

RESOLUTION NO. 27396

WHEREAS, on recommendation of Management, there was presented for approval, Sixth Amendment to Contract DA-5305 with Swinerton Builders to increase the contract authority by \$1,264,699, for new total not to exceed \$296,984,443, covering construction services for the domestic baggage claim work at Los Angeles International Airport; and appropriation of not to exceed \$1,264,699 for said services; and

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Chief Executive Officer

WHEREAS, in July 2018, by Resolution 26550, the Board of Airport Commissioners (Board) approved award of contract (DA-5305) to Swinerton Builders covering two (2)-phase design-build services for the Intermodal Transportation Facility West (ITFW) Project at Los Angeles International Airport (LAX); and

WHEREAS, the Tom Bradley International Terminal (TBIT) was designed and constructed to serve international air service exclusively. The facility did not provide for a domestic baggage claim or a pathway for large numbers of domestic arriving passengers to gain access to a domestic baggage claim. As the West Gates at TBIT (formerly known as the Midfield Satellite Concourse) came online, Los Angeles World Airports (LAWA) initiated the new TBIT Domestic Bag Claim Project in conjunction with the TBIT Core Vertical Circulation Project to develop a circulation corridor to accommodate passengers arriving on domestic flights for airlines operating out of the West Gates and needing to claim their baggage in TBIT. LAWA engaged Swinerton Builders to develop said project; and

WHEREAS, after the construction portion of the Domestic Bag Claim Project was awarded and the design had progressed past 90%, several changes were necessary to accommodate tenants' and stakeholders' changes at TBIT due to the COVID-19 pandemic. International carriers, including Norwegian, Qantas, British Airlines, Avianca, Interjet and Volaris, either elected not to renew their leases or reduced the square footage of their proposed leasehold. Due to this downsizing, Tom Bradley International Terminal Equipment Company elected to capture some of the unclaimed space and expand its leasehold. The by-product was a redesign of the spaces which created additional architectural and mechanical-electrical-plumbing related work; and

WHEREAS, additionally, LAWA Information Management Technology and Airport Police Division found that the existing circulation pathways (existing food court and ramp areas to the non-secured side) did not have sufficient existing Access Control and Alarm Monitoring System and closed-circuit television monitoring, and required numerous devices of both systems to be added to the project scope; and

WHEREAS, the net result is that those additions to the project, which are above and beyond the traditional unforeseen conditions and minimal scope creep, could not be supported by the allowances and program contingencies. However, the project did have savings in the LAWA soft cost categories of unused funds for design, program management and inspection services. The overall project result is that there is no additional project budget required to fund the additional work; and

WHEREAS, the Sixth Amendment will increase the contract value with Swinerton Builders. However, funds from project soft costs will be re-allocated to cover the additional unanticipated costs, so there will be no new net money required. The change will be accomplished with no



increase to the project budget. It will be funded through use of Contingency and unused funds available elsewhere in the Construction and Soft Cost budgets as follows:

Project Budget			
	Existing	This Action	Totals
Hard Costs – Swinerton Builders	\$12,793,736	\$ 1,264,699	\$14,058,435
Hard Costs – Other	2,347,529	(241,236)	\$ 2,106,293
Soft Costs	3,346,796	(633,421)	\$ 2,713,375
Contingency	490,532	(390,042)	\$ 100,490
Project Direct Cost	\$18,978,593	\$ –	\$18,978,593; and

WHEREAS, the impact on the contract with Swinerton Builders is detailed as follows:

Original Contract Award - ITFW	\$ 208,740,346
Amendment 1 – Interim Ground Access Improvements (LAXit)	7,700,000
Amendment 2 – Interim Ground Access Improvements (LAXit)	18,771,300
Amendment 3 – Passenger Experience Enhancements for ITFW	10,000,000
Amendment 4a – Smart Parking System for ITFW	6,868,155
Amendment 4b – Design of Remote Baggage Check for ITFW	1,234,338
Amendment 4c – Construction of new TBIT Domestic Baggage Claim	11,910,148
Amendment 5 – Construction of LAWA Badge Office	14,596,034
Amendment 6 – Additional Costs for TBIT Domestic Baggage Claim	1,264,699
Cumulative Change Orders to date – Interim Ground Access Improvements (LAXit)	2,178,000
Cumulative Change Orders to date – new TBIT Domestic Baggage Claim	883,588
Cumulative Change Orders to date – ITFW	12,837,835
Total Contract Value to date	\$ 296,984,443; and

WHEREAS, the project contingency status is detailed as follows:

Domestic Baggage Claim Project Contingency Summary	
Approved Project Contingency	\$1,374,120
Remaining Project Contingency	490,532
Change (this action)	(390,042)
Remaining Project Contingency (including this action)	\$ 100,490; and

WHEREAS, interior alterations involving remodeling or minor construction where there be negligible or no expansion of use is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (1) of the Los Angeles City CEQA Guidelines; and

WHEREAS, as this is a construction project, Swinerton Builders will comply with the applicable provisions of the Living Wage Ordinance and the Labor Code of the State of California (Prevailing Wage); and

WHEREAS, Procurement Services has reviewed this action (File 10042558), and established mandatory goals of 20% Small Business Enterprise (SBE), 10% Local Business Enterprise (LBE), 5% Local Small Business Enterprise (LSBE), and 3% Disabled Veterans Business Enterprise (DVBE). Swinerton Builders has committed to said goals participation, and has achieved 46.16% SBE, 39.17% LBE, 37.7% LSBE and 0% DVBE to date; and

WHEREAS, Swinerton Builders is required by contract to comply with the provisions of the Affirmative Action Program and the Child Support Obligations Ordinance; and

WHEREAS, Swinerton Builders has been assigned Business Tax Registration Certificate 0000068488-0001-3; and

WHEREAS, Swinerton Builders has approved insurance documents, in the terms and amounts required, on file with LAWA; and

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

WHEREAS, Swinerton Builders has been determined by Public Works, Office of Contract Compliance, to be in full compliance with the provisions of the Equal Benefits Ordinance prior to contract amendment; and

WHEREAS, Swinerton Builders is required by contract to comply with the provisions of the First Source Hiring Program for all non-trade LAX jobs; and

WHEREAS, Swinerton Builders has submitted the Bidder Contributions CEC Form 55 and MLO Bidder Contributions CEC Form 50, and will comply with their provisions; and

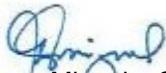
WHEREAS, Swinerton Builders will comply with the provisions of the Iran Contracting Act; and

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 CEQA pursuant to Article III, Class 1 (1) of the Los Angeles City CEQA Guidelines; approved the Sixth Amendment to Contract DA-5305 with Swinerton Builders to increase the contract authority by \$1,264,699, for new total not to exceed \$296,984,443, covering construction services for the domestic baggage claim work at Los Angeles International Airport; further approved appropriation and allocation of not to exceed \$1,264,699, the amount associated with the hard costs for the project, from the LAX Revenue Fund to WBS Element 1.21.11A-700 (Domestic Bag Claim); and authorized the Chief Executive Officer to execute said Sixth Amendment to Contract DA-5305 with Swinerton Builders after approval as to form by the City Attorney and approval by the Los Angeles City Council.

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I hereby certify that this Resolution No. 27396 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, December 16, 2021.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS