

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: September 30, 2025

CAO File No. 0150-13054-0000

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 dated August 21, 2025 and August 25, 2025; referred by the Mayor for a report on August 27, 2025

Subject: **RESOLUTION NO. 28221 AND PROPOSED THIRD AMENDMENT TO CONTRACT DA-5605 WITH SWINERTON BUILDERS TO INCREASE THE PROJECT BUDGET BY \$5,000,000 AND EXTEND THE CONTRACT TERM BY 13 MONTHS TO COMPLETE THE INTERMODAL TRANSPORTATION FACILITY AUXILIARY CURBS PROJECT AT LOS ANGELES INTERNATIONAL AIRPORT**

RECOMMENDATION

1. Approve Los Angeles World Airports (LAWA) Board Resolution No. 28221, authorizing a Third Amendment to Contract DA-5605 with Swinerton Builders to reallocate \$5,000,000 from the project contingency to the contract authority, increasing the amount from \$234,095,953 to \$239,095,953 without changing the overall project budget of \$289,737,127, and extending the contract term by 13 months, through February 26, 2027, to complete offsite roadway improvements for the Landside Access Modernization Program Intermodal Transportation Facility Auxiliary Curbs Project at Los Angeles International Airport;
2. Adopt the California Environmental Quality Act (CEQA) determinations of the August 25, 2025 Board of Airport Commissioners (Board) Resolution No. 28221, that this action is exempt from CEQA pursuant to Article II, Section 2(i) of the Los Angeles City CEQA Guidelines; and
3. Authorize the LAWA Chief Executive Officer, or designee, to execute the proposed Third Amendment with Swinerton Builders upon approval as to form by the City Attorney and approval by the City Council.

SUMMARY

The Los Angeles World Airports (LAWA) Board of Airport Commissioners (Board) requested approval of its August 25, 2025 Resolution No. 28221, authorizing execution of a Third Amendment

to Contract DA-5605 (Contract) with Swinerton Builders (Swinerton). The proposed Amendment will extend the contract term by 13 months, from January 27, 2026 through February 26, 2027, and increase the contract authority by \$5,000,000, from \$234,095,953 to \$239,095,953, through an internal transfer from the project contingency. The contract is set to expire on January 26, 2026 and overall project budget remains unchanged at \$289,737,127.

Approval of the Third Amendment will provide the necessary 13-month schedule extension and \$5,000,000 in additional funding to enable Swinerton Builders to complete the required offsite roadwork improvements on Airport Boulevard between Westchester Parkway and 96th Place as part of the Landside Access Modernization Program (LAMP) Intermodal Transportation Facility (ITF) Auxiliary Curbs Project (Project) at Los Angeles International Airport (LAX). The extended timeline for construction will not impact the scheduled ITF facility opening date. All other contract terms, conditions, and provisions remain unchanged.

The proposed Third Amendment to the contract has been approved as to form by the City Attorney. Pursuant to Charter Section 373 and Los Angeles Administrative Code Section 10.5, Council approval is required because the cumulative contract term exceeds three years. Our Office has reviewed the request and recommends approval.

BACKGROUND

On August 21, 2025 and August 25, 2025, the Board approved a LAWA staff report and adopted Resolution No. 28221, requesting authority to execute a Third Amendment to Contract DA-5605 with Swinerton Builders. The Amendment enables completion of the offsite roadwork for the LAMP ITF Project located on Airport Boulevard between Westchester Parkway and 96th Place, adjacent to LAX.

ITF Project Overview - The project will create additional curb space and staging areas at both the Intermodal Transportation Facility West (ITFW) parking garage (known as “LAX Economy Parking Facility”) and the Intermodal Transportation Facility East (ITFE), along with associated roadway improvements. These enhancements are designed to increase capacity and efficiency of passenger pick-up and drop-off operations, reducing traffic congestion and vehicle queuing within the Central Terminal Area. All improvements are consistent with the approved LAMP Environmental Impact Report (EIR).

Curb Capacity Enhancement - The ITF Project is designed to accommodate shuttles, private vehicles, taxis, transportation network companies, and other vehicles serving airport passengers. The project will add approximately 7,340 linear feet of curb space to the existing 3,530 linear feet, effectively tripling the total curb capacity at the two IFT locations. Additional curb space of 5,200 linear feet will be added to the ITFW facility, while 2,140 linear feet of curb space will be added to the ITFE facility. Figure 1 of Attachment 1 presents an aerial view of the ITF Auxiliary Curbs East Project site.

Competitive Selection Process – On September 27, 2022, LAWA's staff issued a Request for Proposals (RFP) using a Competitive Sealed Proposal Selection process to procure

comprehensive engineering, design, preconstruction, and construction services through the progressive design-build delivery method. One proposal was received by the October 31, 2022 deadline from Swinerton Builders.

LAWA's Procurement Selection Division conducted a thorough evaluation of the administrative documents and interviewed the complete Swinerton Builders project team. Following this review process, the LAWA staff determined that Swinerton was a responsive and responsible proposer with the requisite qualifications and expertise to successfully deliver the ITF Project.

Original Agreement – On December 15, 2022, the Board approved Resolution No. 27654, awarding a three-year design-build contract to Swinerton for Phase 1 of the LAMP ITF Project and appropriating \$29,300,000 in capital funds. The funding allocation included \$22,300,000 for contract authority, \$3,000,000 for project contingency, and \$4,000,000 for soft costs. The contract was executed on January 27, 2023 and is set to expire on January 26, 2026. The ITF Project's scope of services encompassed mobilization, 60 percent design development, pre-construction services, enabling work, Guaranteed Maximum Price (GMP) development, and early permitting activities.

First Amendment – On January 18, 2024, the Board approved Resolution No. 27887 authorizing the First Amendment to Contract DA-5605. The Amendment appropriated \$52,252,220 in capital funds from the LAX Revenue Fund to Work Breakdown Structure (WBS) Element 1.23.04A-700 (ITA Auxiliary Curbs), with allocations of \$1,000,000 for construction support and City services, \$4,000,000 for project contingency, and \$4,350,000 for soft costs. The remaining \$42,902,220 increased the contract authority from \$22,300,000 to \$65,202,220.

The First Amendment enabled completion of Phase 1 activities and initiation of Phase 2A, which included early procurement of long-lead time materials, critical construction package buyouts, design completion, final permitting, hazardous materials remediation, and site investigation. These early actions are essential to mitigate potential project delays and maintain the construction schedule.

Second Amendment – On June 13, 2024, the Board approved Resolution No. 27967 authorizing the Second Amendment to Contract DA-5605 with Swinerton for Phase 2B of the LAMP ITF Auxiliary Curbs Project. The Amendment appropriated \$208,184,907 in capital funds from the LAX Revenue Fund WBS Element 1.23.04A-700 (ITF Auxiliary Curbs), establishing a GMP of \$168,893,733 for Phase 2B construction activities. Additionally, the Amendment increased the owner's contingency allocation by \$20,500,000, from \$7,000,000 to \$27,500,000, to address potential scope changes and unforeseen conditions during construction. The cumulative GMP for all project phases totals \$234,095,953, within the overall project budget of \$289,737,127.

Proposed Third Amendment – LAWA proposes a Third Amendment to extend the contract by 13 months, from January 27, 2026 through February 26, 2027, resulting in a total contract duration of four years and one month. The Amendment will increase the contract authority by \$5,000,000, from \$234,095,953 to \$239,095,953, funded through an internal transfer from the project contingency. Of the \$27,500,000 appropriated for the project contingency, approximately \$3,034,777 has been

utilized, leaving an available balance of \$24,465,223. The proposed transfer will reduce the remaining project contingency to \$19,465,223.

The Third Amendment will provide adequate time and resources for Swinerton Builders to complete the remaining project deliverables, including completion of procurement and construction package buyouts, construction of the ITF Auxiliary Curbs facilities, system commissioning, project closeout, contingency allowances for unforeseen conditions, hazardous materials remediation, and project management services.

Project Phasing and Construction Status – The ITF Project is being delivered through a three-phased approach consisting of Phase 1, Phase 2A, and Phase 2B. Phases 1 and 2A were completed as of July 1, 2024, achieving over 85 percent construction completion at the ITFE facility and 60 percent completion at the ITFW facility.

Phase 2B construction commenced on July 1, 2024. The ITFE portion of Phase 2B is scheduled for substantial completion by December 4, 2025, while the ITFW portion has experienced weather-related delays and is now scheduled for substantial completion on January 16, 2026. The east and west curbs will be open to the public simultaneously with the Automated People Mover, which is expected to begin passenger service in the first quarter of 2026.

Contract Expenditures Status and Remaining Funds – Through August 2025, LAWA has expended approximately \$139,396,224 (60 percent) of the total appropriated contract authority of \$234,095,953. The remaining balance of \$94,699,729 (40 percent), combined with the additional \$5,000,000 transfer from project contingency, will provide total available funding of \$99,699,729 to complete current assigned task orders and execute future task order assignments. Figure 2 of Attachment 1 provides detailed budget activities for this contract.

Grant Funding – On July 30, 2024, LAWA secured \$31,000,000 in federal grant funding to support the ITF Project. These funds will offset a portion of the project's capital costs and do not require repayment.

Alternatives Considered – There are no viable alternatives to the proposed Third Amendment with Swinerton. Initiating a new competitive procurement process would create cascading delays affecting the IFT Auxiliary Curbs roadway construction, opening of the IFTW facility, and relocation of LAX-it operations. These delays would prevent the completion of additional passenger pick-up and drop-off locations before the APM begins passenger service, resulting in increased traffic congestion throughout the airport, particularly within the Central Terminal Area. The timing coordination between these interconnected LAMP components is critical to maintaining operational efficiency and avoiding service disruptions during the airport modernization transition.

CITY COMPLIANCE

Small Business Enterprise (SBE), Local Business Enterprise (LBE), Local Small Business Enterprise (LSBE), and Disabled Veterans Business Enterprise (DVBE) Participation - The Department's Procurement Services Division staff reviewed this action (File 10351) and

established a mandatory Business Enterprise goal of 20 percent DBE. To date, Swinerton Builders has achieved 23 percent DBE participation.

Charter Section 1022 –The Department has determined that the work specified in the proposed Third Amendment with Swinerton Builders is not subject to the provisions of Charter Section 1022 on the use of independent contractors.

California Environmental Quality Act (CEQA) – On August 21, 2025, the Board determined that the proposed contract with Swinerton Builders to complete the roadway widening and improvement work associated with the Intermodal Transportation Facility Auxiliary Curbs Project on Airport Boulevard will not directly impact the environment and is exempt from CEQA pursuant to Article II, Section 2(i) of the Los Angeles City CEQA Guidelines. The LAMP EIR was certified by the Board of Airport Commissioners on March 2, 2017 (Resolution No. 26185).

The proposed Agreement includes provisions to ensure compliance with applicable City Ordinances, contracting, and insurance requirements. The proposed Amendment has been reviewed and approved as to form by the City Attorney. In accordance with Charter Section 373 and Administrative Code Section 10.5(a) and 10.5 (b)(2), the proposed Agreement requires Council approval because the total term of the Agreement exceeds three years. Our Office recommends approval.

FISCAL IMPACT STATEMENT

Approval of the proposed Third Amendment to Contract DA-5605 with Swinerton Builders will have no impact on the City's General Fund. The contract authority will be increased from \$234,095,953 to 239,095,953 through an internal transfer of \$5,000,000 from the existing project contingency. The total maximum contract amount of \$289,737,127 remains unchanged. Funding for the ITF Project is located in LAWA's Work Breakdown Structure Element 1.23.04A-700 (ITF Auxiliary Curbs) account. This project is included in the Department's 2024 Investment Plan and programmed in LAWA's Capital Improvement Plan (CIP). Costs associated with the proposed Third Amendment will not result in a net increase to the LAWA's CIP. The recommendations in this report comply with the Los Angeles World Airports' adopted Financial Policies.

Attachment 1 – Aerial view of the ITF Auxiliary Curbs East project site and the Project's Budget Activities (Prepared by: CAO Group 10, Proprietary Analysis and Sanitation).

Attachment 2 – BOAC Report dated August 21, 2025 and Resolution No. 28221 dated August 25, 2025, and proposed Amendment with Swinerton Builders.

MWS/PJH/JVW:JPQ/DLG:10250064

Figure 1 - Intermodal Transportation Facility Auxiliary Curbs East Aerial Image**Figure 2 – Project's Budget Activities**

| Swinerton Builders – Contract No. DA-5605 Contract Authority and Expenditures | |
|------------------------------------------------------------------------------------------------|------------------------|
| Description of Budget Activities | Amount |
| Original Contract Authority, December 2022 | \$22,300,000 |
| First Amendment Increase, January 2023 | 42,902,220 |
| Second Amendment Increase, June 2024 | 168,893,733 |
| Total Contract Value | \$234,095,953 |
| Annual Expenditures | |
| Fiscal Year 2022 (January 2023 – December 2023) | (\$14,533,215) |
| Fiscal Year 2023 (January 2024 – December 2024) | (47,377,993) |
| <u>Fiscal Year 2024</u> (January 2025 – August 2025) | <u>(77,485,016)</u> |
| Total Expenditures | (\$139,396,224) |
| Remaining Contract Value (Total Contract Value less Total Contract Expenditures) | \$94,699,729 |
| Proposed Third Amendment Increase (transfer from Contingency) | \$5,000,000 |
| <u>Remaining Contract Value</u> | <u>94,699,729</u> |
| New Funding Available | \$99,699,729 |
| New Contract Value (Total Contract Value plus Proposed Third Amendment Increase) | \$239,095,953 |

ATTACHMENT 2



August 25, 2025

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

ATTN: 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

John Ackerman
Chief Executive Officer

RE: Request to adopt the following report and to approve the Third Amendment to Contract DA-5605 with Swinerton Builders

In accordance with Executive Directive No. 4, we are transmitting a copy of the specified board report for the request to adopt the following report and to approve the Third Amendment to Contract DA-5605 with Swinerton Builders for a new Project Allowance, in the not-to-exceed amount of \$5,000,000, and to extend the contract for 13 months to complete offsite work for the Landside Access Modernization Program Intermodal Transportation Facility Auxiliary Curbs Project at Los Angeles International Airport.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Becca Doten", with a stylized flourish at the end.

Becca Doten
Chief of Staff

BD:MSA:ksf





Report to the BOARD OF AIRPORT COMMISSIONERS

Approver: Jacob Adams
Jacob Adams (Aug 5, 2025 13:51:43 PDT)
Jake Adams, Deputy Executive Director
Landside Access Modernization Program

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

John Ackerman
John Ackerman, Chief Executive Officer

Meeting Date

8/21/2025

Needs Council Approval: ☒ Y

| Reviewed for/by | Date | Approval Status | By |
|--------------------|-----------|---------------------------------------------------------------------|-----|
| Finance | 7/31/2025 | <input checked="" type="checkbox"/> Y <input type="checkbox"/> NA | CH |
| CEQA | 7/29/2025 | <input checked="" type="checkbox"/> Y | AG |
| Procurement | 7/30/2025 | <input checked="" type="checkbox"/> Y <input type="checkbox"/> Cond | JF |
| Guest Experience | 7/29/2025 | <input checked="" type="checkbox"/> Y | TB |
| Strategic Planning | 7/24/2025 | <input checked="" type="checkbox"/> Y | BNZ |

SUBJECT

Request to adopt the following report and to approve the Third Amendment to Contract DA-5605 with Swinerton Builders for a new Project Allowance, in the not-to-exceed amount of \$5,000,000, and to extend the contract for 13 months to complete offsite work for the Landside Access Modernization Program Intermodal Transportation Facility Auxiliary Curbs Project at Los Angeles International Airport.

DISCUSSION

1. Purpose

The proposed amendment enables completion the roadway widening and improvement work on Airport Boulevard associated with the Intermodal Transportation Facility (ITF) Auxiliary Curbs Project.

2. Prior Related Actions/History of Board Actions

- December 15, 2022 – Resolution No. 27654 (DA-5605)**

The Board of Airport Commissioners (Board) awarded a three-year design-build contract to Swinerton Builders (Swinerton), in an amount not to exceed \$22.3 million, for Phase 1 of the Landside Access Modernization Program (LAMP) ITF Auxiliary Curbs Project at Los Angeles International Airport (LAX), and appropriated capital funds in the amount of \$29.3 million.

- **January 18, 2024 – Resolution No. 27887**

The Board approved the First Amendment to Contract DA-5605 with Swinerton in the amount of \$43.3 million for Phase 2A of the LAMP ITF Auxiliary Curbs Project at LAX, and appropriated capital funds in the amount of \$52.3 million.

- **June 13, 2024 – Resolution No. 27967**

The Board approved the Second Amendment to Contract DA-5605 with Swinerton in the amount of \$168.9 million for Phase 2B of the LAMP ITF Auxiliary Curbs Project at LAX, and appropriated capital funds in the amount of \$208.1 million.

3. Background

One of the primary goals of LAMP is to provide convenient airport access options outside of the Central Terminal Area (CTA) for passengers and employees. Existing improvements at LAX Economy Parking and ITF-East facilities provide 3,530 linear feet of curbs between the two sites. This project will add approximately 7,340 linear feet of curbs, tripling the curb length available for pick-up and drop-off of passengers at the two locations. A mix of shuttles, private vehicles, taxis, Transportation Network Companies, and other vehicles are potential users of these curbs.

The project also includes offsite roadway and utilities improvements, including the widening and complete reconstruction of Airport Boulevard between Westchester Parkway and 96th Place.

4. Current Action/Rationale

Swinerton has completed over 85 percent of ITF-East construction, and 60 percent of the ITF-West site, both of which are on schedule.

The offsite work to widen and reconstruct Airport Boulevard was subject to limited closure opportunities and detour options, delays in completion of adjacent roadways work, and challenges in obtaining a nighttime noise variance for construction. Requirements to reduce traffic impacts to and from the CTA, as well as the limitations on the type of nighttime work allowed, resulted in a longer schedule to allow for more phasing of the work to reduce closures and limit nighttime noise.

The proposed amendment will extend the contract and provide a new project allowance, which will be used to compensate Swinerton for the cost associated with the contract extension and will be funded from existing project contingency.

The total project cost for the ITF Auxiliary Curbs Project remains at \$289.7 million, which includes Swinerton's contract costs, Los Angeles World Airports' (LAWA's) costs, and project contingency.

5. Fiscal Impact

The ITF Auxiliary Curbs Project is included in LAWA's 2024 Investment Plan and is programmed in the Capital Improvement Plan, with a direct budget in the amount of \$289,737,127, which includes hard costs, soft costs, and contingency. As this request for

allowances does not exceed the budgeted amount, approval of this item will not increase the CIP.

The project is a recipient of Federal Aviation Administration (FAA) Grant Agreement #3-06-0139-124-2024 in the value of \$31 Million, subject to the conditions laid out in the aforementioned Grant Agreement. As of June 2025, a running total value of \$12.46 million has been reimbursed by the FAA to LAWA.

6. Alternatives Considered

- ***Take No Action***

If the construction of the ITF Auxiliary Curbs roadways is delayed, the opening of the ITF West Auxiliary Curbs and anticipated relocation of LAX-it will be delayed. Additional passenger pick-up and drop-off locations will not be available when the APM starts operation. Additionally, as airport traffic increases, the resultant passenger traffic within the CTA will increase as well. Therefore, if no action is taken, the CTA traffic delays will also increase.

APPROPRIATIONS

No appropriations are requested for this item.

STANDARD PROVISIONS

The Board is hereby requested to adopt staff's determination that this item, involving an activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of the of the California Environmental Quality Act, is exempt from further review pursuant to Article II, Section 2.i of the Los Angeles City CEQA Guidelines. The Landside Access Modernization Program Environmental Impact Report (EIR) was certified by the Board of Airport Commissioners on March 2, 2017 (Resolution 26185).

The Board is hereby further requested to authorize the Chief Executive Officer, or designee, to execute said Third Amendment to Contract DA-5605 with Swinerton Builders, subject to approval by the Los Angeles City Council and 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.

August 25, 2025

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

Subject: Third Amendment to Contract DA-5605 with Swinerton Builders

LAX

Van Nuys

City of Los Angeles

Karen Bass
Mayor

Board of Airport
Commissioners

Karim Webb
President

Matthew M. Johnson
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Vanessa Aramayo
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Valeria C. Velasco

John Ackerman
Chief Executive Officer

Enclosed for your consideration is the Third Amendment to Contract DA-5605 with Swinerton Builders, that was approved by the Board of Airport Commissioners at its August 21, 2025 meeting. There is no impact to the General Fund.

RECOMMENDATIONS FOR CITY COUNCIL:

1. Concur with said Board's adoption of staff's determination that the item is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article II, Section 2.i of the Los Angeles City CEQA Guidelines; and
2. Approve the Third Amendment to Contract DA-5605 with Swinerton Builders, for a new project allowance not to exceed \$5,000,000 and extension of the contract term by thirteen (13) months, to complete offsite work for the Landside Access Modernization Program Intermodal Transportation Facility Auxiliary Curbs Project at Los Angeles International Airport; and
3. Further concur with said Board's action on August 21, 2025, by Resolution 28221, authorizing the Los Angeles World Airports Chief Executive Officer, or designee, to execute said Third Amendment to Contract DA-5605 with Swinerton Builders.

This document and its attachments are advisory only and do not constitute a complete and official submittal to the City Council. The official submittal, including this document and its attachments, will be submitted electronically to the City Council and the Council File Management System pursuant to Charter Section 373 via the City Clerk's website when the file is complete.

Very truly yours,



Esther N. Alailima Semeatu, Commission Executive Assistant I
BOARD OF AIRPORT COMMISSIONERS

Enclosures

cc: CAO (Airport Analyst), e-file
CLA (Airport Analyst), e-file



RESOLUTION NO. 28221

WHEREAS, on recommendation of Management, there was presented for approval, the Third Amendment to Contract DA-5605 with Swinerton Builders for a new Project Allowance, in the not-to-exceed amount of \$5,000,000, and to extend the contract for thirteen (13) months to complete offsite work for the Landside Access Modernization Program Intermodal Transportation Facility Auxiliary Curbs Project at Los Angeles International Airport; and

WHEREAS, the amendment enables completion of the roadway widening and improvement work on Airport Boulevard associated with the Intermodal Transportation Facility (ITF) Auxiliary Curbs Project; and

LAX

Van Nuys

City of Los Angeles

Karen Bass
Mayor

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John Ackerman
Chief Executive Officer

WHEREAS, one of the primary goals of Landside Access Modernization Program is to provide convenient airport access options outside of the Central Terminal Area (CTA) for passengers and employees. Existing improvements at LAX Economy Parking and ITF-East facilities provide 3,530 linear feet of curbs between the two sites. This project will add approximately 7,340 linear feet of curbs, tripling the curb length available for pick-up and drop-off of passengers at the two locations. A mix of shuttles, private vehicles, taxis, Transportation Network Companies, and other vehicles are potential users of these curbs; and

WHEREAS, Swinerton has completed over 85% of ITF-East construction, and 60% of the ITF-West site, both of which are on schedule; and

WHEREAS, the offsite work to widen and reconstruct Airport Boulevard was subject to limited closure opportunities and detour options, delays in completion of adjacent roadways work, and challenges in obtaining a nighttime noise variance for construction. Requirements to reduce traffic impacts to and from the CTA, as well as the limitations on the type of nighttime work allowed, resulted in a longer schedule to allow for more phasing of the work to reduce closures and limit nighttime noise; and

WHEREAS, the amendment will extend the contract and provide a new project allowance, which will be used to compensate Swinerton for the cost associated with the contract extension and will be funded from existing project contingency; and

WHEREAS, the total project cost for the ITF Auxiliary Curbs Project remains at \$289.7 million, which includes Swinerton's contract costs, Los Angeles World Airports' (LAWA's) costs, and project contingency; 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; further adopted staff's determination that this item, involving an activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of the California Environmental Quality Act, is exempt from further review pursuant



to Article II, Section 2.i of the Los Angeles CEQA Guidelines. The Landside Access Modernization Program Environmental Impact Report (EIR) was certified by the Board of Airport Commissioners on March 2, 2017 (Resolution 26185); approved the Third Amendment to Contract DA-5605 with Swinerton Builders for a new Project Allowance, in the not-to-exceed amount of \$5,000,000, and to extend the contract for thirteen (13) months to complete offsite work for the Landside Access Modernization Program Intermodal Transportation Facility Auxiliary Curbs Project at Los Angeles International Airport; the amendment enables completion the roadway widening and improvement work on Airport Boulevard associated with the Intermodal Transportation Facility Auxiliary Curbs Project; the Board is hereby further requested to authorize the Chief Executive Officer, or designee, to execute said Third Amendment to Contract DA-5605 with Swinerton Builders, subject to approval by the Los Angeles City Council and approval as to form by the City Attorney.

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I hereby certify that this Resolution No. 28221 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, August 21, 2025.



Esther N. Alailima Semeatu – Assistant Secretary
BOARD OF AIRPORT COMMISSIONERS

**THIRD AMENDMENT TO CONTRACT NUMBER DA-5605
BETWEEN THE CITY OF LOS ANGELES AND SWINERTON BUILDERS FOR THE
INTERMODAL TRANSPORTATION FACILITY (ITF) AUXILIARY CURBS PROJECT
AT LOS ANGELES INTERNATIONAL AIRPORT**

THIS **THIRD AMENDMENT TO CONTRACT NUMBER DA-5605** ("Amendment") is made and entered into as of this ____ day of August 2025, by and between the **CITY OF LOS ANGELES** ("City"), a municipal corporation, acting by order of and through its Board of Airport Commissioners ("Board") of the Department of Airports (also known as Los Angeles World Airports or "LAWA"), and **SWINERTON BUILDERS** ("Design-Builder"). The City and Design-Builder are collectively referred to herein as the "Parties."

RECITALS

WHEREAS, City and Design-Builder entered into Los Angeles World Airports Contract Number DA-5605 (the "Contract") for the design and construction of the project entitled "Intermodal Transportation Facility (ITF) Auxiliary Curbs" ("Project") at Los Angeles International Airport ("Airport") on January 27, 2023; and

WHEREAS, the Contract requires Design-Builder to perform design/pre-construction and construction services for the Project under a two-phase Progressive Design-Build Delivery Method: (a) Phase 1 – the Design/Preconstruction Phase, consisting of mobilization, design development, preconstruction, and early enabling work, and includes the negotiation of a Guaranteed Maximum Price ("GMP") by the Contract baseline schedule date for the completion of ninety (90) percent design; and (b) Phase 2 – the Construction Phase, consisting of design completion, final permitting, procurement of materials, construction, commissioning and closeout activities as identified in the agreed upon GMP; and

WHEREAS, in order to release long lead items related to electrical and utility equipment identified in cGMP and to be able to meet the Project Schedule, the Contract was amended on February 5, 2024 to: (A) break down Phase 2 of the Project into two (2) components: (i) Phase 2A – a component GMP ("cGMP") for the early procurement of long-lead materials, design completion, final permitting, and allowance costs for hazardous materials remediation, and additional site investigations; and (ii) Phase 2B – full and final GMP proposal for Phase 2B of the Project, which includes the balance of construction, commissioning, and closeout activities per agreed upon GMP; and (B) increase the not-to exceed amount from Twenty Two Million Three

Hundred Thousand and 00/100 Dollars (\$22,300,000) to Sixty Five Million Two Hundred and Two Thousand Two Hundred Twenty and 00/100 Dollars (\$65,202,220) to include the services to be provided under Phase 1A of the Project; and

WHEREAS, the Contract was amended a second time on June 26, 2024 to increase the total not-to-exceed amount from Sixty Five Million Two Hundred and Two Thousand Two Hundred Twenty and 00/100 Dollars (\$65,202,220) to Two Hundred Thirty Four Million Ninety Five Thousand Nine Hundred Fifty Three and 00/100 (\$234,095,953) in order to include the services to be provided under all phases of the Project, including Phases 1, 2A and 2B; and

WHEREAS, City wishes to extend the term of the Contract by thirteen (13) months and increase the total not-to-exceed amount of the Contract by Five Million and 00/100 Dollars (\$5,000,000) to add a new Project Allowance for extended General Conditions. The total Contract amount inclusive of Change Orders No. 1 – 49 and this Amendment is Not-to-Exceed Two Hundred Forty One Million Thirty One Thousand Three Hundred Fifty Seven and 00/100 \$241,931,357.

NOW, THEREFORE, in consideration of the premises, and of the terms, covenants and conditions hereinafter contained to be kept and performed by the respective parties hereto, the Parties do mutually agree that the Contract is HEREBY AMENDED AS FOLLOWS:

AMENDMENT

Amendment Section 1. Section 3.0 of the Contract shall be amended and restated in its entirety to read as follows:

Notwithstanding any other provision herein, the term of this Contract shall commence on the date of issuance by LAWA to Design-Builder of a NTP and expire no later than four (4) years and one (1) month from that date, and subject to other termination provisions contained within the Contract Documents. Design-Builder will be assessed Liquidated Damages as set forth in the Contract Documents if it fails to meet the full construction of the Project, consistent with the intent of the Contract Documents, and as defined in each GMP, subject to LAWA-authorized modifications as provided for in the Contract Documents. In addition, Design-Builder may be assessed Liquidated Damages for failure to meet specific Contract Milestone dates as set forth in the GMP and subsequent Contract

Revisions. The term of this Contract may be extended by the Board subject to approval by the Los Angeles City Council.

Amendment Section 2. Section 4.0 of the Contract shall be amended and restated in its entirety to read as follows:

For all labor, all materials, all equipment and all services rendered, for all costs direct or indirect, and for all expenses incurred by Design-Builder pursuant to this Contract, and upon satisfactory completion of said Project in a final finished form consistent with the intent of the Contract Documents, the amount that LAWA may pay to Design-Builder under the terms of this Contract, for Phase 1 Design and Pre-Construction, for Phase 2 (Phase 2A and Phase 2B) Construction Documents, Early Procurement and Construction, Permitting, Hazardous Waste Remediation, and balance of construction, commissioning, and closeout activities, inclusive of Change Orders No. 1 – 49 and Five Million and 00/100 Dollars (\$5,000,000) Project Allowance for extended General Conditions, is Not-to-Exceed Two Hundred Forty One Million Thirty One Thousand Three Hundred Fifty Seven and 00/100 (\$241,931,357) pursuant to the Contract Documents. **Amendment Section 3.** Except as specifically provided herein, this Amendment shall not, in any manner, alter, change, modify or affect any of the rights, privileges, duties or obligations of either of the parties hereto, under, or by reason of said Contract, as amended.

Execution. This Amendment and any other document necessary for the consummation of the transaction contemplated by this Amendment may be executed in counterparts, including counterparts that are manually executed and counterparts that are in the form of electronic records and are electronically executed. An electronic signature means a signature that is executed by symbol attached to or logically associated with a record and adopted by a party with the intent to sign such record, including facsimile or e-mail signatures. All executed counterparts shall constitute one Amendment, and each counterpart shall be deemed an original. The Parties hereby acknowledge and agree that electronic records and electronic signatures, as well as facsimile signatures, may be used in connection with the execution of this Amendment and electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called PDF format shall be legal and binding and shall have the same full force and effect as if a paper original of this Amendment had been delivered that had been signed using a handwritten signature. All parties to this Amendment (i) agree that an electronic signature, whether digital or encrypted, of a party to this Amendment is intended to authenticate this writing and to have the

same force and effect as a manual signature; (ii) intended to be bound by the signatures (whether original, faxed, or electronic) on any document sent or delivered by facsimile or electronic mail or other electronic means; (iii) are aware that the other party(ies) will rely on such signatures; and, (iv) hereby waive any defenses to the enforcement of the terms of this Amendment based on the foregoing forms of signature. If this Amendment has been executed by electronic signature, all parties executing this document are expressly consenting, under the United States Federal Electronic Signatures in Global and National Commerce Act of 2000 ("E-SIGN") and the California Uniform Electronic Transactions Act ("UETA") (California Civil Code §1633.1 et seq.), that a signature by fax, e-mail, or other electronic means shall constitute an Electronic Signature to an Electronic Record under both E-SIGN and UETA with respect to this specific transaction.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, City has caused this Amendment to be executed, by the Interim Chief Executive Officer of LAWA, and Design-Builder has caused the same to be executed by its duly authorized officers and its corporate seal to be hereunto affixed, all as of the day and year first hereinabove written.

APPROVED AS TO FORM:
Hydee Feldstein Soto, City Attorney

CITY OF LOS ANGELES

By signing below, the signatory attests that they have no personal, financial, beneficial or familial interest in this Contract.

Date: _____

By: _____

John Ackerman
Chief Executive Officer
Los Angeles World Airports

By: _____
Deputy City Attorney

By: _____

Chief Financial Officer
Los Angeles World Airports

ATTEST:

SWINERTON BUILDERS

By: _____
Secretary (Signature)

DocuSigned by:
By: Jose Acosta
8F46EA4E5812484
Signature

Print Name

Jose Acosta

[SEAL]

Operations Manager