff determined the work specified in the proposed contract can be performed more feasibly or economically by an Independent Contractor than by City employees.
11. Ricondo & Associates, Inc. has submitted the Contractor Responsibility Program Questionnaire and Pledge of Compliance and will comply with the provisions of the Contractor Responsibility Program.
12. Ricondo & Associates, Inc. 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.
13. Ricondo & Associates, Inc. will comply with the provisions of the First Source Hiring Program.
14. Ricondo & Associates, Inc. has submitted the Bidder Contributions CEC Form 55 and will comply with the provisions.
15. Ricondo & Associates, Inc. has submitted the Municipal Lobbying Ordinance CEC Form 50 and will comply with the provisions.
16. Ricondo & Associates, Inc. has submitted the Iran Contracting Act of 2010 Compliance Affidavit and will comply with the provisions.



January 4, 2023

The Honorable City Council
of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Subject: Contract with Ricondo & Associates, Inc.

Pursuant to Section 373 of the City Charter, enclosed for your approval is the Contract with Ricondo & Associates, Inc. that was approved by the Board of Airport Commissioners at its December 15, 2022 meeting. There is no impact to the General Fund.

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

RECOMMENDATIONS FOR CITY COUNCIL:

1. Adopt the determination by said Board 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; and
2. Approve the three (3)-year Contract with Ricondo & Associates, Inc., with two (2) one-year extension options, covering professional consultation services to provide 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
3. Concur with said Board's action on December 15, 2022, by Resolution 27656, authorizing the Chief Executive Officer, or designee, of Los Angeles World Airports to execute said Contract with Ricondo & Associates, Inc.

Very truly yours,

Misha McConnell, Commission Executive Assistant I
BOARD OF AIRPORT COMMISSIONERS

Enclosures

- 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. 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
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Commissioners
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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.

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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